

GUNNESS VILLAGE

HOUSING NEEDS SURVEY

JULY 2006



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

IN PARTNERSHIP WITH GUNNESS PARISH COUNCIL

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KEY FINDINGS

- Gunness village has a high proportion of owner occupation
- 59.1% of respondents to the survey are in favour of some small affordable housing provision
- 7 households have been identified as in need of affordable housing, this being a mix of low-cost home ownership initiatives (Homebuy/Shared Ownership) and housing for rent
- The suggested affordable housing provision is 2 x 3 bed houses (one for rent and the other for Homebuy) and 2 x 2 bed houses (both for Homebuy).

1. INTRODUCTION

In April of this year the Rural Housing Enabler was contacted by the owners of the Speedway Garage in Gunness, who were considering selling up their business in the future in order to develop the garage site for housing for local people in Gunness village. A scheme of 9 homes for sale was proposed, to be built by a local developer, MerryVale.

Both the owners of the site and the developer had also been in contact with the planning department of North Lincolnshire Council who were supportive, in principle, of the proposals. However, the Planning Department had advised both parties that a development of this size would be contrary to the restrictions of the current Local Plan (see below), which states that infill development in minimum growth settlements such as Gunness is limited to a maximum of three homes, unless a strong case can be made for affordable housing **supported by a housing needs survey**.

The Rural Housing Enabler (RHE) indicated his willingness to carry out a housing needs survey, providing this was supported by and in partnership with the parish council. It was also pointed out that the survey would either:

- prove a local housing need, which could be for home ownership (both for outright sale or some form of low-cost home ownership), homes for rent or indeed a mix of all three forms of tenure
- or show a minimal or no local housing need

The survey would therefore show the existing housing circumstances and housing needs of residents of the village, including 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 Gunness on the development of a small development of affordable housing for local people.

2. GUNNESS

Gunness village is located almost three miles from the centre of Scunthorpe, on the main A18 Scunthorpe to Doncaster Road.

The parish of Gunness extends over a wider area than Gunness village. At the date of the 2001 census the population of Gunness parish was 2490, comprising 1129 households. However, when arranging the housing needs survey (see below), the RHE was requested to focus the survey on Gunness village, which comprises a smaller, close-knit community of 300 households.

In the current Local Plan (adopted May 2003), Gunness is deemed to be **a minimum growth settlement**. As such, Gunness 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 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 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 community.

Gunness has 3 listed buildings within the village envelope.

The village has several facilities including a post office/general store, two pubs, two churches, a village hall, mobile library service, a mobile butcher, playing fields with children's play equipment, primary school with pre-school service provision and a garage/MOT centre.

Public transport facilities are generally good:

The neighbouring village of Althorpe has a railway station which serves the Grimsby-Doncaster line, with connections to the main east coast routes.

Gunness village is also served by 5 bus routes, which all stop opposite the Jolly Sailor house. On weekdays the first of these arrives at 08.11 am, and the last at 22.23 pm. All services go to Scunthorpe. There are no Sunday services.

A recent internet and visual search of the property market in Gunness village found 16 properties for sale. These were as follows:

- building plot @ £65000
- 2 bed semi-detached house @ £89000
- ditto @ £97950
- ditto @ £109995
- 3 bed semi-detached house @ £99950
- ditto @ £135000
- ditto @ £145000
- 2 bed detached bungalow @ £139950
- ditto @ £157950
- 3 bed detached bungalow @ £129950
- ditto @ £159950
- ditto @ £174950
- ditto @ £174950
- 3 bed detached house @ £130000
- ditto @ £265000
- 4 bed detached bungalow @ £249950

The **average gross** earnings for North Lincolnshire (2005 figures) are circa 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 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 that work in rural areas, earn less than the average.

Based on these figures, 4 of the above properties would be affordable to buyers on average incomes.

The **average** house price (2005 figures) for North Lincolnshire is £126311.

North Lincolnshire Council currently owns a housing stock of 6 properties in Gunness, comprising:

- 2 x 1 bedroom bungalows
- 2 x 2 bedroom bungalows
- 1 x 2 bedroom house
- 1 x 3 bedroom house

4 properties have fallen vacant and become available for re-letting since 1991.

There are currently 70 persons registered on the Housing Waiting List for council homes (for rent) in the village, although it should be noted that this figure includes an element of double counting inasmuch as applicants are able to make more than one selection for choice of location.

There are no properties owned by housing associations in the village.

3. THE SURVEY

300 questionnaires were delivered to 300 households in Gunness village (see para 2.02 above) during the week commencing 12 June. The closing date for the return of questionnaires was 7 July. Residents had the option of returning their completed questionnaires either to the ballot box located at the Post Office in the village or to the office of the Rural Housing Enabler in Barton-upon-Humber.

68 forms were returned by the due date, giving a response rate of 22.7%.

This compares with other recent surveys at Redbourne (18.3%), Alkborough (21.4%), Winteringham (20.9%), Hibaldstow (21.2%) and Wootton (20.8%).

4. ANALYSIS OF GUNNESS VILLAGE 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/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	19	12.7
16-24	14	9.3
25-44	37	24.7
45-59	30	20.0
60-74	37	24.7
75+	11	7.3
No reply	2	1.3
TOTAL	150	100.0

- this figure includes all members of the household

4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	17	25.4
2	29	43.3
3	11	16.4
4	9	13.4
5	1	1.5
TOTAL	67	100.0

The survey sample shows that couples are the predominant group and this is comparable with the results of other recent surveys. One respondent did not answer this question.

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	39	58.2
Bungalow	24	35.8
Flat	3	4.5
Other (Dorma)	1	1.5
TOTAL	67	100.0

One respondent did not answer this question.

4.01.4 Size of Homes

BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	6	9.0
2	18	26.8
3	38	56.7
4+	5	7.5
TOTAL	67	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	147	98.0
Second household	3	2.0
TOTAL	150	100.0

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person	16	23.5
Couple*	27	39.7
Two parent	15	22.1
Lone parent	4	5.9
Older person**	6	8.8
TOTAL	68	100.0

- includes some older persons
- ** includes some couples

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	35	52.2
Owned with mortgage	28	41.8
Shared ownership	0	0.0
Rented from local authority	0	0.0
Rented from housing association	0	0.0
Rented from private landlord	4	6.0
Tied to job	0	0.0
TOTAL	67	100.0

The survey sample shows a very high level of owner-occupation, at 94%. Interestingly, the percentage proportion of respondents buying their home with a mortgage (41.8%) is almost identical to the figure in the 2001 census (42.0%).

One respondent did not answer this question.

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	3
3-5	9
6-10	10
11-20	15
21-40	11
Over 40	8
TOTAL	56

12 respondents did not answer this question.

The survey sample shows an average length of residency of 18 years, which indicates that Gunness is a stable community.

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

Yes 3
No 64
No reply 1

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.

Yes 3
No 64
No reply 1

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

Yes 7
No 58
No reply 3

4.01.12 Does anyone in the household need to move to alternative accommodation now or within the next 5 years?

Yes 8
No 57
No reply 3

4.01.13 Views on small affordable housing development.

66 out of the 68 respondents answered this question. Of these, 39 (59.1%) were in favour of some future affordable housing provision for local people and 27 (40.9%) were against.

5.01.1 Part 2 Information on households in housing need

5.01.1 Where do those requiring accommodation live?

Together as household within parish 9

5.01.2 When do those requiring accommodation need to move?

Within next 2 years 3
2-5 years 3
5+ years 1
No reply 2
TOTAL 9

5.01.3 Current tenure of existing home

Living/lodging with friends/relatives	3
Owning property outright	1
Owning property with mortgage	3
Renting from private landlord	2
TOTAL	9

5.01.4 Housing need by tenure

Purchase on open market	5
Renting from housing association/ local authority	2
New Build Homebuy/Shared Ownership	2
TOTAL	9

5.01.5 Type of accommodation required

House	8
Bungalow	1
TOTAL	9

5.01.6 Size of accommodation required

2 bedroom	5
3 bedroom	4
TOTAL	9

5.01.7 Reasons for housing need

Need larger accommodation	2
Need to set up independent home	6
Need secure accommodation	1
TOTAL	9

5.01.8 Registered on Housing Waiting List?

Yes	1
No	8
TOTAL	9

5.01.9 Ages of members of household in housing need

0-15	4
16-24	6
25-44	3
45-59	1
TOTAL	14

5.01.10 Type of household in housing need

1 person	2
Couple	3
Lone parent	4
TOTAL	9

5.01.11 Maximum house price which could be afforded

Less than £50k	1
£50-£69999	1
£70-£99999	3
£100-£149999	2
£150-£199999	1
No reply	1
TOTAL	9

5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	1
£50-£99.99 per week	3
No reply	5
TOTAL	9

5.01.13 Net income

Less than £95 pw/£420 per month	1
£95-£192.99 pw/£420-£834.99 per month	1
£193-£288.99 pw/£835-£1249.99 per month	5
£385-£576.99 pw/£1666-£2499.99 per month	2
TOTAL	9

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

None	7
Less than £1000	1
£1000-£2000	1
TOTAL	9

5.01.15 Resident in Gunness?

Yes	9
No	0
TOTAL	9

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

Gunness	2
Adjoining parish	1
Neither	5
No reply	1
TOTAL	9

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

Yes 0
No 9

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

Parent or child lives in parish 6
Work in parish full-time 2

6. CONCLUSIONS

- 6.01 The survey sample shows a high level of owner-occupation in Guinness.
- 6.02 A small majority of respondents to the survey (59.1%) are in favour of a small development of affordable housing.
- 6.03 The survey identified 9 persons/households who had specified a need for **alternative** accommodation. However, of these, 2 had an income profile which would enable them to purchase alternative accommodation on the open market, in which there are currently 16 properties available in Guinness.
- 6.04 Of the remaining 7 households, **5** of these have an income profile which would enable them to enter home-ownership via the Homebuy/Shared Ownership route and **2** would prefer on income grounds to secure a home for rent.
- 6.05 All those in need of affordable housing live in Guinness, and any affordable housing scheme would therefore meet a genuine local need.
- 6.06 The demand is for houses rather than bungalows.
- 6.07 The current practice in housing needs surveys when estimating the number of new homes required is to aim for 50% of the identified need. A small **affordable** housing scheme of 4 homes would therefore be appropriate for Guinness, and this could be as a stand-alone scheme or part of a slightly larger scheme which could include some homes for outright sale on the open market.
- 6.08 The suggested mix of new homes could therefore be 3 for Homebuy/ Shared Ownership and 1 for rent and the house types as follows:
Rent: 3 bed house
Homebuy: 2 x 2 bed houses
 1 x 3 bed house

APPENDIX 1

Comments

1. Guinness is large enough.....I would consider moving out if further development takes place. (*This particular respondent was concerned about large-scale development*).
2.but really I am not in favour of housing developers. There are houses for sale in Guinness at any one time. Keep Guinness a village.
3. The following comments/suggestions were made as to where a small affordable housing scheme could be located:
 - the site at Speedway Garage
 - Could have been on Station Road/Gunness Straight Corner, but large unsold properties built. Otherwise, why not build along Guinness Straight.
 - Back of 1 Station Road, Gunness (*suggested twice*)
 - Wall's Field at top of Old Village Street
 - Off Doncaster Road
 - On the village field
 - Neaphouse Road
 - Opposite Jolly Sailor (Public House)
 - Beyond Campbell Farm (Housing development)