

# **HIBALDSTOW PARISH**

## **HOUSING NEEDS SURVEY**

**MARCH 2006**



**RURAL HOUSING  
ENABLER PROJECT**

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**NORTHERN LINCOLNSHIRE**

**IN PARTNERSHIP WITH HIBALDSTOW PARISH  
COUNCIL**

**Report prepared by David Broadmeadow, Rural Housing Enabler,  
Humber and Wolds Rural Community Council  
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## **KEY FINDINGS**

- 32 respondents have expressed a housing need, 22 of these within the next 5 years
- Smaller households predominate amongst those in housing need
- Hibaldstow has a high level of owner-occupation, which is reflected in some of the housing aspirations of some of those in housing need
- The recommended number of homes to meet identified housing needs is 11, with a suggested mix of 8 x 2 bedroom houses and bungalows, and 3 x 3 bedroom houses
- 8 of the homes should be for rent, and 3 for shared ownership
- 79.9% of respondents are in favour of a small development of affordable housing

## **1. INTRODUCTION**

- 1.01 Hibaldstow Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting on 15 December 2005 on the issue of affordable housing in village communities and housing needs surveys.

The Parish Council decided that they wished to proceed with a housing needs survey, the purpose of which would be to determine the existing and future housing needs of the residents of the village, particularly those on modest or below average incomes or whose present accommodation is no longer suitable for their current requirements. The survey also includes the views of some of the residents of Hibaldstow on the development of a scheme of affordable housing for local people.

## 2. HIBALDSTOW PARISH

- 2.01 Hibaldstow is located some 2 miles from the market town of Brigg and about 5 miles from Scunthorpe, the largest centre of population in North Lincolnshire.

- 2.02 The population of Hibaldstow at the 2001 census was 2219. The village is therefore one of the larger rural settlements in North Lincolnshire. At the date of the census, 66.7% of the population were economically active, and of these:

- 41.04% were employed full-time
- 12.91% were employed part-time
- 8.07% were self-employed
- 3.36% were unemployed
- 1.35% were full-time students

Of the economically inactive group (33.3%)

- 16.51% were retired
- 2.81% were students
- 7.03% were looking after home/family
- 4.40% were permanently sick or disabled

- 2.03 At the date of the 2001 census, there were 944 households and the household tenure pattern was as follows:

- 29.8% owned their homes outright
- 46.2% were purchasing their homes with a mortgage
- 14.7% of homes were rented from the local authority
- 0.6 % of homes were rented from a housing association
- 0.3% of homes were being purchased under the shared ownership format
- 5.35% of homes were rented from a private landlord/letting agency
- 3.1% of homes were being rented from another source

- 2.04 In the current Local Plan (adopted May 2003), Hibaldstow is deemed to be **a minimum growth settlement**. In July 2001, 2.5 hectares of greenfield land within the planning envelope were classed as a committed housing site for an estimated 63 dwellings. All this land has now been developed, with the majority of the homes being 3 and 4 bedroom houses and bungalows. As a minimum growth settlement Hibaldstow 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 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 Hibaldstow has 6 listed buildings within the village envelope and 1 without. There are areas of amenity importance within the envelope around St. Hybald's church and Becksides, and outside the envelope on the Brigg road.
- 2.06 Hibaldstow is served by a number of facilities including a pub, church, village hall, county primary school, post office cum general store, GP surgery, mobile library service, playing fields and children's play area, pre-school service provision, garage, and four other retail outlets which include a general store, florist, fish and chip shop and an ice cream business.
- 2.07 There are limited bus services run by Lincolnshire Road Car (Route 94 Kirton in Lindsey to Scunthorpe) and Holloways (Redbourne to Scunthorpe) on Mondays to Saturdays. There is no Sunday service.
- 2.08 A recent search of the property market in Hibaldstow found 5 homes for sale. These were as follows:
- 3 bedroom detached house @ £129950
  - 3 bedroom detached bungalow @ £164950
  - 3 bedroom detached bungalow @ £325000
  - 2 bedroom terraced house @ £82000
  - 3 bedroom detached bungalow @ £175000
- 2.09 The **average** earnings for North Lincolnshire (2004 figures) are circa £22646 per annum (say £16985 net). Local mortgage lenders will advance on average 3.75 x gross income plus 1 x partner's income where both are in employment. On this basis, the maximum mortgage which a single person on an average North Lincolnshire income could borrow would be £84923. Similarly, the maximum mortgage a couple could obtain where both are earning the average would be £107589. 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, only one property currently on the market in Hibaldstow would be affordable for a buyer on the average income.

- 2.10 North Lincolnshire Council currently has a total housing stock in Hibaldstow

of 135 properties and these primarily comprise one and two bedroom bungalows and three and four bedroom houses. Since 2003, 8 properties have been sold under the Right to Buy.

The total number of persons registered on the Council's Housing Waiting List for Hibaldstow is 117.

### 3. THE SURVEY

3.01 1024 questionnaires were delivered to all households in Hibaldstow during the week commencing 13 February. The closing date for the return of questionnaires was Friday 10 March. Residents had the option of returning their completed questionnaires either to the ballot boxes located at Hibaldstow Post Office, or the office of the Rural Housing Enabler in Barton-upon-Humber.

3.02 217 forms were returned by the due date, giving a response rate of 21.2%. This should be compared with recent surveys in South Ferriby (30%), Scawby (34.6%), Wroot (32.5%), Wootton (20.8%) and Crowle (12.6%).

### 4. ANALYSIS OF HIBALDSTOW HOUSING NEEDS SURVEY RESULTS

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

#### 4.01 Part One: Information on existing households

All respondents indicated that their present address was their main home. None were identified as second homes.

##### 4.01.1 Age range of respondents

AGE	NUMBER	PERCENTAGE
0-15	74	15.0
16-24	39	7.9
25-44	118	23.8
45-59	96	19.4
60-74	115	23.2
75+	53	10.7
<b>TOTAL</b>	<b>495</b>	<b>100.0</b>

- this figure includes all members of the household

The sample survey indicates a high proportion of persons aged 60+ (33.9%), and this contrasts with the figure for the 2001 census which shows 21.1% of the village population in this age bracket.

#### 4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	50	23.0
2	101	46.5
3	25	11.5
4	28	12.9
5	10	4.6
6	1	0.5
7	2	1.0
<b>TOTAL</b>	<b>217</b>	<b>100.0</b>

The survey 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	134	61.8
Bungalow	81	37.3
Flat/Maisonnette/Bedsit	0	0.0
Sheltered/Retirement	2	0.9
Other	0	0.0
<b>TOTAL</b>	<b>217</b>	<b>100.0</b>

#### 4.01.4 Size of Homes

BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	6	2.8
2	59	27.2
3	98	45.2
4+	54	24.8
<b>TOTAL</b>	<b>217</b>	<b>100.0</b>

Despite the fact that single persons and couples predominate in the survey, the majority of the households (70.0%) occupy the larger family sized property.

#### 4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First Household	483	97.6
Second Household	12	2.4
<b>TOTAL</b>	<b>495</b>	<b>100.0</b>

#### 4.01.6 Type of household in property

TYPE	NUMBER	PERCENTAGE
One person	48	22.1
Couple	80	36.9
Two parent	55	25.3
Lone parent	6	2.8
Older person	17	7.8
Other	11	5.1
<b>TOTAL</b>	<b>217</b>	<b>100.0</b>

#### 4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	81	37.7
Owned with mortgage	92	42.8
Shared ownership	4	1.9
Rented from local authority	27	12.6
Rented from housing association	3	1.4
Rented from private landlord	6	2.8
Tied to job	1	0.4
Other	1	0.4
<b>TOTAL</b>	<b>215*</b>	<b>100.0</b>

The majority of existing households who responded to the survey (80.5%) own their own home and this compares with Wootton (84.55), Wroot (96.8%), Crowle (87.55), Scawby (92.6%) and South Ferriby (76.4%).

#### 4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	16
3-5	45
6-10	33
11-20	25
21-40	18
Over 40	34
<b>TOTAL</b>	<b>171</b>

Not all residents answered this question. Of those who did respond, the average length of residency is 15.4 years.

#### 4.01.9 Has the home been adapted for disability?

Yes 24  
No 179

Most of those whose homes have been adapted are of pensionable age and are tenants of the local authority.

#### 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 difficulty in finding a home locally. Not all answered this question.

Yes 8

No 193

#### 4.01.11 Does the household need to move together from this home now or in the next 5 years?

Yes 17

No 167

#### 4.01.12 Is there anyone else living in the household who needs to move to alternative accommodation now or in the next 5 years?

Yes 22

No 155

#### 4.01.13 Views on future affordable housing development

204 out of 217 responded to this question. Of these, 163 (79.9%) were in favour of some future affordable housing provision and 41 (20.1%) were against.

### 5.01 Part 2 Information on households in housing need

#### 5.01.1 Type of household in housing need

TYPE	NUMBERS
One person	17
Couple	5
2 parent family	1
Lone parent family	3
Older person household	6
Other	0
<b>TOTAL</b>	<b>32</b>

**5.01.2 Age of household members in housing need**

<b>AGE</b>	<b>NUMBERS</b>
0-15	5
16-24	13
25-44	16
45-59	1
60-74	5
75+	4
<b>TOTAL</b>	<b>44</b>

**5.01.3 When is alternative accommodation required?**

<b>WITHIN 2 YEARS</b>	<b>2-5 YEARS</b>	<b>5+ YEARS</b>
13	9	5

Not all respondents answered this question.

**5.01.4 Housing need by tenure**

<b>PURCHASE ON OPEN MARKET</b>	<b>RENTING FROM LA OR HA</b>	<b>RENTING FROM PRIVATE LANDLORD</b>	<b>SHARED OWNERSHIP</b>
14	14	1	1

**5.01.5 Reasons for housing need**

<b>REASON</b>	<b>NUMBER</b>
Need larger accommodation	1
Need smaller accommodation	3
Need physically adapted accommodation	1
Need cheaper home	1
Need to be closer to employment	1
Need to be closer to dependent/carer to give/receive support	3
To avoid harassment	2
Need secure accommodation	2
Need to change tenure	1
Need to set up independent accommodation	15
Other	
<b>TOTAL</b>	<b>30</b>

Two of respondents did not answer this question.

#### 5.01.6 Size of accommodation required

SIZE	NUMBER
1 bedroom	6
2 bedroom	16
3 bedroom	8
4 bedroom	0
<b>TOTAL</b>	<b>30</b>

#### 5.01.7 Type of accommodation required

PROPERTY TYPE	NUMBER
House	13
Bungalow	10
Flat	6
Sheltered	1
<b>TOTAL</b>	<b>30</b>

#### 5.01.8 Net income of those in housing need

WEEKLY NET INCOME	ANNUAL NET INCOME	NUMBER
Less than £95	£4940	3
£95-£192	£4940-£9984	7
£193-£288	£10036-£14976	3
£289-£384	£15028-£19968	6
£385-£577	£20020-£30004	1
£578-£770	£30056-£40040	0
£770+	£40040+	0
<b>TOTAL</b>		<b>20</b>

Not all respondents answered this question. However, 6 of these could probably afford to buy at the lower end of the market in the larger urban area of Scunthorpe. However, in Hibaldstow, shared ownership maybe the only viable option into home ownership because of the higher house prices in the village (see para 2.08 above).

#### 5.01.9 Maximum purchase price of property which could be affordable

PRICE	NUMBER OF RESPONDENTS
Less than £50k	2
£50000-£69999	6
£70000-£99999	4
£100000-£149000	3
£150000-£199999	0
£200000-£250000	0
<b>TOTAL</b>	<b>15</b>

### 5.01.10 Renting a property-maximum rent to be afforded

RENT	NUMBER
Less than £50 per week	8*
£50-£99.99 per week	8
£100-£149.99 per week	1
<b>TOTAL</b>	<b>17</b>

- the majority quoting this figure as affordable are those on fixed incomes i.e. pensioners

## 6. CONCLUSIONS

- 6.01 There is a high level of owner-occupation in Hibaldstow, with 80.5% of survey sample owning their own home.
- 6.02 8 households/persons had moved away in the last 5 years because of the difficulty in finding accommodation locally.
- 6.03 A large majority of those surveyed (79.9%) are in favour of some future affordable housing provision and this figure includes those who are satisfactorily housed as well as those who have expressed a housing need..
- 6.04 The survey indicated that 32 households were in housing need, and, of these, 22 were in need of accommodation within the next 5 years. Single persons (including older people) and couples predominate amongst those in housing need, and half of these were looking to secure independent accommodation for the first time.
- 6.05 Half of those in housing need expressed a preference for home ownership, and the other half housing for rent. However, of those surveyed, probably only a third could afford to get into home ownership in Hibaldstow via the shared ownership/shared equity route.
- 6.06 As smaller households in housing need predominate in the survey, 2/3 of homes to be provided should be 2 bedroom houses or bungalows, with 1/3 being 3 bedroom properties.
- 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. As 22 households/persons have indicated a housing need within the next 5 years, a scheme of 11 new homes would be appropriate for Hibaldstow, with a suggested mix as follows:  
4 x 2 bedroom 3 person bungalows  
4 x 2 bedroom 4 person houses  
3 x 3 bedroom 5 person houses  
with say 3 of the 2 and 3 bedroom houses being developed for shared ownership/shared equity to facilitate entry into home ownership.

## APPENDIX 1

### Comments

1. Find it increasingly difficult to manage stairs....also house too big to maintain.
2. There is a lack of infrastructure and service/social facilities for further housing development. (cf para 2.06 above)
3. Where will it (affordable housing) be built?...Can the local schools cope with any increase in numbers? Can the Parish Council continue to increase the precept ad infinitum if the numbers of people increase within the village?
4. With reference to your survey, in my opinion, Hibaldstow is NOT a suitable place to build more homes....building any more homes would ruin what little we have of the countryside.
5. Age and health may make a move to warden controlled/smaller bungalow necessary over next 5 years.
6. While I wholeheartedly support any small development of affordable housing, the planners never consider that more couples in rural areas need at least one car, usually two...provision is never planned for this need.
7. I feel that building more houses would mean that Hibaldstow is no longer a village. We are fortunate to live in a lovely village, making it large would bring more problems. Perhaps if more homes in the Nookings were introduced to the affordable homes scheme, we would have more people who respect the village and care for their neighbours and surroundings.
8. Accommodation required for friend who currently resides in Cleethorpes, but who needs to return to Hibaldstow for the support of friends in the village.