

ALKBOROUGH PARISH

HOUSING NEEDS SURVEY

MAY 2006



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

**IN PARTNERSHIP WITH ALKBOROUGH PARISH
COUNCIL**

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KEY FINDINGS

- Alkborough has a high level of owner-occupation
- 76.7% of respondents to the survey are in favour of a small development of affordable housing
- The recommended number of homes to meet the identified need for affordable housing is 2, with one of these for rent and the other for Homebuy/Shared ownership, the preferred house type being bungalows

1. INTRODUCTION

- 1.01 Alkborough Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting of 1 March 2006 on the issue of affordable housing in village communities and housing needs surveys.
- 1.02 The Parish Council decided that they wished to proceed with a housing needs survey, the purpose of which would be to determine the existing circumstances and future housing needs of residents of the village, particularly those on modest or average incomes or whose present accommodation is no longer suitable for their requirements. The survey also includes the views of some of the residents of Alkborough on the development of an affordable housing scheme for local people.

2. ALKBOROUGH PARISH

- 2.01 Alkborough is located some 7 miles to the north of Scunthorpe and 11 miles to the west of Barton-upon-Humber. The village is situated at the junction of two minor roads and occupies a commanding position overlooking the outfall of the River Trent into the River Humber.
- 2.02 The population of Alkborough at the 2001 census was 455. At the date of the census, 62.8% of the population were economically active, and of these:
- 37.76% were employed full-time
 - 11.80% were employed part-time
 - 10.91% were self-employed
 - 1.47% were unemployed
 - 0.88% were full-time students
- Of the economically inactive group (37.2%)
- 18.58% were retired
 - 2.65% were students
 - 7.08% were looking after home/family
 - 2.65% were permanently sick or disabled
- 2.03 At the date of the 2001 census, there were 188 households and the household tenure pattern was as follows:
- 41.0% owned their homes outright
 - 44.0% were purchasing their homes with a mortgage
 - 5.8% of homes were rented from the local authority
 - 4.3% of homes were rented from a private landlord/letting agency
 - 4.8% of homes were rented from another source
- 2.04 In the current Local Plan (adopted May 2003), Alkborough is deemed to be **a minimum growth settlement**. As such, Alkborough is considered to be an inappropriate location for significant development because the Local Plan seeks to ensure that housing and employment are matched without necessitating additional requirements for new infrastructure or services. Development in minimum growth settlements is currently limited to building for single or small groups of homes (up to a maximum of 3) on infill plots

within the settlement boundary of the Local Plan.

Notwithstanding these restrictions, the Local Plan supports the development of affordable housing where there is a **demonstrable housing need supported by a housing needs survey**. The affordable homes may be built within or adjacent to the existing development limits. Where homes are to be built on **exception sites**, outside and adjacent to the development boundary, these would normally be developed by a registered housing association which would retain the freehold interest of the homes (whether they be for rent or some form of low-cost home ownership). In this way, the homes provided would remain in perpetuity as a long-term housing asset for the community.

- 2.05 Alkborough has 2 listed buildings within the village envelope and 2 without. There are areas of amenity importance within the envelope around the parish church, and without around Countess Close. The landscape overlooking the River Trent is of Special Historic Interest and of High Landscape Value. In addition, the medieval maze of Julians Bower is a Scheduled Ancient Monument.
- 2.06 Alkborough has a number of facilities including a mobile library service, a post office within a local social club, pub, a church and chapel, a children's play area and a primary school. The school has a roll of 68 pupils and received an Ofsted inspection in March of this year. The overall effectiveness of the school was deemed to be satisfactory.
- 2.07 There is a limited bus service on Mondays to Saturdays to and from Scunthorpe run by Lincolnshire Road Car/Stagecoach Lincs.
- 2.08 A recent search of the property market in Alkborough found 5 homes for sale. These were as follows:
- 3 bedroom bungalow @ £129950
 - 3 bedroom cottage @ £135000
 - 2 bedroom cottage @ £149950
 - 3 bedroom detached bungalow @ £269950
 - 4 bedroom detached bungalow @ £314950
 - 4 bedroom detached cottage @ £335000

Alkborough is a very attractive village with many of the older buildings built of local ironstone. The desirability of the village as a place to live is reflected in the house prices.

- 2.09 The **average** earnings for North Lincolnshire (2005 figures) are circa £23313 per annum (say £17485 net). Local mortgage lenders will advance on average 3.75 x gross income. On this basis a single person or a family in receipt of the average income could borrow a maximum of £84923. Similarly the maximum mortgage a couple could obtain where both are earning the average would be £107589 (3.75 x £23313 + 1 x £23313). It should be noted, however, that many people in North Lincolnshire, including those who work in rural areas, earn less than the average.

Based on these figures, none of the properties currently on the market in Alkborough would be affordable to the buyer on average income, unless

they had access to a substantial deposit or equity from an existing property.

The **average** house price (2005 figures) for North Lincolnshire is £126311 and the cheapest property currently on the market in Alkborough is therefore above this figure.

2.10 North Lincolnshire Council currently owns a housing stock of 14 properties in Alkborough, comprising:

- 2 x 1 bedroom bungalows
- 7 x 2 bedroom bungalows
- 5 x 3 bedroom houses

3 properties have fallen vacant and become available for re-letting since 1997.

There are currently a total of 28 persons registered on the Housing Waiting List for council properties in the village.

3. THE SURVEY

3.01 210 questionnaires were delivered to all households in Alkborough during the week commencing 3 April. The closing date for the return of questionnaires was Friday 5 May. Residents had the option of returning their completed questionnaires either to the ballot box located at the Coronation Club within the village, or to the office of the Rural Housing Enabler in Barton-upon-Humber.

3.02 45 forms were returned by the due date, giving a response rate of 21.4%. This should be compared with recent surveys in Winterringham (20.9%), Hibaldstow (21.2%), Wootton (20.8%), Wroot (32.5%), Crowle (12.6%), Scawby (34.6%) and South Ferriby (30.0%).

4. ANALYSIS OF ALKBOROUGH HOUSING NEEDS SURVEY RESULTS

The questionnaire is divided into two parts. The first deals with information on existing households; the second, information on those persons from those persons/households who have expressed a housing need.

4.01 Part One: Information on existing households

4.01.1 Age range of respondents

AGE	NUMBER*	PERCENTAGE
0-15	14	14.0
16-24	8	8.0
25-44	18	18.0
45-59	19	19.0
60-74	32	32.0
75+	9	9.0
TOTAL	100	100.0

- this figure includes all members of the household.

The survey sample indicates a high proportion of persons aged 60+ (41%), and this contrasts with the figure for the 2001 census which shows 26.1% of the village population in this age bracket.

4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	11	24.0
2	22	49.0
3	5	12.0
4	6	13.0
5	0	0.0
6	1	2.0
TOTAL	45	100.0

The survey sample shows that single persons and couples predominate and this is comparable with the results from other recent surveys.

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	32	71.0
Bungalow	12	27.0
Flat/Maisonnette/Bedsit	0	0.0
Sheltered/Retirement	1	2.0
TOTAL	45	100.0

4.01.4 Size of Homes

BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	0	0.0
2	7	16.0
3	25	56.0
4+	13	28.0
TOTAL	45	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	100	100.0
Second household	0	0.0
TOTAL	100	100.0

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person	2	4.0
Couple*	21	47.0
Two parent	12	27.0
Lone parent	0	0.0
Older person	10	22.0
TOTAL	45	100.0

* Also includes persons of pensionable age

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	27	60.0
Owned with mortgage	12	27.0
Shared ownership	0	0.0
Rented from local authority	4	9.0
Rented from housing association	0	0.0
Rented from private landlord	0	0.0
Tied to job	2	4.0
TOTAL	45	100.0

The majority of existing households who responded to the survey (87.0%) own their own home and this compares with Winteringham (84.3%), Wootton (84.6%), Hibaldstow (80.5%), Wroot (96.8%), Crowle (87.6%), Scawby (92.6%) and South Ferriby (76.4%).

A very large proportion of respondents own their homes outright and this is a reflection of the high age profile of respondents.

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	2
3-5	3
6-10	0
11-20	9
21-40	21
Over 40	10
TOTAL	45

The average length of residency is 26.6 years, and is a reflection of the high numbers of older persons who responded to the survey.

4.01.9 Does your current home need to be adapted for increased accessibility because of disability of household member?

Yes 2
 No 41
 No reply

4.01.10 Reasons for moving away

The survey asked if anyone in the household had moved away from the parish in the last 5 years because of the difficulties of finding a home locally.

Yes	6
No	38
No reply	1

4.01.11 Does anyone in the household need to move to alternative accommodation in the next 5 years or more?

Within 5 years	9
5+ years	1
No	30
Not sure	2
No reply	3

4.01.12 Views on affordable housing development

43 out of 45 responded to this question. Of these, 33 (76.7%) were in favour of some future affordable housing provision and 10 (23.3%) were against.

14 of those who responded in favour offered suggestions where such a small affordable housing scheme could be located.

5.01 Part 2 Information on households in housing need

5.01.1 Where do those requiring accommodation live?

Together as a household within parish	5
Within another household in parish	1
Outside parish	1
TOTAL	7

5.01.2 When do those requiring accommodation need to move?

Within next 2 years	0
2-5 years	5
5+ years	2
TOTAL	7

5.01.3 Current tenure of existing home

Owned by household	6
Tied accommodation	1
TOTAL	7

5.01.4 Housing need by tenure

Purchase on open market	2
Renting from a housing association or the local authority	1
Homebuy/Shared Ownership	4
TOTAL	7

5.01.5 Registered on Housing Waiting List?

Yes	1
No	5
No reply	1
TOTAL	7

5.01.6 Type of accommodation required

House	3
Bungalow	4
TOTAL	7

5.01.7 Reasons for housing need

REASON	NUMBER
Need larger accommodation	1
Need smaller accommodation	2
Need to set up independent home	1
Need physically adapted accommodation	0
Need cheaper home	1
Need to be closer to employment	1
Need to be closer to dependent/carer to give/receive support	0
To avoid harassment	0
Need secure accommodation	1
Need to change tenure	0
Other	0
TOTAL	7

5.01.8 Has current home been adapted for disability?

Yes	0
No	7

5.01.9 Ages of members of household in housing need

0-15	1
16-24	2
25-44	3
45-59	3
60-74	6
TOTAL	15

5.01.10 Type of household in housing need

Single person	1
Couple	3
Two parent family	2
Lone parent family	1
TOTAL	7

5.01.11 Maximum affordable outgoing in rent/mortgage

Less than £50 per week/£200 per month	1
£50-£99.99 per week/£200-£399 per month	2
£100-£149.99 per week/£400-£599 per month	2
More than £250 per week/£1000 per month	1

One respondent indicated that they would have sufficient capital from sale of existing property to render an alternative home affordable within their means.

5.01.12 Net income

£193-£289.99 per week/£835-£1249.99 per month	2
£290-£384.99 per week/£1250-£1665.99 per month	3
£770+ per week/£3300+ per month	1

No reply was received from one respondent to this question.

5.01.13 Any savings or equity which could contribute towards a mortgage?

None	1
£1000-£2000	2
£10000-£15000	2
£15001-£20000	1

No reply was received from one respondent to this question.

5.01.14 Resident in Alkborough?

Yes	6
No	1

5.01.15 If not resident in Alkborough, have you lived in parish in last 20 years?

Yes 1

5.01.16 Do you live in any of the adjoining parishes?

No 7

5.01.17 Do you work in Alkborough or any of the adjoining parishes?

Alkborough	1
Adjoining parishes	0
Neither	5
No reply	1

5.01.18 Has any adult member of household been offered a job in Alkborough but was unable to take up the offer due to a lack of affordable housing?

No 7

5.01.19 Do you have any other strong local connections with the parish?

Used to live in parish	2
Parent or child lives in parish	3
Work in Alkborough full-time	1

6. CONCLUSIONS

6.01 There is a high level of owner-occupation in Alkborough, with 87.0% of the respondents to the survey owning their own home.

6.02 Persons of retirement age (60+) are the largest age-band of respondents and this is reflected in the high proportion of owner-occupiers who now own their homes outright.

6.03 6 households/persons had moved away in the last 5 years because of the difficulties of finding accommodation locally.

6.04 76.7% of respondents to the survey were in favour of the provision of some affordable housing for the village.

6.05 7 respondents to the survey indicated a need for alternative accommodation. However, of these, 6 are owner-occupiers with the remaining respondent living in tied accommodation.

6.06 Of the 7 respondents, only 3 would appear to be in need of affordable housing, with 2 expressing a preference for Homebuy/Shared Ownership and the other for rented accommodation.

6.07 As smaller households in housing need predominate, any homes to be

provided should be 2 bedroom, preferably bungalows, which have the flexibility of being suitable both for older persons and small families.

- 6.08 The current practice in housing need surveys when estimating the number of new homes required is to aim for 50% of the identified need. A scheme of 2 new homes would therefore be appropriate for Alkborough, with one of these being for rent and the other for Homebuy/Shared Ownership.

APPENDIX 1

Comments

1. Anyone coming to live in Alkborough will need transport as we have no shop and no grocery home delivery service.
2. Any housing built should be in keeping with the style of the village, and not the recent architectural blunders that have been allowed recently.
3. Not viable due to lack of facilities for young families.
4. The following suggestions were made as potential sites where affordable housing could be built:
 - West Halton Lane opposite cricket ground (*outside the village envelope*) and opposite old mill (*adjacent to village envelope?*)
 - Off Huteson Lane, opposite school field (*adjacent to the village envelope*)
 - Off Whitton Road, on Pale Close
 - Infill sites only
 - Rear of former village shop
 - On site of disused chapel
 - Opposite school
 - Opposite cemetery (*adjacent to envelope*)
 - Old Prospect Farm site (*immediately adjacent to village envelope, but land is of Special Historic Interest*)
 - Rear of manor, off Sand Pit Lane

Comments in italics are the author's.