

BRIGSLEY PARISH

HOUSING NEEDS SURVEY



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

NOVEMBER 2007

**THE NORTHERN LINCOLNSHIRE RURAL
HOUSING ENABLER PROJECT IN
PARTNERSHIP WITH NORTH EAST
LINCOLNSHIRE COUNCIL AND BRIGSLEY
PARISH COUNCIL**

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KEY FINDINGS

- there is a high level of owner-occupation in Brigsley
- the survey sample has identified no need for affordable housing in Brigsley
- 63% of respondents to the survey are not in favour of any affordable housing provision in the event of there being an identified need

1. INTRODUCTION

- 1.01 North East Lincolnshire Council (NELC) has a Service Level Agreement with the Humber and Wolds Rural Community Council (HWRCC), wherein the Rural Housing Enabler for Northern Lincolnshire, employed by HWRCC, has been requested to undertake housing needs surveys in the rural parishes of NELC.
- 1.02 In 2006 both NELC and North Lincolnshire Council (NLC) agreed to formulate a Joint Housing Strategy, which would provide the template for future housing investment in the two local authority areas, both of which encompass larger urban centres with a rural hinterland.
- 1.03 As part of the Joint Housing Strategy, both Councils commissioned a firm of housing consultants, Outside, to produce a Housing Needs and Market Assessment Study, which would inform the development of the Joint Housing Strategy. This study provided details at ward level but not in respect of individual parishes in the rural parts of both local authority areas. The purpose of the housing needs surveys undertaken by the Rural Housing Enabler is therefore to provide:
- A more detailed picture of the housing needs of the individual parishes/villages of North East Lincolnshire, especially the need (if any) for the development of schemes of affordable housing (see below)
 - information to support planning policies which include an affordable housing requirement within the existing Local Plan or the forthcoming Local Development Framework (LDF).
- 1.04 On 28 November 2007 and 20 December 2007 the Housing Strategy Team of NELC wrote to the parish clerks and chairmen of the rural parishes concerning the above scenario. The Rural Housing Enabler subsequently contacted the parish clerks to confirm his wish to carry out housing needs surveys in partnership with the parish council.
- 1.05 The Parish Clerk, on behalf of Brigsley Parish Council, then invited the RHE to attend the parish council meeting of 1 May 2007. Later in the year the parish council advised the RHE that they wished to proceed with a housing needs survey and also offered to assist with the distribution of survey questionnaires to each household in the village.
- 1.06 The purpose of the survey is therefore to show the existing housing circumstances and housing needs of residents in the village, including those whose income prevents them from securing a home of their own in the village* or whose present accommodation is no longer suitable for their present requirements.
- House prices in Northern Lincolnshire have increased substantially in recent years, and this is particularly true in the rural parts where homes have become **unaffordable** to many on average or below average incomes. To compound the problem, homes for rent on the open market are also unaffordable to many people and some of the former council housing stock has been sold under the Right to Buy. Affordable housing therefore provides homes for rent or low-cost home-ownership initiatives which can assist those who are unable to compete in the local housing market for reasons of income or other circumstances.

2. BRIGSLEY

2.01 Brigsley is located some 4 miles to the south of the town centre of Grimsby. It lies on the B1203 road to Market Rasen, which crosses the A18 (also known as Barton Street) . The latter road connects with the M180 motorway at Barnetby Top and the A15 to the Humber Bridge.

2.02 At the date of the 2001 census the population of Brigsley was 370.

2.03 Under the new Planning Policy Statement 3 (PPS) as issued by central government, from 1 April 2007 North East Lincolnshire Council now require a contribution towards affordable housing provision in planning applications for development sites of 15 units of accommodation or more. The affordable housing contribution will equate to 30% of the total number of dwellings to be constructed.

In addition to this policy exceptionally over and above the overall housing requirement, small scale provision of affordable housing in rural areas will be made where justified (say by a survey demonstrating local housing need) in accordance with the Saved Local Plan Policy H5 of the Council.

2.04 Brigsley is served by only a few facilities, which include:

- a church
- village hall
- children's play area

2.05 Brigsley is served by one bus route (Ludford to Grimsby), running twice daily from Monday to Friday. On Saturday there is only one service and on Sundays there is no service at all.

2.06 A recent internet search of the property market in Brigsley found 4 properties for sale and these were as follows:

1 bedroom house @ £225,000

3 bedroom house @ £275,000

4 bedroom house @ £499,950

4 bedroom house @ £595,000

The average sale price of the above properties is £398,738.

2.07 In the Joint Housing Needs and Market Assessment Study (see para 1.03 above) the average cost of an **entry-level** property in North East Lincolnshire was found to be **£73516**. Assuming an average lending ratio to earnings of 3.5:1, a single income household in North East Lincolnshire would require an income of **£21005** per annum to purchase such an entry-level property. Similarly, a dual-income household would require 2.9 x an income of **£25350** to secure the same property.

However, it should be noted that many people in NELC earn less than the above quoted incomes: the Study found that over 84.7% of single income households had an income **below £21005**, and that 60.4% of dual income households had an income **below £25350**. Over 70 % of all households therefore earn less than the required amount to enable them to purchase an entry-level property, the vast majority of which can only be found in the larger urban areas of Grimsby and Cleethorpes. It can be seen from para

2.06 above that house purchase in the more rural areas such as Brigsley is simply not an option for many people on average incomes. House prices in the rural areas are on average higher than those in the urban area because of the migration from the towns to the countryside of the more affluent members of the population.

- 2.08 The housing stock of NELC was transferred to the Shoreline Housing Trust in March 2005. At the time of writing, the housing stock in Brigsley was as follows:
- 6 houses
 - 6 bungalows

3. THE SURVEY

- 3.01 150 questionnaires were distributed to households in Brigsley . The closing date for the return of questionnaires was Friday 30 November 2007. Residents were requested to return their completed questionnaires via the business reply service to the Head Office of HWRCC in Howden.
- 3.02 28 forms were returned by the due date, giving a response rate of 18.7%, which was higher than the return for a recent survey in the nearby parishes of Waltham and New Waltham, at 12.5% and 17.6%. Of these 28, only one respondent indicated that they were in need of some form of alternative accommodation, owing to their need for smaller accommodation as their present home was difficult to manage. However, this respondent gave no further details as to specific housing requirements.

4. ANALYSIS OF BRIGSLEY HOUSING NEEDS SURVEY RESULTS

The questionnaire is divided into two parts. The first deals with information on existing households; the second, information relating to those persons/ households who have expressed a housing need . However, as can be seen from para 3.02 above, there is no specified need for any alternative or affordable housing and therefore no further analysis of Part 2 of the questionnaire is required.

4.01 Part One: Information on existing households

4.01.1 Age range of respondents*

AGE	NUMBER	PERCENTAGE
0-15	7	11.9
16-24	1	1.7
25-44	8	13.6
45-59	14	23.7
60-74	23	38.9
75+	4	6.8
No reply	2	3.4
TOTAL	59	100.0

- this figure includes all members of the household
the survey sample shows a high proportion (45.7%) of respondents aged 60+

4.01.2 Degree of occupancy

NO OF OCCUPANTS	NUMBER	PERCENTAGE
1	3	10.7
2	17	60.7
3	5	17.9
4	2	7.1
No reply	1	3.6
TOTAL	28	100.0

The survey sample shows that one and two person households form the predominant group, and this is consistent with the results from other surveys

4.01.3 Property Type

HOUSE TYPE	NUMBER	PERCENTAGE
House	18	64.3
Bungalow	10	35.7
TOTAL	28	100.0

4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
2	7	25.0
3	11	39.3
4+	10	35.7
TOTAL	28	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	59	100.0
Second household	0	0.0
TOTAL	59	100.0

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person*	2	7.2
Couple*	14	50.0
Two parent	7	25.0
Older person	2	7.1
Other	1	3.6
No reply	2	7.1
TOTAL	28	100.0

- includes some older persons
- couples are the predominant group

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	18	64.3
Owned with mortgage	7	25.0
Rented from housing association	3	10.7
TOTAL	28	100.0

A very high percentage of the respondents (89.9%) own their own property, and, of these, another high proportion own their property outright. These figures correspond exactly with the results from the survey in the nearby parish of Waltham, where 90.6% of respondents also owned their own home.

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	1
3-5	4
6-10	0
11-20	8
21-40	6
Over 40	3
No reply	6
TOTAL	28

Of those that answered this question, the survey sample shows an average length of residency of 20.2 years. This figure is higher than in many other recent surveys throughout Northern Lincolnshire, where the average is 16/17 years.

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

Yes	2
No	25
No reply	1
TOTAL	276

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 in finding a home.

Yes	1
No	26
No reply	1
TOTAL	28

4.01.11 Does everyone who lives in this house need to move together from this home now or in the next 5 years?

Yes	3
No	22
No reply	3
TOTAL	28

4.01.12 Is there anyone living with you that needs to move to alternative accommodation now or in the next 5 years

Yes	0
No	28
TOTAL	28

4.01.13 Views on small affordable housing development

27 of the 28 respondents answered this question. Of these, 10 (37%) were in favour of some future affordable housing provision for local people and 17 (63%) were against.

5. CONCLUSIONS

- 5.01 37% of respondents are in favour of an affordable housing scheme for local people in the event of there being an identified need, but 63% of respondents are against any such provision.
- 5.02 The survey sample shows a very high level of owner-occupation, with 89.9% of respondents either owning their home outright or purchasing their home with a mortgage.
- 5.03 The survey identified only one household who had expressed a need for alternative accommodation, and, as this household's needs were unspecified, the survey sample indicates that there is no need for any affordable housing provision in Brigsley.

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