

Appendix 1

ELSHAM PARISH

HOUSING NEEDS SURVEY



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

MAY 2007

**Elsham Parish Council
in partnership with the
Northern Lincolnshire Rural Housing Enabler Project**

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KEY FINDINGS

- 62% of respondents to the survey are in support of a small affordable housing scheme for local people
- The survey identified 3 households in need of alternative housing, 2 of whom would benefit from some affordable housing provision.
- A scheme of 2 homes is recommended for Elsham, one of these for rent and the other for Homebuy/shared ownership.

1. INTRODUCTION

- 1.01 On 20 March 2007, the Rural Housing Enabler (RHE) was invited to attend a meeting of Elsham Parish Council, to speak to members on the issue of the need for affordable housing in the rural areas of Northern Lincolnshire and the use of housing needs surveys as a means of evaluating such need.
- 1.02 As a result, the parish council agreed to commission a housing needs survey in partnership with the RHE Project, in order to evaluate the need for affordable housing within the village. Affordable housing can be defined as housing which enables people to secure a decent home of their own, who would otherwise be precluded from obtaining a home for purchase or rent on the open market, on grounds of income.

Members of the parish council kindly agreed to assist in the distribution of survey questionnaires to every household in the village.

- 1.03 The survey would therefore show the existing housing circumstances and housing needs of residents in the village, including those on modest or average incomes or those whose present accommodation is considered to be no longer suitable for their current needs. The survey also includes the views of residents as to potential suitable locations for an affordable housing scheme, in the event of the survey proving the need for such a scheme.

2. ELSHAM VILLAGE

- 2.01 Elsham village is located on a minor road, near to the junction of the A15 and M180/A180 at Barnetby Top, and has easy access to the M180/M18/M62 motorway systems. The village lies some 6 miles to the south of Barton-upon-Humber, 4 miles to the north-east of Brigg, 18 miles to the west of Grimsby and 10 miles to the east of Scunthorpe, the latter two towns being the largest centres of population in Northern Lincolnshire.
- 2.02 At the 2001 census, Elsham had a population of 363, comprising 163 households.
- 2.03 In the current Local Plan (adopted May 2003), Elsham is deemed to be a **minimum growth settlement**. As such, Elsham is considered to be an inappropriate location for significant housing development because the current 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 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 existing boundary limits. Where homes are built on **exception sites**, outside and adjacent to the development boundary,

these would normally be built by a registered housing association who would retain the freehold interest of the homes (whether these 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 local community.

2.04 It should be noted that the current Local Plan will be superseded by the Local Development Framework (LDF), as part of the new planning system. North Lincolnshire Council has carried out a major consultation exercise to provide a framework to the LDF in order to produce a Core Strategy of Preferred Options.

Within the proposed LDF, Elsham is classed as a Village in the Countryside. The preferred option for such villages is that **new housing should be of a scale to meet identified local needs. The rural exceptions site policy (see para 2.03 above) will also continue in these villages.**

2.05 There are 3 listed buildings within the village envelope and 1 without (the parish church).

2.06 Elsham is a village with few facilities, these being as follows:

- a mobile library service
- church
- village hall
- a car repair workshop

2.07 Elsham is located some one and a half miles from Barnetby railway station, which is located on the Grimsby-Scunthorpe-Doncaster line, the latter serving the main east coast route from London to Edinburgh. The station is also on the Grimsby-Lincoln line.

Bus services through Elsham are limited, there being two services, on a Thursday and Saturday.

2.08 An internet search of the housing market in Elsham found 11 properties currently for sale and these were as follows:

- building plot @ £225000
- 4 bed detached house @ £289000
- 4 bed detached bungalow @ £299500
- 2 bed semi-detached house @ £99,500 (sold subject to contract)
- 3 bed detached bungalow @ £235000
- 4 bed detached bungalow @ £319950
- 4 bed detached house @ £340000
- ditto @ £340000
- ditto @ £369000
- ditto @ £375000
- 5 bed detached house @ £750000

2.09 North and North East Lincolnshire Councils last year commissioned consultants to deliver a Joint Housing Needs and Market Assessment study, which would form the basis of a Joint Housing Strategy for the two unitary authorities.

The study showed that the average price of an entry-level property for first-time buyers is **£91446**; only one property currently on the market in Elsham has a sale price anywhere near this figure. The remainder are at least 3 times the entry-level figure. Assuming an average lending ratio to earnings of 3.5:1, a single income household in North Lincolnshire would require an income of £26127 to buy an average entry-level property.

However, it should be noted that many people in North Lincolnshire earn less than the average wage for the district (circa £23313 per annum). Indeed, 20% of North Lincolnshire's workforce are earning less than £10183 per annum and 30% are earning less than £13296. House purchase for many people is therefore simply not an option, particularly as house prices in the rural areas are on average higher than those in the larger urban area, a contributory factor being the migration from the towns to the countryside of the more affluent members of the population.

2.10 North Lincolnshire Homes, the new local authority stock transfer housing Company, has 15 homes in Elsham, these comprising:

- 10 x one bedroom bungalows
- 5 x 2 bedroom bungalows

Two vacancies in the housing stock have occurred since September 2004. There are currently 45 persons registered on the housing waiting list for Elsham., although this figure does include those who have expressed a preference for other parishes.

3. THE SURVEY

3.01 180 survey questionnaires were distributed with the parish newsletter to all households in Elsham during week commencing 30 April. The newsletter included a brief article encouraging residents to respond to the survey. Residents were requested to return their completed questionnaires by the business reply service, in envelopes provided, to the offices of HWRCC in Howden by 27 May.

3.02 The survey produced a response of 54 completed forms, giving a response rate of 30.0%. This compares favourably with recent surveys at West Butterwick (28.1%), Gunness (22.7%), Redbourne (18.7%) and Alkborough (21.4%)

4. ANALYSIS OF ELSHAM 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 person have 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	12.1
16-24	5	4.3
25-44	19	16.4
45-59	30	25.8
60-74	37	31.9
75+	8	6.9
No reply	3	2.6
TOTAL	116	100.0

- these figures include all members of the household

4.01.2 Degree of occupancy

NO OF OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	13	24.1
2	25	46.2
3	8	14.8
4	4	7.4
5+	3	5.6
No reply	1	1.9
TOTAL	54	100.0

The survey shows that smaller households, particularly 2 person households, are the predominant group and this is consistent with the results of all other surveys.

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	40	74.0
Bungalow	9	16.7
Sheltered	4	7.4
No reply	1	1.9
TOTAL	54	100.0

4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	5	9.3
2	6	11.1
3	16	29.6
4	26	48.1
No reply	1	1.9
TOTAL	54	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	112	96.6
Second household	4	3.4

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person	12	22.2
Couple	24	44.4
2 parent family	13	24.1
Lone parent	1	1.9
Older person	1	1.9
Other	2	3.6
No reply	1	1.9
TOTAL	54	100.0

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	24	44.4
Owned with mortgage	16	29.6
Rented from housing association	5	9.3
Rented from private landlord	5	9.3
Tied to job	2	3.7
No reply	2	3.7
TOTAL	54	100.0

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	2
3-5	11
6-10	7
11-20	11
21-40	10
Over 40	3
No reply	10
TOTAL	54

Of those that answered this question, the survey shows an average length of residency in the parish of 15.9 years.

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

Yes 4
No 46
No reply 4

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	2
No	48
No reply	4
TOTAL	54

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	46
No reply	5
TOTAL	54

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

Yes	5
No	46
No reply	3
TOTAL	54

4.01.13 Views on small affordable housing development

50 of the 54 respondents answered this question. Of these, 31 (62%) were in favour of some future affordable housing provision, and 19 (38%) were against.

NB It should be noted that within the survey, where “No reply” is recorded, one of these relates to a respondent whose home was a second home. Second home owners are requested to complete no further parts to the survey form but still return the form to HWRCC.

5. 01 Part 2 Information on households in housing need

5.01.1 Where do those requiring accommodation live?

Together as a household within the parish 3

5.01.2 When do those requiring accommodation need to move?

Within next 2 years	2
In 5 or more years	1
TOTAL	3

5.01.3 Current housing circumstances of those requiring a move to accommodation.

Tenant of private landlord	1
Living with relatives	1
Living in tied accommodation	1
TOTAL	3

5.01.4 Housing need by tenure

Buy a property on the open market	2
Renting from a housing association	1
TOTAL	3

5.01.5 Type of accommodation required

House	2
Bungalow	1
TOTAL	3

5.01.6 Size of accommodation required

2 bedroom	2
3 bedroom	1
TOTAL	3

5.01.7 Reasons for housing need

Need to set up independent home	2
Need to change tenure	1
TOTAL	3

5.01.8 Registered on housing waiting list?

No 3

5.01.9 Ages of members of household in housing need

0-16	3
25-44	2
45-59	3
TOTAL	8

5.01.10 Type of household in housing need

Single person	1
Couple	1
2 parent family	1
TOTAL	3

5.01.11 Maximum house price could be afforded

£70000-£99999	1
£150000-£199999	1
TOTAL	2*

- see conclusions below

5.01.12 Maximum affordable outgoing in rent

£100.00-£149.99 per week 1

5.01.13 Net income

£193-£288.99 pw/£835-£1249.99 per month	1
£289-£384.99 pw/£1250-£1665.99 per month	1
£385-£576.99 pw/£1666-£2499.99 per month	1
TOTAL	3

5.01.14 Any savings or other equity which could be used to contribute towards a mortgage for house purchase?

£2001-£10000	2
None	1
TOTAL	3

5.01.15 Resident in Elsham?

Yes 3

5.01.16 Do you work in Elsham or any of the adjoining parishes?

Elsham	1
Adjoining parish/ neither	2
TOTAL	3

6. CONCLUSIONS

6.01 62% of respondents to the survey are in favour of a small development of affordable housing to meet local needs.

6.02 The survey identified 3 households in housing need, 2 of whom expressed an interest in house purchase and the remaining a home for rent.

6.03 Of the two households who would prefer to buy outright on the open market:

- one has an income profile which would enable them to buy the 3 bedroom house which they require in other parts of North Lincolnshire, but this would prove to be very difficult in Elsham, for the reasons given above in para. 2.08
- the other has an income profile which would limit purchase to shared ownership/Homebuy

- 6.04 The current practice in housing needs surveys when estimating the number of affordable homes required is to aim for 50% of the identified need, which in the case of Elsham would be 2 homes. It is therefore suggested that an appropriate mix would be as follows:
- 1 x 2 bed house (rent)
 - 1 x 3 bed house (Homebuy/shared ownership)

APPENDIX 1

RESIDENTS SUGGESTIONS AS TO WHERE AN AFFORDABLE HOUSING SCHEME COULD BE BUILT AND OTHER VIEWS RE: PROVISION

1. There is already too much development in the village-destroying its character and appearance. The village and its facilities do not support an increasing population.
2. At the bottom of Woodland Drive.
3. For one of our children, possibly at the bottom of our large garden.
4. Housing site off track from corner of Church Street and Maltkiln Lane (*this would be an exceptions site, but in a area of high landscape value*).
5. To the rear of New Street.
6. There is a plot up for sale in Church Street.
7. There is no suitable site in Elsham for small development.
8. To end of Front Street.
9. Undeveloped orchard in Front Street.
10. With absolutely no facilities or regular bus service, Elsham is most unsuitable for any further development. People who need affordable housing need to live near their place of work.....
11. Affordable housing would lead to young families moving into the village. This in turn would lead to more children. Elsham has no facilities whatsoever for the children of the village. Playing fields or their equivalent would also need to be developed to avoid them playing in the roads...*
** it should be noted that those respondents to the survey who had expressed a housing need **all currently live in the village***