

KEADBY WITH ALTHORPE PARISH

HOUSING NEEDS SURVEY



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

APRIL 2008

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

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KEY FINDINGS

- 73.8% of those who responded to the survey and the question regarding future provision of affordable housing were in favour of such provision
- the survey identified 11 households in need of affordable housing, all of which was for rent
- a scheme of 6 affordable homes is recommended for Keadby with Althorpe, with the mix as follows:
 - 4 x 2 bedroom houses
 - 1 x 2 bedroom bungalow
 - 1 x 3 bedroom house

1. INTRODUCTION

1.01 The Rural Housing Enabler contacted the parish clerk of Keadby with Althorpe Parish Council via e-mail on 20 February 2008 concerning the issue of affordable housing, such housing schemes which had been successfully developed in other villages of North Lincolnshire and an offer to carry out a housing needs survey in the village in order to evaluate whether or not there was a need for an affordable housing scheme within the village.

The contact had been made as there was a vacant “exceptions” site (see below) which could be suitable for the development of an affordable housing scheme.

1.02 As a result of this approach, the parish council agreed to commission a housing needs survey in partnership with the RHE Project. 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.

Survey forms were distributed to every household in Keadby with Althorpe via the delivery of the Scunthorpe Target freesheet.

1.03 The survey would therefore show the existing housing circumstances and future 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. KEADBY WITH ALTHORPE VILLAGE

2.01 Keadby with Althorpe is situated on the west bank of the River Trent at its junction with the Stainforth and Keadby canal.

The village is also located on the main A18 Scunthorpe to Doncaster road and lies some 3 miles to the west of Scunthorpe, the largest centre of population in North Lincolnshire.

2.02 At the 2001 census, Keadby with Althorpe had a population of 1747, comprising 765 households.

2.03 The Local Plan (adopted May 2003) has provided the framework within which planning decisions for North Lincolnshire have been made. However, over the next three years, the Local Plan is to be superseded by the new Local Development Framework (LDF) under the Planning and Compulsory Purchase Act 2004 and during this period transitional arrangements will be in place, which will include some saved policies within the 2003 Local Plan.

Policy ST2 of the Local Plan relating to settlement hierarchy has been saved under the direction of the Secretary of State. Within this policy

Keadby is classed as a **medium growth settlement** and Althorpe a **minimum growth settlement**. In medium growth settlements, development is permitted which is commensurate with the size of a settlement which can absorb additional development without placing unacceptable burdens on the existing infrastructure. North Lincolnshire Council now implements Planning Policy Statement 3 (PPS3), which determines that within any development of 15 dwellings or more, up to 30% of the homes provided should be affordable.

In both medium and minimum growth settlements affordable homes may be built immediately outside or adjacent to existing boundary limits. Where homes are built on **exception sites**, outside and adjacent to the existing development boundary, these would normally be built 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 remain in perpetuity as a long-term housing asset for the local community.

2.04 There are no listed buildings within the Keadby village envelope, but 4 in Althorpe.

2.05 Keadby with Althorpe is a parish with a number of facilities, including:

- mobile library service
- post office within another shop
- medical practice
- pubs
- churches
- playing fields
- children's play area
- primary school
- working men's club and institute

2.06 Althorpe has its own railway station, on the Cleethorpes to Doncaster line, with connections to the north and south at Doncaster.

4 bus companies provide regular services to Scunthorpe on weekdays. There are no Sunday services.

2.07 An internet search of the current housing market in Keadby with Althorpe found 26 properties for sale and these were as follows:

- 2 bedroom flat @ £69950
- 2 bedroom mid-terraced house @ £85000
- 3 bedroom terraced house @ £95950
- 3 bedroom semi-detached house @ £105950
- 2 bedroom house @ £113000
- 3 bedroom semi-detached house @ £115000
- ditto @ £119000
- ditto @ £119950
- ditto @ £119995
- ditto @ £124950
- 3 bedroom detached bungalow @ £139950
- 3 bedroom semi-detached house @ £139950

- 3 bedroom detached house @ £145000
- ditto @ £159000
- 4 bedroom detached house @ £174950
- ditto @ £174995
- ditto @ £186000
- ditto @ £186000
- 3 bedroom detached bungalow @ £189000
- 3 bedroom detached house @ £189995
- ditto @ £195000
- 3 bedroom detached cottage @ £195000
- 2 bedroom detached bungalow @ £210000
- 3 bedroom detached house @ £225000
- 4 bedroom detached bungalow @ £249950
- 3 bedroom detached house @ £280000

2.08 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 in North Lincolnshire is **£91446**; only three properties currently on the market in Keadby/Althorpe have a sale price anywhere near this 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.

2.09 North Lincolnshire Homes, the new local authority stock transfer housing company, Hanover Housing and Places for People (all registered housing associations) have a total of 154 properties in Keadby and Althorpe, comprising:

- 32 x 1 bedroom bungalows
- 19 x 1 bedroom ground floor flats
- 14 x 2 bedroom ground floor flats
- 30 x 2 bedroom first floor flats
- 4 x 2 bedroom bungalows
- 17 x 2 bedroom houses
- 37 x 3 bedroom houses
- 1 x 4 bedroom house

During the last 18 months there have been 11 vacancies within the North Lincolnshire homes stock.

The current housing waiting list for Keadby with Althorpe has 343 applicants, although this figure does include those who would also be interested in being rehoused in other areas as well as Keadby and Althorpe.

3. THE SURVEY

3.01 765 survey questionnaires were distributed to all households in Keadby and Althorpe during the week commencing 17 March 2008.

Residents were requested to return their completed questionnaires by the business reply service, in the envelopes provided, to the offices of HWRCC at Howden or to the ballot box located at Keadby Post office, by Friday 18 April 2008.

An article publicising the survey appeared in the Scunthorpe Evening Telegraph.

3.02 The survey produced a response of 64 completed forms, giving a response rate of 8.4%. This response was disappointing in comparison with recent surveys at Elsham (30.0%) West Butterwick (28.1%), Gunness (22.7%), Redbourne (18.7%) and Alkborough (21.4%).

4. ANALYSIS OF KEADBY WITH ALTHORPE 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	29	18.7
16-24	14	9.0
25-44	38	24.5
45-59	33	21.3
60-74	31	20.0
75+	10	6.5
No reply	0	0.0
TOTAL	155	100.0

- these figures include all members of the household

4.01.2 Degree of occupancy

NO OF OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	13	20.3
2	27	42.2
3	16	25.0
4	3	4.7
5	2	3.1
6	3	4.7
TOTAL	64	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 (cf 66.6% for 1 and 2 person households in Elsham survey)

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	57	89.1
Bungalow	5	7.8
Flats	2	3.1
TOTAL	64	100.0

4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	4	6.3
2	14	21.9
3	34	53.1
4	12	18.7
TOTAL	64	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	154	99.4
Second household	1	0.6

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person*	12	18.8
Couple	25	39.1
2 parent family	19	29.7
Lone parent	5	7.8
Older person	2	3.1
Other	1	1.5
TOTAL	64	100.0

- includes older people

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	29	45.3
Owned with mortgage	25	39.1
Rented from housing association	8	12.5
Rented from private landlord	2	3.1
TOTAL	64	100.0

The survey sample shows a high level of owner-occupation, with 84.4% of respondents either owning their home outright or purchasing their home with a mortgage (cf: 84.0% in Elsham survey).

4.01.8 Length of residency in parish

YEARS	NUMBER
0-1	3
1-2	4
3-5	6
6-10	3
11-20	6
21-40	12
Over 40	13
No reply	17
TOTAL	64

Of those that answered this question, the survey shows an average length of residency in the parish of 21.4 years, which indicates a stable community.

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 59
No reply 3
TOTAL 64

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	4
No	58
No reply	2
TOTAL	64

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	13
No	50
No reply	1
TOTAL	64

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

Yes	4
No	60
TOTAL	64

4.01.13 Views on small affordable housing development

61 of the 64 respondents answered this question. Of these, 45 (73.8%) were in favour of some future affordable housing provision, and 16 (26.2%) were against.

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	13
Within another household in parish	3
TOTAL	16

5.01.2 When do those requiring accommodation need to move?

Within next 2 years	8
2-5 years	3
In 5 or more years	2
No reply	3
TOTAL	16

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

Own home outright	4
Purchasing home with mortgage	2
Tenant of private landlord	2
Living with relatives	2
Rented from housing association	6
TOTAL	16

5.01.4 Housing need by tenure

Buy a property on the open market	6
Renting from a housing association	10
TOTAL	16

5.01.5 Type of accommodation required

House	8
Bungalow	4
Flat	2
Other	2
TOTAL	16

5.01.6 Size of accommodation required

1 bedroom	1
2 bedroom	11
3 bedroom	4
TOTAL	16

5.01.7 Reasons for housing need

Need for larger accommodation	3
Need smaller accommodation	1
Need physically adapted accomm	1
Need to change tenure	2
Need to set up independent home	4
Need to avoid harassment	1
Other	1
No reply	3
TOTAL	16

5.01.8 Registered on housing waiting list?

Yes	5
No	10
No reply	1
TOTAL	16

5.01.9 Ages of members of household in housing need

0-16	4
16-24	4
25-44	10
45-59	6
60-74	4
TOTAL	24

5.01.10 Type of household in housing need

Single person	5
Couple	6
2 parent family	1
Lone parent	3
Older person	1
TOTAL	16

5.01.11 Maximum house price could be afforded

£70-99999	1
£100-149999	2
£150-£199999	2
£200-250000	1
TOTAL	6

- see conclusions below

5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	4
£50-99.9 per week	5
£100-149.99 per week	1
TOTAL	10

5.01.13 Net income

Less than £95 pw/£420 per month	2
£95-£192.00 pw/£420-£834.99 per month	4
£193-£288.99 pw/£835-£1249.99 per month	2
£289-£384.99 pw/£1250-£1665.99 per month	2
£385-£576.99 pw/£1666-£2499.99 per month	1
No reply	5
TOTAL	16

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

None	9
Less than £1000	1
£1000-£2000	1
£2001-£10000	2
£15001-£20000	2
No reply	1
TOTAL	16

5.01.15 Resident in Keadby with Althorpe?

Yes 16

5.01.16 Do you work in Keadby with Althorpe or any of the adjoining parishes?

Keadby with Althorpe	1
Adjoining parish	1
Neither	14
TOTAL	16

5.01.17 Any other strong connections with the parish?

Parent or child lives in parish 5

5.01.18 Ethnicity

26 of the respondents classed themselves as white British, and 1 as mixed White and Asian.

6. CONCLUSIONS

6.01 Although the survey only produced a response rate of 8.4%, nonetheless 16 respondents identified themselves in some form of housing need.

6.02 73.8% of respondents to the survey were in favour of some future affordable housing provision.

6.03 The survey sample identified 16 households who had expressed a need for alternative accommodation. Of these:

- 6 wished to purchase a home on the open market
- 10 preferred to rent a home from a housing association

6.04 5 of these 16 households are existing owner-occupiers who have expressed a preference to purchase again and they can therefore solve their housing requirements.
The remaining respondent who had expressed a preference for house purchase would not be able to afford this on income grounds and a home for rent would therefore be the most practical solution to this person's housing needs.

6.05 This therefore leaves a residual need of 11 households who require affordable housing for rent. The current practice in housing needs surveys when estimating the number of affordable homes required is to aim for 50% of the identified need. In the case of Keadby with Althorpe, and based on the preferred house types of the respondents, a scheme of 6 homes for rent would be appropriate, with a recommended mix as follows:

4 x 2 bedroom houses
1 x 2 bedroom bungalow
1 x 3 bedroom house

- This is based on an identified need of:
6 x 2 bedroom houses
3 x 2 bedroom bungalows
2 x 3 bedroom houses

APPENDIX 1 RESIDENTS SUGGESTIONS AS TO WHERE AN AFFORDABLE HOUSING SCHEME COULD BE BUILT AND OTHER VIEWS RE: PROVISION

1. Mill Road garages, side of Millenium Park.
2. Small patch of land (The Green), off Station Road, opposite chip shop.
3. Land south of Keadby between Althorpe and railway.
4. Between Keadby and Althorpe on the A18 area.
5. Waste land on approach to village, Station Road.
6. If a development as to be built close to our home we would consider selling and moving as these types of developments attract undesirable families.
7. There is land at the rear of George Street.
8. Next to Keadby bridge....where land was cleared. Nothing seems to be happening with the land. It would look better with houses and apartments than the eyesore that it looks at the moment.
9. North end.
10. Chapel Lane.
11. No more housing until we have the sewerage system sorted out.
12. We feel that Althorpe should be developed no further. It is a small village with no shop or post office and already has a half developed area off Kelsey Lane which, in our minds, has spoiled the village and contributed to community change.
13. Definitely not on land off Hawthorne Way. Council should be responsible for "rogue" builders who won't complete roads or sewers-lots of problems with this site.
Also Althorpe and Keadby is a flood risk so should not build on any more land here until full overhaul of drainage looked into and sorted. (Major insurer Halifax won't insure Althorpe and Keadby as flood risk.)
Local infrastructure not capable of dealing with more housing.
14. There is already sufficient affordable property in Keadby with Althorpe. The village's problems are council rejects and social security scroungers being dumped in the village from elsewhere.

