

Grasby and Searby cum Owmbly

Housing Needs Assessment (HNA)

June 2024

Quality information

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List of acronyms used in the text:

CLLP	Central Lincolnshire Local Plan
DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HENA	Housing and Economic Needs Assessment
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RP	Registered Provider (of Affordable Rented Housing)
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency
WLDC	West Lindsey District Council

1. Executive Summary

1. Grasby and Searby cum Owmbly is a Neighbourhood Area (NA) located in the West Lindsey District of Lincolnshire. Data for the NA from the 2021 Census and other sources also includes the village of Somerby.
2. The 2021 Census recorded 658 individuals in the NA, indicating a decrease of 12% since 2011. The number of dwellings is estimated at 274.

Tenure and Affordability

3. Home ownership is the dominant tenure in Grasby and Searby cum Owmbly, at 89%, with the remaining 11% of households renting. All of the social rented housing in the NA is located in Grasby.
4. Despite recent growth in private renting, the lack of alternatives to ownership are likely to present a challenge for those on the lowest incomes seeking to remain in the Parish.
5. High home values make accessing ownership challenging for new buyers unless they benefit from substantial savings for a deposit or existing equity. The 2021-23 median price is £350,500. The NA is a high-value market for the District.
6. The average household income in the NA area was £40,100 in 2020 – half the income needed to afford a median house.
7. Subsidised routes to home ownership like First Homes and Shared Ownership would benefit lower earners, but the former would require the maximum possible discount level of 50% to be attainable for average earners.
8. Private renting is more affordable, but there are too few such properties to make this a reliable option. Only rentable properties with 1 or 2 bedrooms are affordable for households on average earnings.
9. Estimated demand for affordable housing is low at around 1 unit of affordable rented housing and 1 unit of affordable home ownership per year in the NA. Developments large enough to require these to be provided are unlikely to arise. Affordable rented provision should be prioritised over affordable home ownership, but both should be considered.

Type and Size

10. The current dwelling mix is dominated by larger and less dense home types: 75% of homes are detached, 78% have 4+ bedrooms, and 25% are bungalows. There are almost no 1 bedroom properties and nearly all new properties built since 2011 have 4+ bedrooms.
11. The NA population, which is older than that of the District and England, is ageing. The 65-84 and 85+ age groups are the only cohorts to have expanded (and at significant rates) since 2011, while all other age groups have contracted – including a notable decline in young families. These trends are expected to

continue, with the 65+ cohort projected to increase by nearly 75% over the Plan period. Many older households are single-person households.

12. Around 94% of households in the NA have at least one more bedroom than they would be expected to need, and 71% have at least two extra bedrooms. This suggests potential unmet need for downsizing.
13. Future development should focus on smaller and mid-size homes to improve affordability, accommodate demographic trends and wider housing diversity. 1-3 bedroom houses are particularly recommended to attract younger families and facilitate downsizing (which could in turn release larger homes onto the market). No new 4 bed+ houses are needed.

Specialist Housing for Older People

14. There is no specialist accommodation of any kind in the NA at present.
15. Around 11% of the population is aged 75+, and this is expected to rise to 17% by 2040.
16. A clear majority (82%) of older households are owner occupiers who will require specialist accommodation for market purchase if the need arises, being ineligible for subsidised housing.
17. Estimates suggest 11 to 13 specialist accommodation units might be required in the NA to 2040. This should mainly be market housing for purchase providing lower-level support.
18. The NA does not contain the facilities available in nearby towns (Caistor & Brigg) to support accommodation for residents with specialist needs but could provide more appropriate accommodation for those who can live independently, or with limited support from family or state, and wish to remain in the area with their social contacts.

2. Context

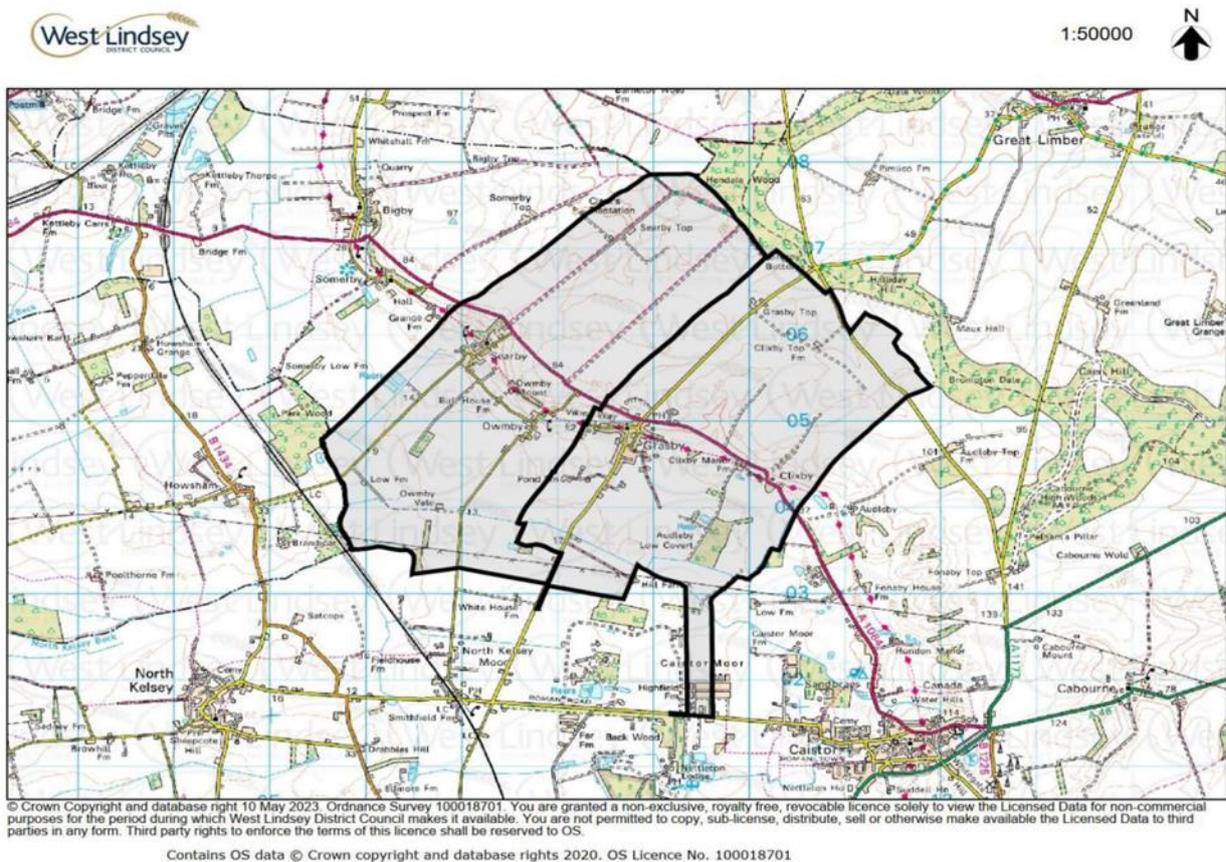
Local context

19. Grasby and Searby cum Owmbly is a designated Neighbourhood Area (NA) located in the District of West Lindsey in Lincolnshire. It is composed of the two civil parishes of Grasby and Searby cum Owmbly.
20. The NA is located in the northeast of the District close to its border with North Lincolnshire and within the Lincolnshire Wolds designated national landscape. The nearest town is Caistor, 3 miles to the south along the A1084, which also connects to Brigg in the north. The NA has a limited range of amenities that includes a primary school and pub (both in Grasby) and two parish churches.
21. The Grasby and Searby cum Owmbly Neighbourhood Plan is currently envisaged to look ahead to 2040 in line with the end date of the recently adopted Central Lincolnshire Local Plan (CLLP). If adopted in 2024, the Neighbourhood Plan will cover a period of 16 years. The evidence supplied in this report will likewise look ahead to 2040, but will provide annualised results where possible that can be applied to a different term if the Plan period changes.

The NA boundary and key statistics

22. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs) and their higher-order equivalents. The Grasby and Searby cum Owmbly parish and NA boundary is composed of two OAs.
23. However, the northern OA extends slightly beyond the NA boundary to include a strip of land that is predominantly rural but also covers the hamlet of Somerby. This composite area will need to be used as a proxy for the NA because OAs are the smallest geographical unit available. Data provided for Grasby and Searby cum Owmbly throughout this report refers to this proxy area unless otherwise stated. Because the additional strip of land is primarily rural, it is unlikely to dramatically skew the figures given and conclusions drawn.
24. Detail on the flexibilities relating to data sources beyond the Census is provided in Appendix A. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Grasby and Searby cum Owmbly Neighbourhood Area



Source: West Lindsey District Council

25. At the time of the 2021 Census the NA was home to 658 residents, formed into 288 households and living in 298 dwellings. These statistics represent little change from the count of households and dwellings in the 2011 Census, at 289 and 295 respectively. However, the 2011 Census recorded 747 residents, a figure that has declined by 12% over the past decade. This is likely to reflect the demographic trends of ageing and mortality as fewer people live in a similar number of households as members of older households pass away and are not replaced by entirely new households. That said, demographic data reviewed in the Type and Size chapter suggests that it may equally reflect the loss of younger family households.
26. The Census figure of 4 additional homes built since 2011 cannot be corroborated using residential completions data from West Lindsey District Council (WLDC) because their current records at parish level only go back to 2017. Since 2017 the NA has seen the addition of 2 net additional dwellings (3 completions minus 1 demolition). 1 of the new homes was completed since the 2021 Census (in March 2023), so the current total is estimated at 299 homes.
27. WLDC's latest monitoring document (accurate to November 2023) also counts 11 additional dwellings in Grasby and Searby cum Owmbly with planning permission that are not yet built. 9 of the dwellings are in Grasby and 2 are in Searby cum Owmbly. This aligns closely with the requirement set out in the CLLP (see summary below).

28. It is not completely accurate to compare the population and housing statistics across the two parishes because of inclusion of Somerby in the Searby cum Owmbly Census data. Bearing this caveat in mind, the population of Grasby is 423 compared to 235 in Searby cum Owmbly. The number of dwellings is 195 in Grasby and 103 in Searby cum Owmbly.
29. The 2024 housing type survey conducted by the Steering Group indicates that the true total number of dwellings in the NA is 274, with 193 in Grasby (in line with the Census) and 81 in Searby cum Owmbly. This suggests that around 22 additional homes are counted in the Census data analysed in this HNA that fall outside of the designated NA boundary.

The housing market area context

30. Whilst this HNA focuses on Grasby and Searby cum Owmbly NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.
31. Following the 2020 Housing Needs Assessment, Central Lincolnshire is generally considered to have a housing and economic market area that spans administrative boundaries. This means that when households who live in West Lindsey move home, most stay within the District but there is some in- and out-migration to the surrounding local authority areas – Lincoln and North Kesteven – depending on work and other links.
32. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods are closely linked to other areas. In the case of Grasby and Searby cum Owmbly, changes in need or demand in settlements nearby, such as Caistor and Brigg, are likely to impact on the neighbourhood.
33. In summary, Grasby and Searby cum Owmbly functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (West Lindsey), it is therefore useful to think about the *role* of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

34. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.¹ In the case of West Lindsey, the relevant adopted Local

¹ A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

Plan is the Central Lincolnshire Local Plan (CLLP), covering the period 2018-2040, and adopted in April 2023. The plan applies to the combined area covered by the City of Lincoln and North Kesteven authorities in addition to WLDC.

35. Key points of the CLLP for the purpose of this study are as follows:

- Central Lincolnshire has a housing target of 1,325 new dwellings per year. Just 12% of new housing is earmarked for locations other than Lincoln, Gainsborough and Sleaford.
- In the settlement hierarchy, Grasby and Searby are designated (separately) as small villages, where some limited growth may be acceptable to achieve balance between maintaining vitality and rural character. Owmbly is not specifically listed and is therefore likely to be considered a hamlet, where new housing should be limited to single dwelling infill development.
- No housing sites are allocated in the NA.
- In Value Zone A, where the NA is located, 25% of new homes on eligible sites should be affordable housing. Within the affordable housing mix, the priority is to delivery affordable rented homes after minimum national requirements for First Homes and affordable home ownership have been met. First Homes are currently capped at a discounted value of £161,000.
- Dwellings offering higher building regulations standards for accessibility and wheelchair access are encouraged but not required at specific proportions.

Quantity of housing to provide

36. The NPPF 2023 (paragraphs 67 and 68) requires LPAs to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.

37. West Lindsey District Council has fulfilled that requirement in the CCLP by providing Grasby parish with a requirement for 10 additional dwellings, made up of 2 homes built 2018-2021 and 8 dwellings with planning permission at April 2021. Searby cum Owmbly parish has a requirement of 2 dwellings, all of which are on sites with planning permission. The total requirement for the NA is therefore 12 additional dwellings to 2040, all of which are already accounted for through existing commitments or completions, leaving no residual requirement to be met through Neighbourhood Plan allocations.

3. Objectives and approach

Objectives

38. This Housing Needs Assessment (HNA) is structured according to a number of themes or topics that were agreed at the outset of the research with Grasby and Searby cum Owmbly Neighbourhood Plan Steering Group. These themes are broadly aligned with the kinds of housing policy areas available to neighbourhood plans, and each will form a distinct chapter of this report. The sub-sections below give a brief overview of the objectives of each chapter.

Affordability and Affordable Housing

39. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

40. This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, Shared Ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

41. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must be in general conformity with these strategic policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Type and Size

42. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.

43. The focus of this chapter is to identify relevant trends and potential gaps in the market that can be used to justify planning policies. It has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe relevant characteristics of the local **population**; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

44. In addition to the direction of travel revealed by statistics, a variety of reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. The conclusions and recommendations given here are sufficient for justifying planning policies but are not definitive. It is also appropriate to take into account other factors and evidence if desired.

Specialist Housing for Older People

45. It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older people.

46. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

47. This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

Approach

48. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the Census and a range of other data sources, including:

- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;
- Land Registry data on prices paid for housing within the local market;
- Rental prices from Rightmove;
- Local Authority housing waiting list data;
- The 2020 Housing Needs Assessment (HNA) for Central Lincolnshire; and
- Results of the NA household needs and preferences survey, conducted in 2023, and housing type survey, conducted in 2024.

49. Data from the 2021 Census continues to be released. Some data at parish scale and covering multiple variables will not be available until later in 2024.

4. Affordability and Affordable Housing

Introduction

50. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.
51. This chapter has three aims, each given its own sub-section:
- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, Shared Ownership);
 - To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
 - To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.
52. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must conform with these policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Definitions

53. This section uses a range of technical terms which are useful to define at the outset:
- **Tenure** refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and Shared Ownership).
 - **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
 - The definition of **Affordable Housing** is set out in the NPPF 2023 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market...' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
 - A range of affordable home ownership opportunities are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring to own a home. As part of this, the Government has introduced a

new product called First Homes, although this is not yet reflected in Annex 2 of the NPPF.²

- **First Homes** is a new product and expected to be an important part of the strategy for improving access to home ownership. Its key features are explained in greater detail in Appendix C.

Current tenure profile

54. The current tenure profile is a key feature of the Neighbourhood Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
55. Table 4-1 presents data on tenure in Grasby and Searby cum Owmbly compared with West Lindsey and England from the 2021 Census. It shows that a significantly higher proportion of Grasby and Searby cum Owmbly households own their own homes than is the case across the District or England. This comes at the expense of private renting and, especially, social renting. The relative lack of alternatives to ownership is likely to present a challenge for those on the lowest incomes to remain in the Parish.
56. Comparing the two parishes, a slightly higher share of Grasby households own their own home (91%) than Searby cum Owmbly households (87%). It appears that all of the social rented housing in the NA is located in Grasby, while there is slightly less private renting in that parish (6%) than in Searby cum Owmbly (10%).

Table 4-1: Tenure (households), various geographies, 2021

Tenure	Grasby and Searby cum Owmbly	West Lindsey	England
Owned	89.4%	70.3%	61.3%
Shared Ownership	0.4%	0.9%	1.0%
Social rented	2.1%	10.9%	17.1%
Private rented	8.2%	17.9%	20.6%

Sources: Census 2021, AECOM Calculations

57. Despite the imbalances evident in this current picture, the 2021 mix reflects some notable increases in the more affordable tenure options since the 2001 and 2011 Censuses. This is shown in Table 4-2 below, which suggests that Grasby and Searby cum Owmbly has experienced a significant increase in private renting in recent years, potentially due to affordability challenges. The number of social rented homes halved in just the last ten years, likely as a result of the Right to Buy and similar schemes. Ownership has continued to grow, largely because most new construction is likely to have been for mainstream market housing.

² The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

Table 4-2: Tenure change (households), Grasby and Searby cum Owmbly, 2001-2021

Tenure	2001	2011	2021	% change 2001-2021
Owned	235	252	252	7.2%
Shared Ownership	0	0	1	0.0%
Social rented	10	12	6	-40.0%
Private rented	10	19	23	130.0%

Sources: Census 2021, AECOM Calculations

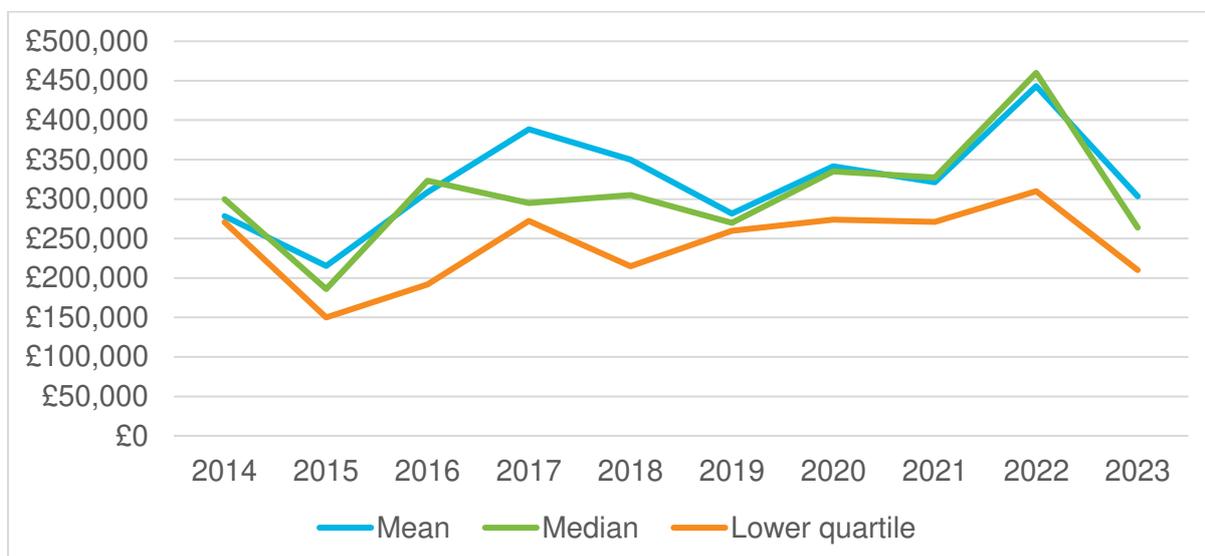
Affordability

House prices

58. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.
59. Figure 4-1 looks at the average and lower quartile house prices in Grasby and Searby cum Owmbly based on sales price data published by the Land Registry. It shows that prices have followed a general upward trajectory over the past decade marked by a number of year-on-year fluctuations.
60. The current median house price is £264,000, the current mean is £303,300, and the current lower quartile (the middle value of the cheapest 50% of properties sold) is £210,000. The lower quartile, which is typically taken as a good representation of 'entry-level' housing is around 80% of the median price, meaning there is potentially less variety at the lower end of the market and that truly entry-level properties infrequently come up for sale. This aligns with the lack of diversity in the housing stock in terms of type and size: the NA is strongly dominated by detached 4+ bedroom homes.
61. The median house price in 2023 is 12% lower than in 2014, the mean is 9% higher and the lower quartile is 22% lower. However, these figures reflect a particularly severe trough in the current year and a peak in 2014. If the percentage growth is calculated for 2015-2022 instead of 2014-2023, reflecting an early trough and late peak instead, it appears that prices appreciated by 147% over the period. This highlights a challenge with drawing conclusions about house price trends for very small data samples. In Grasby and Searby cum Owmbly, there have been between 5 and 15 transactions in each of the last 10 years, meaning that the annual average is driven more strongly by the specific characteristics of properties that happen to be sold in a given year rather than trends in market demand.
62. A more representative understanding can be achieved by comparing 3-year averages (taking the mean of the three relevant annual average figures):

- The 2021-23 median, at £350,500, is 30% higher than the 2014-26 median of £269,833.
 - The 2021-23 mean, at £355,895, is 33% higher than the 2014-16 mean of £267,537.
 - The 2021-23 lower quartile, at £263,666, is 29% higher than the 2014-16 lower quartile of £204,125.
63. These calculations, benefitting from an expanded data sample, give a fairly consistent picture of 30% price growth over the decade. The 2021-23 averages calculated here will also be used throughout this chapter to understand housing affordability to avoid the pitfall of drawing overly optimistic conclusions from an unusually low set of averages for the most recent year.
64. Average house prices in Grasby and Searby cum Owmbly are significantly more expensive than those of West Lindsey as a whole. The 2021-23 median house price for the NA is 80% higher than the District figure for 2023, translating into a price difference of over £150,000. The mean is 48% higher and the lower quartile is fully 120% higher. Although these substantial differences certainly point to higher land values in Grasby and Searby cum Owmbly – a conclusion supported by the inclusion of both parishes in value zone A (the highest category of four zones) in Policy S22 of the CLLP – they also reflect the different dwelling mixes of the NA and wider District. In particular, there are significantly higher proportions of larger detached houses and lower proportions of smaller terraces or flats in the NA than the wider District (see Type and Size chapter for more detail).
65. The high cost of housing for market purchase and absence of a wide range of price points presents a significant barrier to entry for lower earning households. Although they may struggle to find appropriate properties within the NA, they do potentially have lower-cost alternatives if they are prepared to move elsewhere in West Lindsey.

Figure 4-1: House prices by quartile in Grasby and Searby cum Owmbly, 2014-2023



Source: Land Registry PPD

66. Table 4-3 breaks down house prices by year and type, presenting the median within each type. It shows that only detached and semi-detached homes have changed hands during the period, making meaningful comparisons difficult. Note that the growth figure presented for semi-detached homes relates to the period 2015-2023 due to the absence of data for 2014. This absence also explains the peak in the average price in that year: only detached homes (which tend to have higher values) were sold. This supports the value in taking a 3-year average.

Table 4-3: Median house prices by type in Grasby and Searby cum Owmbly, 2014-2023

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£300,000	£264,750	£340,000	£295,000	£274,975	£277,500	£331,500	£330,250	£460,000	£427,500	42.5%
Semi-detached	-	£150,000	£159,950	£145,000	£259,950	£166,875	£265,000	£123,500	-	£195,000	30.0%
Terraced	-	-	-	-	-	-	-	-	-	-	-
Flats	-	-	-	-	-	-	-	-	-	-	-
All Types	£300,000	£186,000	£323,500	£295,000	£304,975	£270,000	£335,000	£327,500	£460,000	£264,000	-12.0%

Source: Land Registry PPD

Income

67. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Three sources of data are used to examine household incomes in the NA.
68. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners) and is now slightly dated. The average total household income locally was £40,100 in 2020 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.
69. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. West Lindsey's gross individual lower quartile annual earnings were £17,722 in 2021 (2023 data is available for most local authorities but is missing for West Lindsey specifically). To estimate the income of households with two lower quartile earners, this figure is doubled to £35,444.
70. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes.

Affordability Thresholds

71. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
72. AECOM has determined thresholds for the income required in Grasby and Searby cum Owmbly to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix C.
73. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. This is discussed in more detail at the start of Appendix C.
74. Table 4-4 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased, although 5% may be available for some buyers) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.
75. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give an indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Table 4-4: Affordability thresholds in Grasby and Searby cum Owmbly (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,100	Affordable on LQ earnings? £17,722	Affordable on LQ earnings (2 earners)? £35,444
Market Housing						
Median House Price	£315,450	-	£90,129	No	No	No
Estimated NA New Build Entry-Level House Price	£267,722	-	£76,492	No	No	No
LQ/Entry-level House Price	£237,299	-	£67,800	No	No	No
New Build Median House Price	£198,000	-	£56,571	No	No	No
3+ Bed Market Rent	-	£15,300	£51,000	No	No	No
1-2 Bed (Entry-level) Market Rent	-	£7,740	£25,800	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£187,406	-	£53,544	No	No	No
First Homes (-40%)	£160,633	-	£45,895	No	No	No
First Homes (-50%)	£133,861	-	£38,246	Yes	No	No
Shared Ownership (50%)	£133,861	£3,718	£50,641	No	No	No
Shared Ownership (25%)	£66,931	£5,578	£37,715	Yes	No	No
Shared Ownership (10%)	£26,772	£6,693	£29,959	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£4,928	£16,409	Yes	Yes	Yes
Social Rent	-	£4,168	£13,881	Yes	Yes	Yes

Source: AECOM Calculations

Market housing for purchase and rent

76. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. The median house price would require an annual income more than double the current average – a difference of £50,000. Entry-level housing (represented by the lowest 25% of sales) is more affordable but still clearly out of reach for average earning households without additional savings.
77. Private renting is generally only affordable to average and dual earning households, who can comfortably afford the rent of a 2 bedroom property but would be likely to struggle if larger homes are needed. Single lower earners appear unable to afford even an entry-level rented property unless they are able or willing to dedicate a much larger proportion of their incomes to rental costs, although this would carry repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.
78. A broader challenge in relation to private renting is that, though potentially cheaper, too few rental properties tend to be available to make this a reliable option. No homes were listed for rent in the NA at the time of search in April 2024.

Affordable home ownership

79. Based on incomes, there is a potentially large group of households in Grasby and Searby cum Owmbly who may be able to afford to rent privately but appear unable to afford home ownership (if they do not occupy their own homes already due to having purchased in the past when homes were cheaper, benefitted from inheritance, or for other reasons). They are typically earning between around £25,000 per year (at which point entry-level rents become affordable) and £70,000 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and Shared Ownership.
80. First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
81. As such, this HNA has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. Only the 50% discount level appears affordable to average earning households, although the 40% level may be accessible to those with savings for a slightly larger deposit. No version of this product is close to being affordable to lower earning households. First-time buyers in the former group are the more realistic target market for First Homes, so this analysis suggests that there is a need to exceed the minimum default discount level of 30% in Grasby and Searby cum Owmbly, to either 40% or 50%.
82. First Homes at a discount of 50% in Grasby and Searby cum Owmbly are also the only version to fall below the £161,000 discounted price cap set in Policy S22 of the CLLP. While Neighbourhood Plans are theoretically able to deviate from Local Plan discount levels, this should ideally be explored collaboratively with WLDC.
83. It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. The question is whether demanding higher discount levels on First Homes will create a financial burden on developers that leads them to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be decreased (or, indeed, that other changes such as more executive-style housing are needed). This could effectively sacrifice the provision of affordable rented housing to provide a more attractive First Homes product. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. As noted above, if the Steering Group intend to set a higher First Homes discount level than that set at District level (which expects at least 30% as a starting point), further discussions with the LPA are advised.
84. Shared Ownership appears to be slightly more affordable than First Homes but is broadly accessible to the same groups. Government has recently announced

that the minimum equity share for Shared Ownership will fall to 10% of the property value.³ If this is delivered in the NA, it will make Shared Ownership easier to access for more people – including potentially to the earnings benchmark used here for dual lower earning households. However, while the income threshold for a 10% equity Shared Ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as Shared Ownership at higher equity shares and First Homes) for those who can afford them.

85. Rent to Buy provides households with the option to rent at a discount whilst saving for a deposit to buy their property within a set period (usually within 7 years). The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. If Rent to Buy is offered at a discount to *entry level* rents, this would expand this route to home ownership to average and dual lower earners. Discounts on *average* rents would make Rent to Buy options more expensive than most First Homes and Shared Ownership products. However, for some households, the availability of a deposit rather than income level *per se* is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.
86. These three affordable home ownership products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:
 - First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
 - Shared Ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
 - Shared Ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
 - Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

³ The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>.

Affordable rented housing

87. Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Grasby and Searby cum Owmbly.
88. Affordable and social rented housing is generally affordable to lower earning households. In fact, lower earning households appear reliant exclusively on affordable renting due to the severe affordability challenges in the mainstream non-subsidised market. Such individuals will, if unable to secure a social rented dwelling, require additional subsidy through Housing Benefit.
89. The evidence in this chapter indicates a clear divide in housing affordability in Grasby and Searby cum Owmbly, with higher earners and those already on the housing ladder potentially able to buy their own homes, average earners able to access a limited range of alternative options (such as private renting and highly subsidised affordable routes to ownership), and lower earners able to access nothing but affordable rented housing. This suggests that the affordable rented sector theoretically performs a vital function in Grasby and Searby cum Owmbly as the only option for a large segment of those in the greatest need. In practice, there is very little socially rented housing at present, meaning that lower earners may not have the option of living in the NA at all.
90. Social rents are cheaper than affordable rents and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Estimates of the need for Affordable Housing

91. This section seeks to quantify the long-term potential need for Affordable Housing, which should be considered separately for affordable rented housing and affordable routes to ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

Evidence in the Central Lincolnshire HNA

92. A HNA was undertaken for Central Lincolnshire in 2020. This study estimates the need for affordable housing in West Lindsey and other districts based on analysis of the Councils' housing waiting lists and analysis of other data sets in line with Planning Practice Guidance at the time.
93. The 2020 HNA identifies the need for 156 additional affordable housing units per year across West Lindsey. This is not broken down into separate figures for affordable renting and affordable home ownership, but predominantly relates to the former given the HNA's conclusion that it is the only product that requires a substantially lower income than would be required to rent in the open market.
94. When the HNA figure is pro-rated to Grasby and Searby cum Owmbly based on its share of the population (0.69% of the District's population according to the 2021 Census), this equates to 1.1 affordable homes per annum.
95. However, pro-rating District level estimates of affordable housing need to rural areas presents problems in practice. District level figures are likely to represent higher needs in urban areas where there is a large social housing stock and larger numbers of households living in private rented homes on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural parishes like Grasby and Searby cum Owmbly the relative lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means affordable rented housing needs for Grasby and Searby cum Owmbly are likely to be lower in practice.

AECOM Estimates

96. It is not possible for AECOM to calculate a more locally accurate estimate for affordable rented housing using the Housing Register data provided by WLDC, since this relates to the number of applicants on the Register who have selected either or both parishes as areas they would like to live, but where they do not necessarily live currently. Applicants can select as many areas as they wish across the District, so this tends to inflate figures for any particular parish, and does not precisely represent the need arising from the parish in question.
97. In total, 89 applicant households selected one or both parishes as an area of preference. It is interesting to note that 21 of these applicants selected both parishes, 59 selected Grasby only, and 9 selected Searby cum Owmbly only.

98. Of the 89 total applicant households, 47% need a 1 bedroom property, 26% need a 2 bedroom property, 22% need a 3 bedroom property and 5% need a 4+ bedroom property.
99. The above estimate of affordable rented needs based on the CLLP therefore stands as the best available representation of the potential scale of need in Grasby and Searby cum Owmbly, with the caveat that true need is likely to be somewhat lower in practice.
100. Turning now to affordable home ownership tenures, AECOM estimates potential demand for 0.7 affordable home ownership dwellings per annum in Grasby and Searby cum Owmbly, equating to a total of 10 (rounded) over the Neighbourhood Plan period 2024-2040. The estimate and assumptions used are detailed in Appendix D and summarised in Table 4-6 below.
101. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing. As such, the overall need for housing should not be inferred from this estimate of potential demand.

Table 4-5: Estimate of need for Affordable Housing for sale in Grasby and Searby cum Owmbly

Component of need or supply in the AECOM estimate	Per annum
Current need	0.64
Newly arising need	0.08
Supply	0.05
Net shortfall	0.66

Source: AECOM model summary of estimates. Full estimate included in Appendix D

Affordable Housing policies in Neighbourhood Plans

102. This section outlines a common Neighbourhood Plan policy level around the tenure mix of affordable housing, provides a recommendation and summarises relevant considerations.

Application of Local Plan policies

103. West Lindsey's adopted policy on this subject (CLLP policy S22) requires 25% of all new housing on sites in Value Zone A to be affordable. It is difficult to establish whether this target is usually met on housing sites in Grasby and Searby cum Owmbly because no sites of a sufficient size that this policy would apply have been delivered in the past decade.

104. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.
105. How the Affordable Housing that comes forward through mainstream development sites (i.e. the 25% of all housing cited above) is broken down into rented tenures and routes to home ownership is set out in CLLP policy S22. After national requirements for First Homes and affordable home ownership have been met, the priority is for affordable rented housing.

Affordable Housing at Neighbourhood level

106. The HNA can provide more localised evidence and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Grasby and Searby cum Owmbly on the basis of identified housing need and a range of other considerations detailed in Appendix D.
107. The key factors here can be summarised as follows:
- AECOM's estimates suggest modest potential demand for around 1.1 unit per year of affordable rented housing and 0.7 units per year of affordable home ownership in Grasby and Searby cum Owmbly. This points toward the potential need for both options, with an emphasis on affordable renting.
 - The NA's future supply of Affordable Housing is informed by its low and already mostly delivered housing requirement, and the likelihood that future development sites will be smaller than the threshold at which Affordable Housing requirements apply. This means that the future delivery of Affordable Housing is unlikely to be sufficient to meet identified demand. In this context, it may be prudent to prioritise the more acutely needed forms of Affordable Housing within any supply that does come forward in future – i.e. affordable rented housing.
 - The affordability analysis earlier in this chapter established that affordable rented housing is the only option for single lower earners and that, while still expensive in some forms, affordable home ownership products would meaningfully widen access to home ownership to local people. This suggests both should feature in the tenure mix.
 - National requirements exist for the delivery of First Homes and affordable home ownership, which the CLLP seeks to comply with. Given the 25% requirement for Affordable Housing in Value Area A (where the NA is located), this implies that 40% of Affordable Housing should be for affordable home ownership, 25 percentage points of which should be First Homes.
 - The 2023 Grasby and Searby cum Owmbly household survey indicated robust demand for affordable and social housing – in that order. If affordable housing was interpreted by respondents as lower cost market housing

rather than subsidised Affordable Housing, this would point to strong demand for affordable home ownership. However, both responses appear to support the delivery of some Affordable Housing where possible.

108. On balance, AECOM suggests that there is an opportunity here to secure affordable rented housing to diversify the NA's tenure offering and counteract the recent loss of much social housing, thereby enabling lower income people to live in Grasby and Searby cum Owmbly. There is also an imperative to boost levels of affordable home ownership to meet modest potential demand in a context where home ownership through the open market is fairly unaffordable.
109. As such, both affordable rent and affordable home ownership should feature in the Affordable Housing tenure mix. AECOM's interpretation of the evidence suggests that a balanced mix is appropriate, which complies with national requirements and favours affordable rented housing where possible. Table 4-6 sets out one proposed option, and breaks down the headline split between rented and ownership tenures with reference to the affordability analysis earlier in the chapter. This suggested that First Homes at higher discount levels may be beneficial, Shared Ownership is a potentially more affordable option at lower equity shares, and that rent to buy serves a purpose for those without savings for a deposit.
110. Note that the suggested option below complies with the approach set out in the CLLP, which in AECOM's judgement also happens to optimally reflect the evidence for the NA specifically.
111. Where the Steering Group wish to develop policy that deviates from that outlined in the Local Plan, it is important that they liaise with WLDC to understand if any more detailed viability information if needed, and to ensure that departures from the local policy context have their support.
112. It is also important to recognise that there is little realistic chance of meaningful Affordable Housing delivery in the NA in the near term, since Affordable Housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and few housing schemes exist in the pipeline for Grasby and Searby cum Owmbly. If the community wishes to deliver Affordable Housing to meet the demand indicated here, there are other routes available. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

Table 4-6: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	40%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared Ownership	10%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on Shared Ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	60%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

Conclusions- Tenure and Affordability

Current tenure profile

113. Home ownership is the dominant tenure in Grasby and Searby cum Owmbly, representing a significantly higher share of the total (89%) than the wider District (70%) and national average (61%). The prevalence of home ownership comes at the expense of private renting and, especially, social renting. The former has grown substantially over the past 20 years, while the latter has halved in just the last ten years (likely due to the Right to Buy or similar schemes).
114. Despite recent growth in private renting, the lack of alternatives to ownership are likely to present a challenge for those on the lowest incomes seeking to remain in the Parish, which may be a factor in the decline of younger families observed in the Type and Size chapter.
115. Comparing the two parishes, a slightly higher share of Grasby households own their own home (91%) than Searby cum Owmbly households (87%). It appears that all of the social rented housing in the NA is located in Grasby, while there is slightly less private renting in that parish (6%) than in Searby cum Owmbly (10%).

Housing costs

116. Home values in the NA have followed a general upward trajectory despite some striking year-on-year fluctuations. Because of volatility in the most recent year, a 3-year average is used to inform the analysis of affordability here. The 2021-23 median house price (middle number when arranged from lowest to highest) is £350,500. The lower quartile price (the lowest 25% of prices, used as a good proxy for entry-level housing) stands at £263,666. This is fairly close to the median, indicating that the range of price points in Grasby and Searby cum Owmbly is narrow and, consequently, people may struggle to find truly affordable entry-level properties. Both average figures represent price appreciation of around 30% since 2014-16.
117. It is also worth noting that the current median house price in Grasby and Searby cum Owmbly is 80% higher than the current median for West Lindsey as a whole. This may largely be due to the fact that the NA is dominated by detached and larger (4+ bedroom) homes and, correspondingly, District averages are strongly influenced by the smaller and flatted accommodation that is more plentiful in its more urban locations. However, it remains clear that Grasby and Searby cum Owmbly is a high-value housing market for the local area, a fact corroborated by the CLLP's designation of the area as part of Value Zone A.
118. AECOM has estimated the annual income required to afford various tenures of housing in Grasby and Searby cum Owmbly – each of which is explained in detail in Appendix C. These thresholds are compared to incomes to determine which options are the most appropriate for local people going forward. The average household income in the NA area was £40,100 in 2020 and the lower quartile household income for West Lindsey was £17,722 in 2021.
119. It was found that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The median house price would require an annual income more than twice the current average. Private renting is more affordable, but is generally only accessible to average and dual earning households – and even then only for dwellings with 2 bedrooms or fewer. A broader challenge in relation to private renting is that, though potentially cheaper, too few properties are regularly available locally to make this a reliable option for lower income households.
120. Subsidised routes to home ownership like First Homes and Shared Ownership are intended to target people who can afford to rent but not to buy. In Grasby and Searby cum Owmbly there is a relatively large gap between the income needed to afford to rent (£25,000) and to buy (£70,000), who may benefit from these products.
121. The discount on First Homes can be set at 30%, 40% or 50% in Neighbourhood Plans. In Grasby and Searby cum Owmbly the minimum 30% discount appears insufficiently affordable to average earning households, and would make First Homes exceed the price cap set in the CLLP (at least, when calculated using the benchmark used to estimate their value here). A higher discount of 50% would

expand access to ownership more widely and bring First Homes within reach of average earners.

122. The affordable rented sector theoretically performs a vital function in Grasby and Searby cum Owmbly as the only option for a large segment of those in the most acute need. In practice, there is very little socially rented housing at present, meaning that lower earners may not have the option of living in the NA at all.

The need for Affordable Housing

123. AECOM's estimates suggest modest potential demand for around 1.1 units of affordable rented housing (based on the Central Lincolnshire HNA) and 0.7 units of affordable home ownership (based on AECOM calculations) per year in Grasby and Searby cum Owmbly. This points toward the potential need for both options, with an emphasis on affordable renting, although both figures should be caveated as potential demand rather than a need that must be met. The former, in particular, is a reflection of the NA's potential share of West Lindsey's needs, which may be lower in practice.
124. The NA's future supply of Affordable Housing depends on the delivery of mainstream housing sites larger than the threshold at which Affordable Housing requirements apply. Given the NA's low and already mostly delivered housing requirement, and the likelihood that future development sites will be smaller than this threshold, the future delivery of Affordable Housing is likely to be extremely limited. This could be addressed through the allocation of mainstream or affordable exception sites should align with the wishes of the community.

Affordable Housing policy

125. West Lindsey's adopted policy on the subject of Affordable Housing requires 25% of all new housing in Value Zone A be affordable (CLLP Policy S22). This is a policy topic within the remit of WLDC, but it is worth considering what the most appropriate mix of Affordable Housing products might be in the NA specifically.
126. AECOM recommends that the tenure mix of Affordable Housing secured in future years gives priority to affordable rented provision (60%) over affordable home ownership options (40%). Affordable rented housing would help diversify the NA's tenure offering and counteract the recent loss of much social housing, thereby enabling lower income people to live in Grasby and Searby cum Owmbly. The delivery of affordable home ownership would help to meet modest potential demand in a context where home ownership through the open market is fairly unaffordable.
127. As such, both affordable rent and affordable home ownership should feature in the Affordable Housing tenure mix. AECOM's interpretation of the evidence suggests that a balanced mix of 60% renting to 40% ownership is appropriate, which complies with national requirements and favours affordable rented housing where possible. This also complies with the starting point for negotiations set out in the CLLP, which appears suitable for Grasby and Searby cum Owmbly specifically.

5. Type and Size

Introduction

128. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.
129. This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this chapter of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific wants and concerns of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.
130. This chapter has three aims, each given its own sub-section:
- To establish what **mix** of housing exists in the NA at present;
 - To describe characteristics of the local **population** that are relevant to housing need; and
 - To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.
131. It is important to keep in mind that housing need is not an exact science. To get from a set of facts about the population to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.
132. The conclusions and recommendations given here are therefore not definitive. Rather, they are what the statistics suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence if desired.

Definitions

- **Dwelling type:** whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Which a household chooses to occupy tends to be more about wealth and preference than a specific need.
- **Dwelling size:** how many rooms or bedrooms a home contains. While this could also mean floor area or number of storeys, the number of bedrooms is most reliably recorded in housing statistics. Bedroom numbers are also closely linked to family size and life stage.
- **Household:** a unit of people who live together, commonly a family, couple or single person. Not all dwellings contain a household, including properties that are vacant and second homes, so the number of dwellings and the number of households in an area is usually different.

- **Household composition:** the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e. adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.
- **Household life stage:** the age of the lead member of a household – usually the oldest adult, or what used to be called the 'head of household'. Life stage is correlated with dwelling size as well as wealth.
- **Housing mix:** the range of home sizes and types in an area.
- **Over- and under-occupancy:** the degree to which the size and composition of a household lines up with the number of bedrooms in their home. If there are more bedrooms than the household would be expected to need, the home is considered under-occupied, and vice versa.

The current housing mix

133. This section establishes the current housing mix of Grasby and Searby cum Owmbly, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

134. Table 5-1 below shows that Grasby and Searby cum Owmbly's dwelling mix is more strongly weighted in favour of detached housing than the comparator geographies of West Lindsey and England – although this characteristic is not unusual for rural areas. There are correspondingly smaller proportions of other type categories. In particular, there is a near total lack of terraced and flatted accommodation, which tends to be the smallest and most affordable, and therefore most suitable to newly forming younger households.
135. The Census divides dwellings into a standard set of categories that does not include bungalows: a detached bungalow will be counted only as a detached house, and so forth. It is therefore useful to refer to Valuation Office Agency (VOA) data, which separates bungalows out as a separate category. This data, however, is only available at certain geographical scales and in this case relates to an area wider than the NA (see Appendix A for details). VOA suggests that 25% of homes were bungalows in this area in 2022. This is a slightly higher proportion than wider West Lindsey (22%) and England (9%). Bungalows tend to appeal to older households and those with mobility limitations, so this element of Grasby and Searby cum Owmbly's housing stock may be linked to the age profile of the population, considered later in this chapter.
136. The 2024 survey of the housing type mix across the NA conducted by the Steering Group largely corroborates the Census and VOA data, suggesting that around 21% of homes are bungalows (including with upper floors) 17% are semi-detached and the remainder are almost exclusively detached homes. The survey also helpfully identifies 8 farm dwellings (3% of the total).
137. Unfortunately, a discrepancy in how Census data is recorded for this metric means that it is not possible to meaningfully compare the 2021 and 2011 type

mix at this scale. However, given the small scale of development in this period, it is likely that few significant changes have occurred.

Table 5-1: Accommodation type, various geographies, 2021

Type	Grasby and Searby cum Owmbly	West Lindsey	England
Detached	77.8%	49.6%	22.9%
Semi-detached	19.4%	27.1%	31.5%
Terrace	1.1%	16.6%	23.0%
Flat	1.1%	5.2%	22.2%

Source: Census 2021, AECOM Calculations

138. Returning to 2021 Census data at sub-NA scale, there are few notable differences in the dwelling type mix: Grasby parish has a slightly higher proportion of detached homes and all of the NA's flats, while Searby cum Owmbly has more semi-detached properties. (Note, however, that the Searby cum Owmbly data throughout this HNA includes Somerby.) This is shown in Table 5-2 below.

Table 5-2: Accommodation type, parish comparison, 2021

Type	Grasby	Searby cum Owmbly
Detached	79.7%	76.0%
Semi-detached	17.5%	22.8%
Terrace	1.1%	1.0%
Flat	1.5%	0.0%

Source: Census 2021, AECOM Calculations

Dwelling size

139. Table 5-3 shows the mix of dwelling sizes by number of bedrooms in the NA compared to the wider District and country. Grasby and Searby cum Owmbly has a significantly larger housing stock than the comparator areas. In particular, the proportion of 4+ bedroom homes in the Parish is nearly double the West Lindsey average, while the share of homes with 2 and 3 bedrooms is in fact lower than wider averages. There are no 1 bedroom properties, which aligns with the observed lack of flats.

140. While still fairly imprecise, changes between 2011 and 2021 for this metric can be observed. The data suggests that all new homes built since 2011 had 4+ bedrooms, while the number of homes in other size categories may have contracted slightly due to extensions or demolitions. It appears the NA lost its two 1 bedroom homes during the last decade.

Table 5-3: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Grasby and Searby cum Owmbly	West Lindsey	England
1	0.0%	4.3%	11.6%
2	14.3%	25.8%	27.3%
3	33.8%	43.1%	40.0%
4+	51.9%	26.7%	21.1%

Source: Census 2021, AECOM Calculations

141. In terms of sub-NA comparisons, Table 5-4 shows that the size mix of homes is particularly large in Searby cum Owmbly parish, with slightly more diverse choices available in Grasby parish.

Table 5-4: Dwelling size (bedrooms), parish comparison, 2021

Number of bedrooms	Grasby	Searby cum Owmbly
1	0.0%	0.0%
2	16.1%	10.9%
3	37.1%	27.7%
4+	46.8%	61.4%

Source: Census 2021, AECOM Calculations

Population characteristics

142. Having This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years.

Age

143. Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. This reveals the clear trend toward ageing in Grasby and Searby cum Owmbly, with the oldest two age groups being the only cohorts to expand (and at significant rates) while all other age groups contract. This data does not, however, point only to natural population ageing: the nuances of trends in the younger age cohorts are obscured by the fairly significant overall population decline in the NA over the past decade. The data does suggest, however, that the NA is struggling to retain young family households – with particularly sharp declines in the population aged 0-14 and 25-44. This evidence would appear to support the potential for any future development to specifically attract and retain these groups if that is the community's wish.

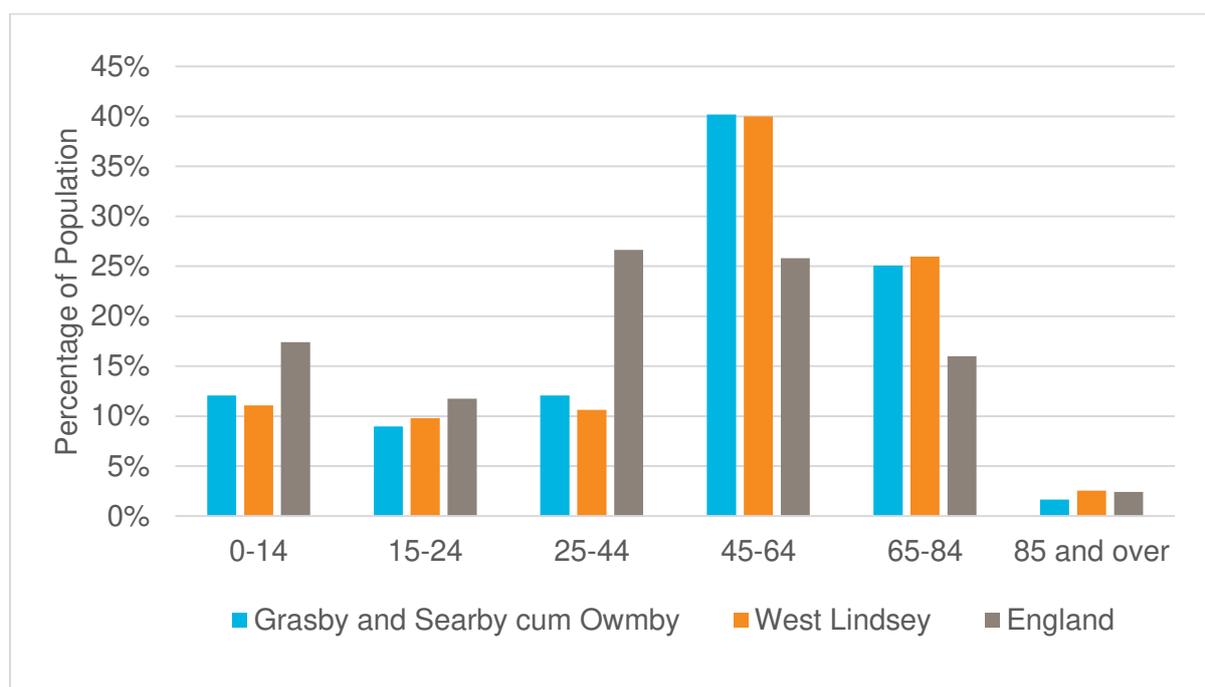
144. The age profile of the two parishes in 2021 is extremely similar: the most significant differences are that 25-44 year olds represent 12.1% of Grasby's population compared to 10.6% of Searby cum Owmbly's, and those aged over 85 represent 1.7% of Grasby's population compared to 2.6% of Searby cum Owmbly's. These differences are very slight, but suggest that Grasby's population is marginally the younger of the two parishes.

Table 5-5: Age structure of Grasby and Searby cum Owmbly, 2011 and 2021

Age group	2011 (Census)		2021 (Census)		Change
0-14	133	17.8%	77	11.7%	-42.1%
15-24	84	11.2%	61	9.3%	-27.4%
25-44	119	15.9%	76	11.6%	-36.1%
45-64	307	41.1%	264	40.1%	-14.0%
65-84	101	13.5%	167	25.4%	65.3%
85 and over	3	0.4%	13	2.0%	333.3%
Total	747		658		-11.9%

Source: ONS 2011, ONS 2021, AECOM Calculations

145. For context, it is useful to look at the NA population structure alongside that of the District and country. Figure 5-1 (using 2021 Census data) shows that Grasby and Searby cum Owmbly's population is markedly older than that of West Lindsey, but primarily in the 45-84 age cohorts rather than those currently aged over 85. As the population continues to evolve to 2040 it is likely that many people in those dominant age groups in Grasby and Searby cum Owmbly today will age to enter the 85+ group, at which point people's housing needs tend to change – for example, requiring accessibility adaptations or additional support.

Figure 5-1: Age structure in Grasby and Searby cum Owmbly, 2021

Source: ONS 2021, AECOM Calculations

Household composition and occupancy

146. Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Table 5-6 shows that Grasby and Searby cum Owmbly has a notably lower proportion of single-person households than the wider District and country, although the balance within that category favours single-person households aged over 66 in contrast to the wider geographies.

147. Of the NA's family households, fewer have children than do not. This is again the reverse of the pattern at wider geographies, although the proportion of families with children overall is similar to across West Lindsey and England. There are relatively few households with older children living at home or 'other' households – meaning multiple unrelated individuals or families sharing a dwelling.
148. Over the last decade some notable changes in this dataset include a 45% increase in the number of single person households over 65, which corroborates the hypothesis that the population overall has declined due to mortality in older couples leaving more single people occupying the same number of dwellings. The number of families with dependent children has also declined by 35%, which again points to poor retention of young families.
149. Comparing the two parishes in 2021 reveals few significant differences. The proportion of families with and without children are identical at 21% and 31% respectively. There are slightly more single people aged over 65 and slightly fewer couples aged over 65 in Grasby than Searby cum Owmbly.

Table 5-6 Household composition, various geographies, 2021

Household composition		Grasby and Searby cum Owmbly	West Lindsey	England
One person household	Total	19.4%	29.9%	30.1%
	Aged 66 and over	10.1%	14.8%	12.8%
	Other	9.4%	15.2%	17.3%
One family only	Total	76.0%	66.4%	63.1%
	All aged 66 and over	10.1%	13.5%	9.2%
	With no children	31.3%	20.5%	16.8%
	With dependent children	20.8%	23.0%	25.8%
	With non-dependent children ⁴	8.0%	9.1%	10.5%
Other household types	Total	4.5%	3.7%	6.9%

Source: ONS 2021, AECOM Calculations

150. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in it than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

⁴ Refers to households containing children who are older than 18 e.g students or young working people living at home.

151. 2021 Census data in Table 5-7 shows that around 94% of households have at least one more bedroom than they would be expected to need, and 71% have two more. This is particularly the case for couples over 65 and families without children. While not uncommon, this suggests that the NA's larger housing is not necessarily being occupied by households with the most family members, but by the people with the most wealth or by older people who have not chosen or been able to move to smaller properties. Though the overall proportion of households with more bedrooms than they need is identical between the two parishes, the proportion with an occupancy rating of +2 is notably higher in Searby cum Owmbly (77%) than Grasby (68%). This is a reflection of the former's larger share of homes having 4+ bedrooms.

152. There are very few households with too few bedrooms, but this situation is only apparent among those with dependent children – suggesting that affordability or other difficulties are causing a small number of family households to live in unsuitable accommodation.

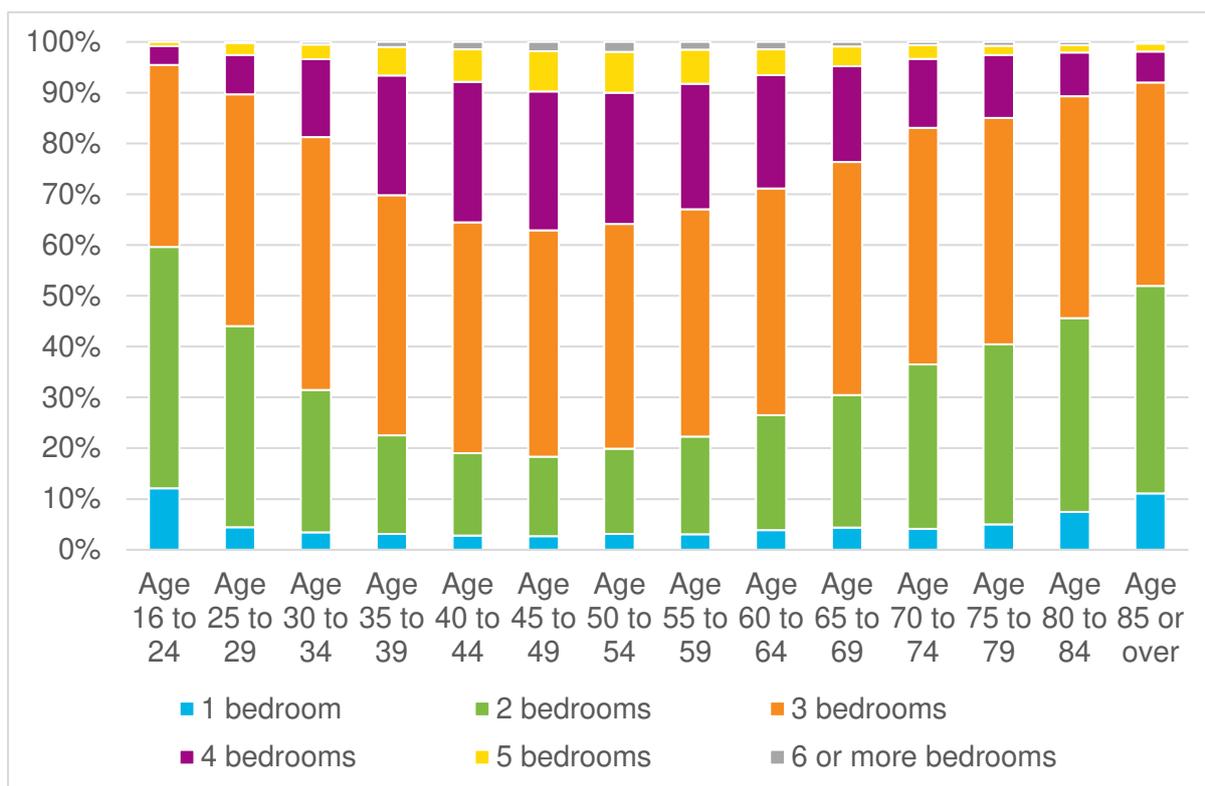
Table 5-7: Occupancy rating by age in Grasby and Searby cum Owmbly, 2011

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	89.1%	10.9%	0.0%	0.0%
Single person 65+	66.7%	33.3%	0.0%	0.0%
Family under 65 - no children	85.6%	14.4%	0.0%	0.0%
Family under 65 - dependent children	50.0%	36.7%	10.0%	3.3%
Family under 65 - adult children	53.8%	30.8%	15.4%	0.0%
Single person under 65	70.0%	30.0%	0.0%	0.0%
All households	70.9%	23.6%	4.1%	1.4%

Source: ONS 2011, AECOM Calculations

153. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for West Lindsey in 2011 (because this data is not available at smaller scales or for the latest Census). The graph shows how the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

Figure 5-2: Age of household reference person by dwelling size, West Lindsey, 2011



Source: ONS 2011, AECOM Calculations

Future population and size needs

154. This section projects the future age profile of the population in Grasby and Searby cum Owmbly at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

155. The result of applying Local Authority level household projections to the age profile of Grasby and Searby cum Owmbly households in 2011 (because household age data is not yet available for 2021) is shown in Table 5-8. This makes clear that population change can be expected to be driven by further growth in the oldest households, with the 65+ age group expected to increase by three-quarters to become nearly 35% of the total and the second largest cohort after those aged 35-54. Growth in younger age groups is expected to be much more modest.

156. It should be emphasised that this is the default scenario for organic population change if projections at the wider scale apply equally to the NA. This level of ageing may well be accurate given the large current 65-84 population (which is also larger than the West Lindsey average upon which these projections are based). However, recent changes to Grasby and Searby cum Owmbly’s family population (not reflected in this data, which is based on 2011 figures) may translate into lower numbers of younger households, and therefore a greater trend toward ageing, in practice.

Table 5-8: Projected age of households, Grasby and Searby cum Owmbly, 2011 - 2040

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	2	7	131	82	67
2040	2	8	124	84	117
% change 2011-2040	-3%	20%	-5%	2%	74%

Source: AECOM Calculations

157. The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-2) onto the projected age profile for the NA in Table 5-8 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.
158. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.
159. The result of this exercise is presented in Table 5-9. It suggests that the ideal mix of dwelling sizes in 2040 to accommodate demographic change would have higher proportions of smaller and mid-sized homes and lower proportions of larger properties than the current dwelling mix.
160. Consequently, the model recommends that future housing delivery focuses predominantly on 2-3 bedroom homes, with modest delivery of 1 bedroom options. These size categories tend variously to appeal to young people, starter families and some downsizing older households, and offer greater affordability than larger homes.
161. The model recommends a particularly high proportion of 3 bedroom dwellings because they are so underrepresented in the current stock compared to wider averages and tend generally to be the most popular size across most age groups.
162. The present lack of 1-2 bedroom homes may be the case for good reasons, such as the existing patterns of housing density that reflect the character of the Parish. It may therefore be considered inappropriate to focus as heavily on the presently unusual 1 bedroom category as the model suggests. If large numbers of flats are not considered a welcome proposition in the parish, the Neighbourhood Plan might blend the suggested proportions of 1 and 2 bedroom homes into a combined 1-2 bedroom category, allowing for greater flexibility.

163. The model also suggests that no further properties with 4 or more bedrooms are needed, chiefly because they are so abundant at present. In theory, if sufficient smaller homes (and more accessible housing for older people – see subsequent chapter) are built, some of the households currently under-occupying larger homes will be able to downsize and thereby release larger homes for growing families. However, if a target for 0% 4+ bedroom homes is seen as overly rigid, insufficiently diverse or not able to serve the needs of people looking for larger new housing, this share could be increased by a moderate amount.

164. In essence the goal is diversification away from a relatively skewed current mix and recent development profile, with a need for mid-sized and smaller options, and limited need for the largest properties.

Table 5-9: Suggested dwelling size mix to 2040, Grasby and Searby cum Owmbly

Number of bedrooms	Current mix (2021)	Suggested mix (2040)	Balance of new housing to reach suggested mix
1	0.0%	4.1%	12.9%
2	14.3%	24.1%	37.3%
3	33.8%	44.9%	49.8%
4+	51.9%	26.9%	0.0%

Source: AECOM Calculations

165. Expanding on the commentary above, the following points sense-check the results of the model against other evidence and suggest ways to interpret them when thinking about policy options.

- The preceding chapter found that affordability is a serious challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets.
- Providing smaller homes with fewer bedrooms would help to address this situation (even if their prices rise through demand), although it should be considered whether large proportions of 1-2 bedroom homes are suitable given the area's character and current density patterns.
- To best meet the needs of the growing cohort of older households expected to be present by the end of the Plan period, it should also be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility.
- Variety should be sought within the mid-sized homes that are built in future to attract both newly forming households on lower budgets and older households with equity from their existing larger homes. While the number of bedrooms required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families

who need more bedrooms if the existing stock of larger homes is sufficiently affordable. That said, people also have sentimental attachments to existing homes or see them as nest eggs for children, meaning that downsizing is not a preference for everyone.

- It is relevant to look at the mix proposed for West Lindsey as a whole in the 2020 HNA. However, the HNA only provides a mix recommendation for the whole of Central Lincolnshire. This proposes 7% 1 bedroom, 28% 2 bedroom, 43% 3 bedroom and 22% 4+ bedroom homes. This could justify following the potential adjustments outlined above – namely, to reduce the emphasis the HNA model gives to 1 bedroom homes and allow for some further delivery of 4+ bedroom properties.
- The 2023 household survey for Grasby and Searby cum Owmbly did not specifically ask about number of bedrooms but gives an indication of local preferences. Considering the categories in the question about what type of housing that is needed that relate to this chapter, the most popular option in both parishes was family housing, followed by bungalows, luxury housing, then flats. Affordable housing was also a highly popular option, though it is not necessarily clear if this expresses a preference for generally less expensive housing (which may support smaller market housing) or formally subsidised Affordable Housing (which is less relevant to the issue of size and type). This primary data suggests that there may well be a continued need or demand for housing suitable for families, and across a range of size and price points. This evidence would suggest that inhibiting the delivery of the largest homes may not reflect local preferences. The comparative unpopularity of flats may also indicate that the largescale supply of smaller housing units (i.e. with 1-2 bedrooms) may be disproportionate to local needs.
- More broadly it is important that the mix of new housing is balanced in and of itself (in addition to creating greater balance in the housing stock overall). As such, it may reasonably be considered that the complete absence of 4+ bedroom homes in the recommended size mix is inappropriately constricting. Allowing for a limited proportion of larger homes may be appropriate if this is in line with the objectives of the community.

166. It may be appropriate to adjust the results of the model presented above to reflect the various factors discussed above. One option, based on AECOM's professional judgement, would be to seek the following mix:

- 35% 1-2 bedroom;
- 45% 3 bedroom; and
- 20% 4+ bedroom.

Tenure

167. The recommendation discussed immediately above applies to all housing in the NA over the Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.
168. Generally speaking, the size mix needed within affordable tenures, particularly affordable and social rent, is smaller than the size mix of market housing. This is because there tend to be higher proportions of single people and couples in need of affordable rented housing, and they are likely to be eligible only for 1 or 2 bedroom properties. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.
169. There are three key sources of information for thinking through the size needs of different categories. These are:
- Housing needs evidence for wider West Lindsey: the 2020 HNA does not break down the size mix by tenure.
 - The waiting list for affordable rented housing, kept by the Local Authority. This provides a more current snapshot of the size needs of applicant households. As this changes over time, individual planning applications can be decided in ways that meet evolving needs. In this case, the current need among those selecting either parish as an area of preference is split as follows: 47% need a 1 bedroom property, 26% need a 2 bedroom property, 22% need a 3 bedroom property and 5% need a 4+ bedroom property.
 - Any past or future household survey or consultation work in the NA can also highlight any specific gaps in the market within particular segments of the population. The 2023 household survey did not interrogate size needs within tenures specifically.
170. To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Within this mix, Affordable Housing might require a greater weighting towards smaller sizes while market homes focus on mid-sized homes and some larger options. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

171. Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than 'need' in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.
172. The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.
173. The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Grasby and Searby cum Owmbly, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in rural areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.
174. In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Steering Group and community to consider.

Conclusions- Type and Size

The current housing mix

175. The current dwelling mix in Grasby and Searby cum Owmbly is weighted strongly in favour of larger and less dense home types. Specifically, over three-quarters of all homes are detached houses (compared to under half across West Lindsey and under a quarter across England). The proportion of bungalows, at 25%, is slightly higher than the District and much higher than the national average. This characteristic is likely linked to the parish's older age profile.
176. The proportion of 4+ bedroom homes in Grasby and Searby cum Owmbly (78%) is also far higher than that of the District (50%) and there is a near-complete lack of 1 bedroom properties in the NA. The majority of new homes built since 2011 appear to have been detached homes with 4 or more bedrooms, thereby exaggerating the parish's existing imbalances.

177. In summary, Grasby and Searby cum Owmbly is characterised by detached and larger homes and extremely few smaller, terraced or flatted options, which tend to be less expensive and better-suited to key segments of the population – notably younger families and downsizing older people. There are few meaningful differences in the housing mixes of the two parishes, except for slightly greater variety in Grasby's size options.

Population characteristics

178. The NA population, which is older than that of the District and England, has experienced fairly significant ageing in the decade since 2011. The 65-84 and 85+ age groups are the only cohorts to have expanded (and at significant rates) while all other age groups have contracted.

179. This data suggests that the NA is struggling to retain young family households – with particularly sharp declines in the population aged 0-14 and 25-44. This evidence would appear to support the potential for any future development to specifically attract and retain these groups if that is the community's wish, alongside an imperative to accommodate the growing population of older people – who may be seeking to downsize or experiencing changing mobility and support needs.

180. Applying ONS household projections for West Lindsey to the Grasby and Searby cum Owmbly population in 2011 suggests that population growth can be expected to be driven by the oldest households, with the 65+ age group expected to increase by three-quarters to become the second largest cohort after those aged 35-54. Growth in younger age groups is expected to be much more modest.

181. Grasby and Searby cum Owmbly has a notably lower proportion of single-person households compared to wider averages, but high proportions of older single people. Of the NA's family households, fewer have children than do not. This is the reverse of the pattern across wider geographies, although the proportion of families with children in the NA overall is similar to across West Lindsey and England.

182. Over the last decade there has been a 45% increase in the number of single person households over 65, which corroborates the hypothesis that the population overall has declined due to mortality among older couples leaving more single older people occupying the same number of dwellings. The number of families with dependent children has also declined by 35% – again speaking to poor retention of young families.

183. As of the 2021 Census, around 94% of households in the NA had at least one more bedroom than they would be expected to need, and 71% had at least two extra bedrooms. This is not surprising given the relatively large skew of the housing stock. Under-occupancy was most common among two distinct groups: couples with no children and older households. While not uncommon in rural areas, this might suggest that Grasby and Searby cum Owmbly's larger housing is not necessarily being occupied by households with the most family members, but by the people with the most wealth or by older people who have

not chosen or been able to move to smaller properties. This is particularly likely to be the case in Searby cum Owmbly, where the housing stock is larger and rates of underoccupancy are higher.

Future population and size needs

184. It is possible to estimate the size mix of future homes that might best accommodate demographic trends and address imbalances in the existing housing stock. The result of this process suggests that new development should be focused on smaller and mid-sized homes (primarily with 2-3 bedrooms), with few larger properties likely to be needed. This could help to achieve three key outcomes: improving affordability, meeting the needs suggested by demographic trends (notably ageing and counteracting the decline in younger families), and diversification away from the high proportion of 4+ bedroom homes in the current stock.
185. The model recommends a particularly high proportion of 3 bedroom dwellings because they are so underrepresented in the current stock compared to wider averages and tend to be popular among all age groups. The present lack of 1-2 bedroom homes may be the case for good reasons, such as the existing patterns of housing density that reflect the rural character of the Parish. It may therefore be considered inappropriate to focus as heavily on the presently unusual 1 bedroom category as the HNA model suggests. If large numbers of flats are not considered a welcome proposition in the parish, the suggested proportions of 1 and 2 bedroom homes could be blended into a combined 1-2 bedroom (or even 1-3 bedroom) category, allowing for greater flexibility.
186. The model also suggests that no further properties with 4 or more bedrooms are needed, chiefly because they are so abundant at present. In theory, if sufficient smaller homes (and/or more accessible housing for older people) are built, some of the households currently occupying larger homes will be able to downsize and thereby release larger homes for growing families. However, if a target for 0% 4+ bedroom homes is seen as overly rigid, insufficiently diverse or not able to serve the needs of people looking for larger new housing, this share could be increased by a moderate amount in line with the recommendations for West Lindsey as a whole in the 2022 HENA, and to reflect the results of the 2023 Grasby and Searby cum Owmbly household survey. One potential option, based on AECOM's professional judgement of the model results alongside such additional evidence, would be the following mix:
- 35% 1-2 bedroom homes;
 - 45% 3 bedroom homes; and
 - 20% 4+ bedroom homes.
187. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

6. Specialist housing for older people

Introduction

188. It is relatively common for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older people. This chapter considers in detail the specialist housing needs of older people in Grasby and Searby cum Owmbly. It focuses on specialist forms of provision but recognises that the majority of older people will live in the mainstream housing stock. The approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

189. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

190. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.⁵

191. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).⁶ Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

192. The distinction between the need for care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required. C3 specialist accommodation is typically self-contained with its own front door, made available on an individual basis with support provided in the home or not at all if the resident does not require it, and offered for sale or rent on the open market.

⁵ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

⁶ For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.
- **Sheltered Housing⁷:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Category M4(2):** accessible and adaptable dwellings.
- **Category M4(3):** wheelchair user dwellings.

Specialist housing for older people

193. According to the search function on the Elderly Accommodation Counsel website, there are no specialist accommodation schemes or care homes in the NA at present. The closest schemes are located in Cadney cum Howsham, Caistor, Ulceby and Brigg.

Demographic characteristics

194. The starting point for estimating the potential need for specialist housing for older people is to project how the overall number of older people in Grasby and Searby cum Owmbly is likely to change in future. This is calculated by extrapolating population projections from the ONS Sub-National Population Projections for West Lindsey. The results are set out in Table 6-1. Currently,

⁷ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

around 11% of the population of Grasby and Searby cum Owmbly are aged 75+, which is a slightly lower proportion than that of wider West Lindsey (12%). Over the Neighbourhood Plan period this is projected to rise to around 17% of the population in both geographies.

195. The proportion of older people in the two parishes is similar, but slightly higher in Grasby (11.6%) than Searby cum Owmbly (10.2%).
196. As established in the previous chapter, Grasby and Searby cum Owmbly has an older population than the wider District in terms of the balance of people aged over 45, but not yet in terms of the population aged over 85. It is therefore likely to age faster in the coming years if the population evolves naturally. There remains potential for the proportion of the overall population made up of older people to be lower than projected, for instance if new housing succeeds in attracting younger families, or if existing housing is vacated due to mortality and occupied by a replacement population of younger people.
197. A key assumption for the estimate given at the end of this section is that the older people living in the NA currently are already suitably accommodated, either because they have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from further primary data gathering (which itself may not give a complete picture). As such, the growth in the older population – of 43 – rather than the total at the end of the Plan period (116) is the key input for the subsequent calculations.

Table 6-1: Modelled projection of older population in Grasby and Searby cum Owmbly to 2040

Age group	2021		2040	
	Grasby and Searby cum Owmbly	West Lindsey	Grasby and Searby cum Owmbly	West Lindsey
All ages	658	95,153	707	102,249
75+	73	10,994	116	17,533
%	11.1%	11.6%	16.5%	17.1%

Source: ONS SNPP 2020, AECOM Calculations

198. The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
199. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2040. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at West Lindsey scale, which indicates that the vast majority of older households

are home owners and that, of the remainder, most are in social rather than private rented accommodation.

200. The expected growth in the 75+ population in the NA is 43 additional individuals by the end of the plan period. This can be converted into 31 households based on the average number of people per household aged 75+ at Local Authority scale (1.41). Multiplying this figure by the percentages of 55-75 year olds occupying each tenure gives a breakdown of which tenures older Grasby and Searby cum Owmbly households are likely to need in 2040, and is shown in the bottom row of Table 6-2. Note that the projected growth in households in this age category does not imply a need for an equivalent number of additional homes: most of these households are already resident in the NA, and will simply age into the relevant category over the Plan period.

Table 6-2: Tenure of households aged 55-75 in West Lindsey (2011) and projected new households aged 75+ in Grasby and Searby cum Owmbly in 2040

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
West Lindsey (2011 mix)	81.7%	59.9%	21.8%	18.3%	9.1%	7.7%	1.5%
Grasby and Searby cum Owmbly (projected change to 2040)	25	19	7	6	3	2	0

Source: Census 2011

201. It is also important to consider rates of disability by tenure. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table E-1 in Appendix E presents this data for Grasby and Searby cum Owmbly from the 2011 Census. Rates of disability among the 65+ population are broadly similar across the two parishes, although slightly more households in Grasby have mobility limitations (43%) than in Searby cum Owmbly (35%).

Future needs for specialist accommodation and adaptations

202. Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Plan period is calculated to be 13.

203. AECOM's modelling, summarised in Table 6-3, is based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.
204. These estimates suggest that by far the greatest need is for market (as opposed to subsidised) specialist housing, which is unsurprising given that most older households are already homeowners and would not qualify for subsidised housing. The need is also weighted strongly in favour of less specialised or simply age-restricted options rather than those with additional onsite care. The 9 households potentially looking for market sheltered housing could also feasibly be accommodated through adaptations to existing or future mainstream market housing.

Table 6-3: AECOM estimate of specialist housing need in Grasby and Searby cum Owmbly to 2040

Type	Affordable	Market	Total
Housing with care	1	1	2
Adaptations, sheltered, or retirement living	2	9	11
Total	3	10	13

Source: Census 2011, AECOM Calculations

205. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people.
206. Table E-2 in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Grasby and Searby cum Owmbly results in a total of 11 specialist dwellings that might be required to the end of the Plan period. This is set out in Table 6-4. Again the majority of need is for market options, and limited need for extra care accommodation compared to sheltered housing or adaptations to mainstream homes.

Table 6-4: HLIN estimate of specialist housing need in Grasby and Searby cum Owmbly by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1	2	3
Adaptations, sheltered, or retirement living	3	5	8
Total	4	7	11

Source: Housing LIN, AECOM calculations

Further considerations

207. The above estimates suggest that potential need for specialist accommodation could be in the range of 11-13 units over the Neighbourhood Plan period. However, given the limited scale of future housing development expected in the NA overall, it is unlikely to be possible or appropriate to deliver this level of new specialist accommodation, and it may not be prudent to prioritise the potential demand from older people to the exclusion of other groups, such as those in need of Affordable Housing, young families, and others important to maintaining a balanced and vibrant community. The 2023 household survey indicated robust interest in retirement and sheltered housing, though at lower proportions than other types, such as family housing and affordable housing.
208. There may be an opportunity to deliver fully on the needs of older households if large scale development occurs in future, but this depends on the objectives of the local community and the degree of willingness among older people to relocate to Castor and other nearby towns.
209. Generally speaking, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others. This is reflected in CLLP policy S23, which states that residential accommodation for those requiring on-site assistance should only be delivered in tiers 1-4 of the settlement hierarchy, where sufficient services and facilities are available. As Grasby and Searby are in tier 6 of the hierarchy and Owmbly is assumed to fall into tier 7, it may well be the case that any proposals for new specialist accommodation would not be supported by WLDC.
210. There is an exception in the relevant policy to allow for identified needs and a demonstrably sufficient provision of services and facilities. This HNA has identified a modest level of potential need, but is not able to make a firm determination about whether the villages' services meet the required standard. It should be noted, however, that most of the NA's projected need could be addressed through adaptations to mainstream housing, meaning that the need for supported housing required to justify an exception to policy S23 is limited.
211. Instead, Grasby and Searby cum Owmbly may need to continue to operate within a hub and spoke model, with Caistor and Bigby providing a significant

clusters of specialist housing and care home accommodation that are likely to serve the wider rural area – including the NA. This may be a sustainable situation into the future, although it means that older households living in the NA whose needs change as their mobility declines would likely need to move outside of supportive networks of friends and family. Specific evidence of this risk among local people could help to justify an exception to the relevant policy if promoting a specialist housing scheme is a key objective of the community.

212. It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

Care homes

213. Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.
214. However, residents of care homes may be very similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided – and vice versa. Nevertheless, there is likely to be continued need for care home accommodation to meet more acute and severe needs, and to offer choice to some older people and their families about how they are cared for and supported.
215. Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.
216. AECOM has estimated the likely need for care home accommodation arising from Grasby and Searby cum Owmbly households over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the prevalence rates in the ‘More Choice, Greater Voice’ 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. Based on this rate, applied to the projected growth of the older population of the NA (of 43), it is estimated that by 2040 there could be a need for around 3 care homes beds arising from the older people expected to be living in the NA at that time.

217. The same restrictions on the provision of new specialist accommodation in CLLP S23 appear to apply to care homes, and the quantity of need identified here is very limited. As such, it is unlikely that this additional potential need for care home accommodation should be addressed within the NA itself.

The Role of Mainstream Housing

218. The majority of older people live in mainstream housing and will continue to do so all of their lives. This is particularly the case in Grasby and Searby cum Owmbly where there currently are no specialist housing schemes or care homes.

219. It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation is suitable to their needs and whether adequate care or support is provided within the home when they need.

220. However, given the uncertainty about what volume of additional specialist supply might be likely or appropriate during the Plan period, another key avenue to accommodating those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with West Lindsey.

221. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on newly erected dwellings⁸, although changes to Building Regulations have not yet been made.

222. The adopted CLLP provides explicit encouragement for development to deliver elevated building regulations standards of accessibility in policy S23, but stops short of setting specific requirements.

223. In the context of limited future provision of specialist housing, as discussed above, the evidence gathered here would appear to highlight a clear opportunity to deliver new homes with high standards of accessibility and adaptability to accommodate older households with more limited support needs in the NA. It may be worth the Steering Group discussing with WLDC any ways to secure maximally accessible and adaptable market housing in new development in the NA, or on any site allocation the Neighbourhood Plan may be considering.

Conclusions- Specialist Housing for Older People

Characteristics of the current older population

224. There are currently around 73 individuals aged 75 or over in Grasby and Searby cum Owmbly, representing 11% of the population. There are no schemes of

⁸ See [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

specialist accommodation or care homes in the NA at present, according to the Elderly Accommodation Counsel search tool.

225. A clear majority (82%) of West Lindsey households aged 55-75 in 2011 (and therefore likely to reach the 75+ bracket by 2040) are owner occupiers. The remainder predominantly rent from a social landlord. This is important to note because currently homeowners will require specialist accommodation for market purchase, being largely ineligible for subsidised housing, while those in private or social rent will need to rely on subsidised rented housing because they are unlikely to have the funds to buy. Rates of disability in Grasby and Searby cum Owmbly are also higher among social tenants than owner-occupiers.

Projected demographic change and need for specialist housing

226. The 75+ population of the NA is projected to increase to 116 people over the Plan period, to become 17% of the population in 2040. As established in the previous chapter, Grasby and Searby cum Owmbly has an older population than the wider District and is likely to age faster in the coming years unless new development continues to attract a replacement population of younger families or other demographic shifts take place.
227. The growth in the existing older population, which, rather than the total, is the focus of the estimates of need here, should be converted into households because some older people will be cohabiting in old age. The projected household growth to 2040 among those aged 75+ in Grasby and Searby cum Owmbly is 31.
228. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research.
229. The two Grasby and Searby cum Owmbly specific estimates suggest a range of 11 to 13 specialist accommodation units might be required during the Plan period. These estimates are also broken down by tenure and level of support required. It appears that the vast majority of potential need is for accommodation offered for market purchase. This chimes with the higher propensity of older households to be homeowners. Similarly, most of the need is found to be for sheltered housing with limited support rather than additional care arrangements.
230. However, given the limited scale of future housing development expected in the NA overall, it is unlikely to be possible or appropriate to deliver this level of new specialist accommodation. Furthermore, the CLLP restricts the development of accommodation with onsite support to settlements in higher tiers of the hierarchy than Grasby and Searby cum Owmbly due to the level of services and facilities available. It may well be the case that any proposals for new specialist accommodation in the NA would not be supported by WLDC, and the evidence

gathered here does not necessarily justify an exception to this District-level policy. This conclusion also applies to the limited identified need for care home accommodation.

231. Currently, specialist older people's housing in the vicinity of Grasby and Searby cum Owmbly is concentrated in Caistor, Bigby and other larger towns. This may be a sustainable situation going forward, although this leaves limited options for people who do not want to leave their immediate surroundings and social networks when their housing needs change in old age.

Accessibility and adaptability

232. Given the limited volume of additional specialist supply expected during the Plan period (due to the small housing requirement overall and the CLLP policy restrictions noted above), an important alternative solution may be to discuss the standards of accessibility and adaptability required of new development with WLDC. There is a particularly high degree of overlap between the groups served by sheltered specialist housing and adapted mainstream housing, so the unmet need for such homes identified here can be reduced through this avenue.
233. The current adopted Local Plan provides explicit encouragement for development to accommodate specific groups such as older people but does not set specific targets for new homes to meet Category M4(2) accessibility standards or M4(3) wheelchair user standards. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing, so discussions with WLDC are advised if action on this point is a key priority.

7. Next Steps

Recommendations for next steps

234. This Neighbourhood Plan housing needs assessment aims to provide the Steering Group with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with West Lindsey District Council (WLDC) with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of WLDC;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by WLDC.

235. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.

236. Bearing this in mind, it is recommended that the Steering Group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, WLDC or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

237. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Assessment geography

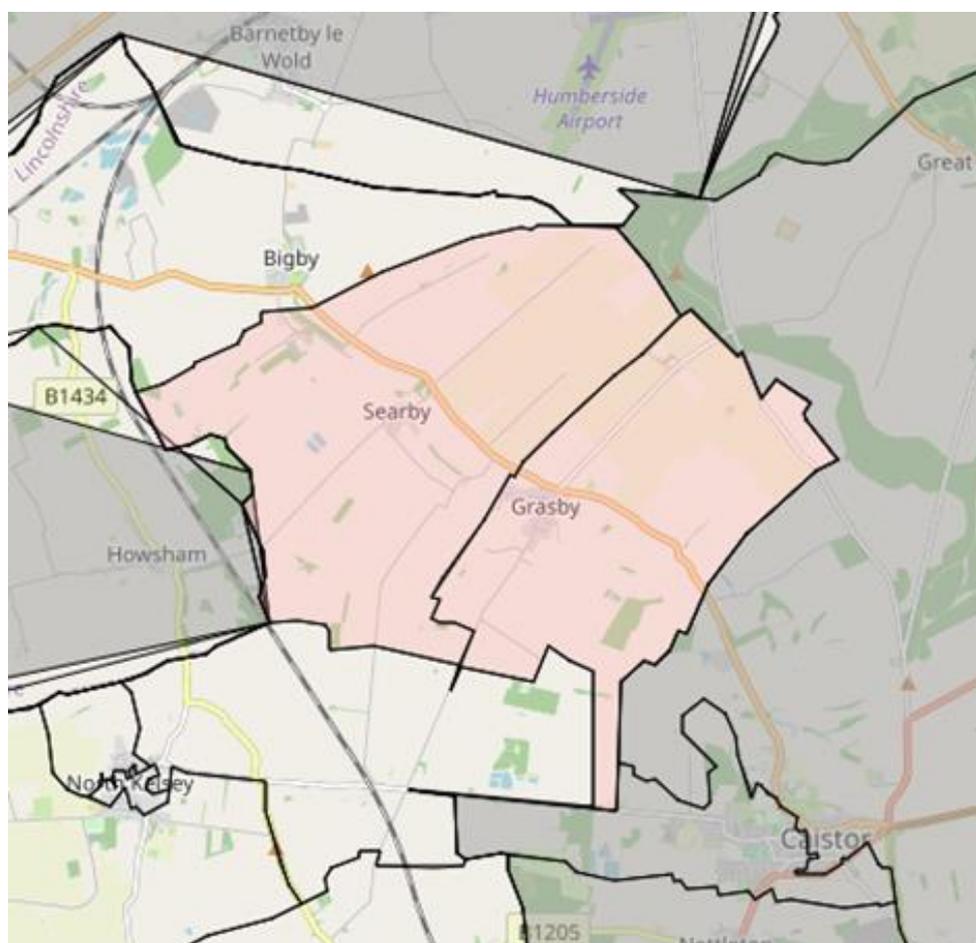
238. For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs).

239. In this case, the NA equates to the following combination of areas:

- OA E00134053; and
- OA E00134058.

240. However, as noted in the main body of the report, this proxy area extends slightly further north than the designated NA to incorporate the hamlet of Somerby. This can be seen in the map below.

Figure A-1: Map of proxy area

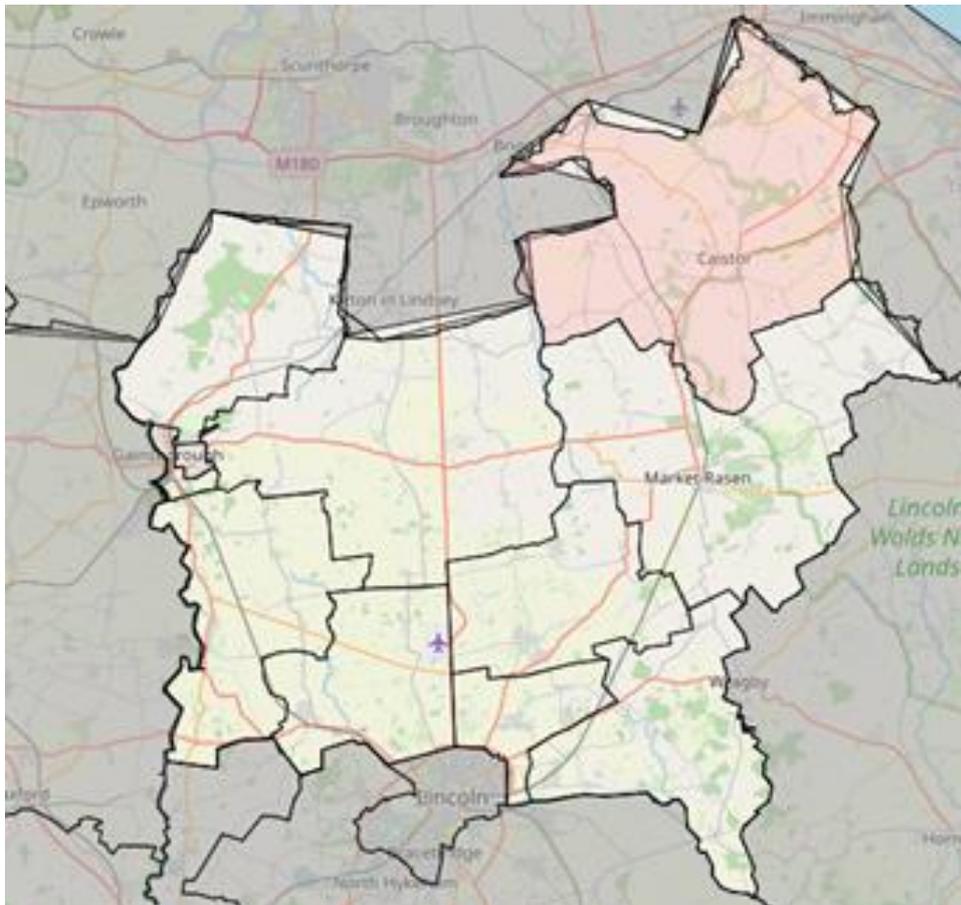


Source: Nomis

241. Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. For this data, the LSOA in which the parishes are located must be used. This is LSOA E01026387, which extends from Bigby in the north to South Kelsey in the south.

242. Finally, as noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant MSOA, in which the NA is located and which will need to serve as a proxy for it, has the code number E02005492. This MSOA extends from Bigby and Great Limber in the north to Claxby in the south, and covers the town of Caistor. A map of this geography, in the context of wider West Lindsey, is given below:

Figure A-2: Map of MSOA E02005928



Source: Nomis

Appendix B : Local Plan context

Policies in the adopted local plan

243. Tables B-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Grasby and Searby cum Owmbly.

Table B-1: Summary of relevant adopted Local Plan policies

Policy	Provisions
S1: The Spatial Strategy and Settlement Hierarchy	<p>The policy establishes a settlement hierarchy with eight tiers.</p> <p>Grasby and Searby are designated (separately) as small villages, the sixth tier of the hierarchy.</p> <p>Small villages are those having 50-249 dwellings in 2018. They may receive some limited growth through Local Plan allocations where considered well connected. The aim for any growth is to achieve balance between maintaining vitality and rural character. Non-allocated development must accord with Policy S4.</p> <p>Owmbly is not specifically listed, but is likely to be included as a hamlet, the seventh tier of the hierarchy.</p> <p>Hamlets are non-listed settlements with a cluster of at least 15 clustered dwellings. Development in hamlets is limited to single dwelling infill or Neighbourhood Plan allocations.</p> <p>The remainder of the NA can be described as countryside, the eighth and lowest tier of the settlement hierarchy. Development is generally restricted to that required to support essential agriculture or other services.</p>
S2: Growth Levels and Distribution	<p>The housing requirement for Central Lincolnshire is 1,102 dwellings per annum, equating to 24,244 dwellings in total over the plan period 2018-2040. To meet job creation targets, this is raised to a target of 1,325 dwellings per year, or 29,150 over the plan period.</p> <p>A combined 88% of this development is earmarked to the Lincoln Strategy Area, Gainsborough and Sleaford, leaving 12% of supply to come forward in settlements elsewhere. The priority is market towns and well connected villages with a good range of services.</p>
S4: Housing Development in or Adjacent to Villages	<p>Sites allocated in Neighbourhood Plans or on other sites within the developed footprint of the village should typically be for 5 or fewer dwellings. (Sites allocated in the Local Plan are excepted.)</p>

Policy	Provisions
	<p>Such sites will only be supported where they preserve or enhance the character of the village, do not harm the appearance of its rural setting, and are consistent with other Local Plan policies.</p> <p>Sites adjacent to the developed footprint of villages will only be supported in the form of First Homes or rural affordable housing exception sites.</p>
<p>S22: Affordable Housing</p>	<p>The strategic aim is to deliver 12,000 affordable dwellings over the plan period 2018-2040.</p> <p>The NA is located in Value Zone A, where 25% of the total number of homes on relevant sites should be delivered as affordable housing.</p> <p>Of the affordable dwellings delivered, the exact tenure mix should be identified through discussions with the Local Authority and informed by latest government guidance and an up-to-date Local Housing Needs Assessment. The starting point is to observe the requirements for 25% of affordable housing to be First Homes, and 10% of all housing to provide a route to ownership. After this, the priority is the delivery of affordable rent.</p> <p>First Homes are priced at least 30% below full market value up to a maximum discounted price that will be adjusted on 1 April each year. The cap from 1 April 2024 is £161,000.</p>
<p>S23: Meeting Accommodation Needs</p>	<p>Proposals which deliver housing at the higher standards of Part M Building regulations (access to and use of buildings) and to M4(3) wheelchair-user standards will be encouraged.</p> <p>Residential care accommodation for those needing some form of on-site assistance should be located in tiers 1-4 of the settlement hierarchy. If need is identified elsewhere, a sufficient range of services and facilities must also be demonstrated.</p>
<p>S82: Housing Sites in Small Villages</p>	<p>No sites are allocated in the NA.</p>

Source: West Lindsey District Council

Appendix C : Affordability calculations

244. This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing chapter have been calculated.

C.1 Market housing

245. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

i) Market sales

246. The starting point for calculating the affordability of a dwelling for sale from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

247. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Grasby and Searby cum Owmbly, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.

248. The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2021-23) = £350,500;
- Purchase deposit at 10% of value = £35,050;
- Value of dwelling for mortgage purposes = £315,450;
- Divided by loan to income ratio of 3.5 = purchase threshold of £90,129.

249. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2021-23 was £263,666, and the purchase threshold is therefore £67,800.

250. It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. The Land Registry does not record any sales of new build properties

in the NA in the period of search since 2014. It is, however, important to understand the likely cost of new housing because new housing is where the Neighbourhood Plan has most influence, and is the appropriate benchmark for understanding the costs of affordable home ownership tenures (considered below).

251. Therefore an estimate has been calculated by determining the uplift between all house prices in 2023 across West Lindsey and new build house prices in 2023 in the same area. This percentage uplift (or 'new build premium'), which in West Lindsey's case is 12.8%, is then applied to the 2021-23 lower quartile house price in Grasby and Searby cum Owmbly to give an estimated NA new build entry-level house price of £297,469 and purchase threshold of £76,492.

ii) Private Rented Sector (PRS)

252. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.
253. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
254. The property website Rightmove shows rental values for property in the Neighbourhood Area. The sample of rental price data within Grasby and Searby cum Owmbly itself was very limited at the time of search in March 2023 (with no properties listed in the NA at all), so a wider 5-mile radius was selected to produce a more robust sample of 12 listings. This area covers Caistor and parts of Bragg but not Immingham. The sample consisted of two 1 bedroom properties, six 2 bedroom properties, two 3 bedroom properties, and two 4+ bedroom properties.
255. Using this data, the median monthly rent for a 3+ bedroom property in this area is £1,275. The median monthly rent for a 1-2 bedroom property, used to represent entry-level rents, is £645.

256. The calculation for the private rent income threshold for entry-level dwellings is as follows:

- Annual rent = £645 x 12 = £7,740;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £25,800.

257. The calculation is repeated for larger property average to give an income threshold of £51,000.

C.2 Affordable Housing

258. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2023: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. A new product called First Homes was also introduced in 2021. Each of the affordable housing tenures are considered below.

i) Social rent

259. Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.

260. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy for Grasby and Searby cum Owmbly. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for West Lindsey in Table C-1.

261. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£66.51	£80.29	£84.94	£92.90	£80.16
Annual average	£3,459	£4,175	£4,417	£4,831	£4,168
Income needed	£11,517	£13,903	£14,708	£16,087	£13,881

Source: Homes England, AECOM Calculations

ii) Affordable rent

262. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).
263. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
264. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for West Lindsey. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
265. Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 65% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£89.25	£94.23	£100.98	£106.68	£94.76
Annual average	£4,641	£4,900	£5,251	£5,547	£4,928
Income needed	£15,455	£16,317	£17,486	£18,473	£16,409

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

266. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), Shared Ownership, and Rent to Buy. These are considered in turn below.
267. In paragraph 66 of the NPPF 2023, the Government introduces a recommendation that “where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.” The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership

requirement referenced above may be replaced by the First Homes requirement.

First Homes

268. Because First Homes are a new tenure product, it is worth explaining some of their key features:

- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
- The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
- After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of Shared Ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

269. The starting point for considering whether First Homes are affordable is the estimated cost of new build entry-level housing in the NA noted above of £263,666.

270. For the minimum discount of 30% the purchase threshold can be calculated as follows:

- Value of a new home (estimated NA new build entry-level) = £263,666;
- Discounted by 30% = £208,229;
- Purchase deposit at 10% of value = £20,823;
- Value of dwelling for mortgage purposes = £187,406;
- Divided by loan to income ratio of 3.5 = purchase threshold of £53,544.

271. The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £45,895 and £38,246 respectively.
272. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. However, discounted price of the 30% and 40% discounted options exceed the £161,000 limit set in the CLLP for 2024. This means that either a higher discount level would be needed or developers would be required to lower the equivalent market value of First Homes through cost savings. Depending on whether they are reductions in the size or quality of properties or efficiencies in building methods, this may impact the lifestyle of their eventual occupants.
273. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq. m and a build cost of £1,750 per sq. m⁹) would be around £122,500. This cost excludes any land value or developer profit. This could be an issue in Grasby and Searby cum Owmbly if First Homes are delivered as terraces (which may be priced below the estimated lower quartile price), particularly at higher discounts of 50%.
274. Table C-3 shows the discount required for First Homes to be affordable to the four income groups. The cost of a typical First Home is calculated using an estimate for new build entry-level housing in the NA. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below, suggesting that there is a big difference in affordability depending on the form that First Homes take. For example, they would be less affordable if delivered in the form of detached homes as generally supplied by recent new build developments.

Table C-3: Discount on sale price required for households to afford First Homes

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	56%	80%	61%
NA estimated new build entry-level house price	48%	77%	54%
NA entry-level house price	41%	74%	48%
NA median new build house price	29%	69%	37%

Source: Land Registry PPD; ONS MSOA total household income

⁹ It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - <https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/>

Shared Ownership

275. Shared Ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%), and paying rent on the share retained by the provider. Shared Ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.
276. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
277. To determine the affordability of Shared Ownership, calculations are again based on the estimated costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).
278. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £263,666 is £74,367;
 - A 10% deposit of £7,437 is deducted, leaving a mortgage value of £66,931;
 - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £19,123;
 - Rent is charged on the remaining 75% Shared Ownership equity, i.e. the unsold value of £223,102;
 - The estimated annual rent at 2.5% of the unsold value is £5,578;
 - This requires an income of £18,592 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
 - The total income required is £37,715 (£19,123 plus £18,592).
279. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £29,959 and £50,641 respectively. These results are again below the £80,000 eligibility cap.

Rent to Buy

280. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated

to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Help to Buy (Equity Loan)

281. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.
282. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

Appendix D : Affordable Housing need and policy

Affordable Housing estimates

283. Table D-1 estimates the potential demand for affordable home ownership in Grasby and Searby cum Owmbly. This model aims to estimate the number of households that might wish to own their own home but cannot afford to. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
284. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.¹⁰ No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.
285. It should be noted that there is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
286. It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

¹⁰ <http://www.ipsos-mori-generations.com/housing.html>

Table D-1: Estimate of the potential demand for affordable housing for sale in Grasby and Searby cum Owmbly

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in parish	23.0	Census 2021 private rented occupancy for Grasby and Searby cum Owmbly.
1.2 Percentage renters on housing benefit in LA	41.1%	% of renters in 2018 on housing benefit.
1.3 Number of renters on housing benefits in parish	9.5	Step 1.1 x Step 1.2.
1.4 Current need (households)	10.2	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. ¹¹
1.5 Per annum	0.6	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	27.2	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	3.7%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	1.0	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	0.08	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	1.0	Number of Shared Ownership homes in parish (Census 2021).
3.2 Supply - intermediate resales	0.1	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL PER ANNUM		
Overall shortfall per annum	0.7	(Step 1.5 + Step 2.4) - Step 3.2.

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

¹¹ The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership eg <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain points in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNAs and SHMAs. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality they could use the results of a local residents survey to refine or confirm this calculation.

Affordable housing policy

287. The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

Table D-2: Wider considerations in developing Affordable Housing mix policy

Consideration	Local Evidence
<p>A. Evidence of need for Affordable Housing:</p> <p>The need for affordable rent and affordable home ownership is not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.</p>	<p>This HNA suggests that the NA may be expected to need 1.1 affordable rented homes and 0.7 affordable home ownership units per year over the Plan period to 2040. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.</p> <p>The relationship between these figures suggests that most new affordable housing should be for affordable rent. That said, the possibility that the NA's share of West Lindsey's needs is not in proportion to its share of the population may mean that actual needs for affordable rented housing is lower in practice – perhaps at roughly the equivalent scale as the demand for affordable home ownership.</p>
<p>B. Can Affordable Housing needs be met in full?</p> <p>How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.</p>	<p>It is unlikely than any new Affordable Housing will be built during the Neighborhood Plan period given the low housing requirement totaling 12 dwellings, most or all of which have already been built, and given the fact that this is predominantly infill development on sites that do not exceed the size threshold at which Affordable Housing requirements apply.</p> <p>If all 12 homes were on a single site expected to deliver 25% Affordable Housing in line with CLLP policy, roughly 3 units of Affordable Housing might be delivered.</p> <p>In either scenario, expected delivery is not sufficient to meet the identified potential demand. In this context, the Steering Group may wish to consider making allocations or exploring the possibility of an exception site to meet affordable needs. That said, this is not</p>

	obligatory, the scale of need remains relatively low, and the NA may not be considered an entirely suitable location for some forms of Affordable Housing due to its lack of services and connectivity.
<p>C. Government policy (eg NPPF) requirements:</p> <p>Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing.</p>	For 10% of all housing to be affordable ownership in Grasby and Searby cum Owmbly, where 25% of all housing should be affordable (as per the CLLP), 40% of Affordable Housing should be delivered as affordable ownership.
<p>D. Local Plan policy:</p>	The CLLP seeks compliance with the national requirements discussed in box C above and E below, after which the delivery of affordable rented housing should be the priority.
<p>E. First Homes policy:</p> <p>The Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.</p> <p>After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the Local Plan. The remaining units should then be allocated to other tenure products in the relative proportions set out in the Local Plan.</p> <p>AECOM is aware that some Local Planning Authorities are considering ‘top slicing’ their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. Some LPAs are considering this approach because of the existing business models of registered</p>	This new minimum requirement may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. The approach set out in the CLLP aims, however, to comply with this requirement.

<p>providers which have relied on Shared Ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.</p>	
<p>F. Viability:</p>	<p>HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the CLLP and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.</p>
<p>G. Funding:</p> <p>The availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site.</p>	<p>The Steering Group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.</p>
<p>H. Existing tenure mix in Grasby and Searby cum Owmbly:</p> <p>The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.</p>	<p>The tenure mix in Grasby and Searby cum Owmbly at present has a significantly lower proportion of both social renting and Shared Ownership than West Lindsey. This implies a lack of all types of Affordable Housing, but not a particular gap in the market for either category specifically.</p>
<p>I. Views of registered providers:</p>	<p>It is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in the parish. The funding arrangements available to housing associations will determine rent levels.</p>
<p>J. Wider policy objectives:</p>	<p>The Steering Group may wish to take account of broader policy objectives for Grasby and Searby cum Owmbly and/or the wider District. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.</p>

Appendix E : Specialist housing for older people

Background data

Table E-1: Tenure and mobility limitations of those aged 65+ in Grasby and Searby cum Owmbly, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
	Count	Percentage	Count	Percentage	Count	Percentage
All categories	6	5.8%	36	34.6%	62	59.6%
Owned Total	3	3.4%	30	33.7%	56	62.9%
Owned outright	2	2.6%	28	35.9%	48	61.5%
Owned (mortgage) or Shared Ownership	1	9.1%	2	18.2%	8	72.7%
Rented Total	3	20.0%	6	40.0%	6	40.0%
Social rented	3	42.9%	2	28.6%	2	28.6%
Private rented or living rent free	0	0.0%	4	50.0%	4	50.0%

Source: DC3408EW Health status

HLIN calculations

Table E-2: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ³⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

288. As Table 6-1 in the main report shows, Grasby and Searby cum Owmbly is forecast to see an increase of 43 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times .043 = 3$
- Leasehold sheltered housing = $120 \times .043 = 5$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times .043 = 1$
- Extra care housing for rent = $15 \times .043 = 1$
- Extra care housing for sale = $30 \times .043 = 1$
- Housing based provision for dementia = $6 \times .043 = 0$

Appendix F : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = $\frac{£200,000}{£25,000} = 8$, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes Shared Ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value)

and Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods¹².

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and active older people. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard¹³

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

¹² The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

¹³ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principal forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order¹⁴

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)¹⁵

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one older parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

¹⁴ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

¹⁵ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (Shared Ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years¹⁶, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to very frail older people, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one

¹⁶ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually

include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing¹⁷

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also

¹⁷ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for Older People

Specialist housing for Older People, sometimes known as specialist accommodation for older people, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.¹⁸

¹⁸ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

