

LACEBY PARISH

HOUSING NEEDS SURVEY



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

OCTOBER 2007

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

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KEY FINDINGS

- 74.3% of respondents to the survey are in favour of some form of affordable housing provision for local people
- there is a high level of owner-occupation in Laceby
- 22 households have been identified in need of affordable housing, whether this be homes for rent or low-cost home-ownership initiatives
- an affordable housing scheme of 11 homes would be appropriate for Laceby
- the recommended mix of affordable housing in Laceby is 8 homes for rent and 3 for shared ownership, with a mix of houses and bungalows as follows:
 - 4 x 2 bed houses
 - 3 x 3 bed houses
 - 4 x 2 bed bungalows

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 Laceby Parish Council, then invited the RHE to attend the parish council meeting of 17 July 2007. At the meeting, the parish council agreed to proceed with a housing needs survey and also to assist with the distribution of survey questionnaires to each household in the village.
- 1.06 The survey would therefore 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. LACEBY

2.01 Laceby is located some 3 miles to the west of the town centre of Grimsby. It lies on the A46 (Grimsby to Lincoln road) and the A18 (also known as Barton Street) sits on its western boundary. 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 Laceby was 2886.

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 Laceby is well served by several facilities, including:

- a library
- grocery/general store
- post office
- GP's surgery
- a pub
- places of worship
- village hall
- playing fields/tennis courts
- children's play area
- primary school
- pre-school service provision
- car repair workshop/garage
- Royal British Legion Club

2.05 Laceby is served by two bus routes on Mondays to Saturdays, with no Sunday service. Both the Lincoln to Grimsby and Hull to Cleethorpes buses stop in Laceby Square in the centre of the village, and provide frequent services.

2.06 A recent internet search of the property market in Laceby found 33 properties for sale and these were as follows:

3 bedroom semi-detached house	@ £104950
ditto	@ £112500
1 bed detached bungalow	@ £115000
2 bed semi-detached bungalow	@ £119950
3 bedroom terraced house	@ £124950
2 bedroom terraced house	@ £129500
3 bedroom detached bungalow	@ £132250
2 bedroom semi-detached house	@ £132500
3 bed semi-detached house	@ £135000
2 bed semi-detached bungalow	@ £135000
3 bedroom house	@ £139950

2 bedroom detached bungalow	@ £140000
3 bed semi-detached house	@ £142500
2/3 bed semi-detached bungalow	@ £142950
end terrace house	@ £142950
4 bed bungalow	@ £149950
3 bedroom house	@ £144950
ditto	@ £144950
3 bed semi-detached bungalow	@ £155000
ditto	@ £157000
2 bed detached bungalow	@ £165000
3 bedroom detached house	@ £169950
ditto	@ £178500
ditto	@ £185000
4 bed detached house	@ £189000
4 bedroom detached house	@ £209950
ditto	@ £219950
ditto	@ £220000
3 bedroom detached house	@ £230000
4 bedroom detached house	@ £239950
ditto	@ £239950
ditto	@ £249750
ditto	@ £279950

The average sale price of the above properties is £166038.

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 Laceby 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 Laceby was as follows:

- 20 houses
- 41 bungalows
- 34 sheltered housing units

3. THE SURVEY

3.01 1200 questionnaires were distributed to households in Laceby . The closing date for the return of questionnaires was Friday 19 October 2007. Residents were requested to return their completed questionnaires via the business reply service to the Head Office of HWRCC in Howden or to the ballot box located at the library in Cooper Lane.

3.02 276 forms were returned by the due date, giving a response rate of 23%, 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 276, 36 respondents indicated that they were in need of some form of alternative accommodation (see Part 2 below).

4. ANALYSIS OF LACEBY 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.

4.01 Part One: Information on existing households

4.01.1 Age range of respondents*

AGE	NUMBER	PERCENTAGE
0-15	104	15.8
16-24	51	7.8
25-44	164	25.0
45-59	138	21.0
60-74	136	20.7
75+	54	8.2
No reply	10	1.5
TOTAL	657	100.0

- this figure includes all members of the household

4.01.2 Degree of occupancy

NO OF OCCUPANTS	NUMBER	PERCENTAGE
1	55	19.9
2	120	43.5
3	54	19.6
4	33	12.0
5	7	2.5
6	5	1.8
No reply	2	0.7
TOTAL	276	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	187	67.8
Bungalow	85	30.8
Flat etc	1	0.4
No reply	3	1.0
TOTAL	276	100.0

4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	7	2.5
2	47	17.0
3	147	53.3
4+	74	26.8
No reply	1	0.4
TOTAL	276	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	651	99.1
Second household	5	0.8
No reply	1	0.1
TOTAL	657	100.0

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person*	51	18.5
Couple*	106	38.4
Two parent	90	32.6
Lone parent	13	4.7
Older person	12	4.3
Other	3	1.1
No reply	1	0.4
TOTAL	276	100.0

- includes some older persons
- couples are the predominant group

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	115	41.7
Owned with mortgage	135	48.9
Rented from housing association	8	2.9
Rented from private landlord	11	4.0
Shared ownership	2	0.7
Tied to job	1	0.4
No reply	4	1.4
TOTAL	276	100.0

A very high percentage of the respondents (90.6%) 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	22
3-5	28
6-10	40
11-20	41
21-40	47
Over 40	37
No reply	61
TOTAL	276

Of those that answered this question, the survey sample shows an average length of residency of 18.7 years. This figure is slightly 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	13
No	245
No reply	18
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	23
No	242
No reply	11
TOTAL	276

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	37
No	228
No reply	11
TOTAL	276

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

Yes	23
No	253
TOTAL	276

4.01.13 Views on small affordable housing development

261 of the 276 respondents answered this question. Of these, 194 (74.3%) were in favour of some future affordable housing provision for local people and 67 (25.7%) 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	26
Within another household in the parish	8
Outside the parish	2
TOTAL	36

5.01.2 When do those requiring accommodation need to move?

Within next 2 years	15
2-5 years	10
5+ years	10
No reply	1
TOTAL	36

5.01.3 Current housing circumstances of those requiring a move to

alternative accommodation

Living/lodging with friends/relatives	8
Own property outright	10
Own property with mortgage	8
Renting from housing association	1
Renting from private landlord	9
TOTAL	36

5.01.4 Housing need by tenure

Purchase on open market	18
Renting from housing association	11
New Build Homebuy/Shared Ownership	7
TOTAL	36

5.01.5 Type of accommodation required

House	19
Bungalow	11
Flat	3
Sheltered	2
Other	1
TOTAL	36

5.01.6 Size of accommodation required

1 bedroom	3
2 bedroom	18
3 bedroom	13
4+ bedroom	2
TOTAL	36

5.01.7 Reasons for housing need

Need larger accommodation	5
Need smaller accommodation	10
Need cheaper home	5
Need physically adapted accommodation	2
Need to be closer to carer relative to receive/ give support	3
Need to set up independent home	7
Need secure accommodation	2
Need to change tenure	1
Other	1
TOTAL	36

5.01.8 Registered on housing waiting list?

Yes	7
No	29
TOTAL	36

5.01.9 Ages of members of household in housing need

0-15	13
16-24	9
25-44	23
45-59	11
60-74	16
75+	2
No reply	1
TOTAL	75

5.01.10 Type of household in housing need

1 person	9
Couple	15
2 parent family	8
Lone parent family	4
TOTAL	36

5.01.11 Maximum house price which could be afforded

£50-£69999	3
£70-£99999	6
£100-£149999	8
£150-£199999	4
£200-£250000	4
£250000+	1
No reply	10*
TOTAL	36

* all these preferred to rent

5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	7
£50-£99.99 per week	3
£100-£149.99 per week	2
No reply	24
TOTAL	36

5.01.13 Net income

Less than £95 per week/£420 per month	2
£95-£192.99 per week/£420-£834.99 per month	7
£193-£288.99 per week/£835-£1249.99 per month	8
£289-£384.99 per month	5
£385-£576.99 per week/£1666-£2499.99 per month	2
£577-£769.99 per week/£2500-£3299.99 per month	5
£770+ per week	1
No reply	6
TOTAL	36

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

None	19
Less than £1000	0
£1000-£2000	6
£2001-£10000	4
£10001-£15000	1
£15001-£20000	0
£20000+	2
No reply	4
TOTAL	36

5.01.15 Resident in Laceby

Yes	34
No	2
TOTAL	36

5.01.16 If you do not live in Laceby now have you lived in Laceby in the last 20 years?

Yes	1
No	1
TOTAL	2

5.01.17 Do you live in any of the adjoining parishes of Aylesby/Bradley or Barnoldby-le-Beck?

Yes	1
No	1
TOTAL	2

5.01.18 Do you work in Laceby or any of the adjoining parishes?

Laceby	2
Adjoining parish	0
Neither	33
No reply	1
TOTAL	36

5.01.19 Has any adult member of the household been offered a job in Laceby but has unable to take up the offer because of the lack of affordable housing?

Yes	1
No	34
No reply	1
TOTAL	36

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

Used to live in the parish	1
Parent or child lives in the parish	15
Voluntary work	1

5.01.20 Ethnic group of those requiring alternative accommodation

Of those household members identified in need of alternative housing, 69 classed themselves as White British, 2 as any other White and 3 as Mixed White and Black Caribbean. One respondent did not reply to this question.

6. CONCLUSIONS

- 6.01 74.3% of respondents are in favour of some future provision of affordable housing for local people.
- 6.02 The survey sample shows a very high level of owner-occupation, with 90.6% of respondents either owning their home outright or purchasing their home with a mortgage.
- 6.03 The survey identified 36 households who had expressed a need for some form of alternative accommodation within the next 5 years or more. Of these, 18 had stated that their preference was to buy property on the open market, 7 to purchase a home on the Homebuy/shared ownership format and 11 to rent a home from a housing association.
- 6.04 34 of the 36 respondents who had expressed a need for alternative accommodation live in Laceby.
- 6.05 10 of the respondents own their property outright and another 8 are buying their home with a mortgage.

- 6.06 All properties currently on the market in Laceby have a selling price of £104950 plus. Assuming an average lending rate in relation to income of 3.5:1, only those 8 respondents who have given their income as an average of circa £33000 per annum would be able to buy a property on the open market in Laceby, and some of these would have the additional resource of equity from their existing property.
This therefore leaves a residual housing need of 28 respondents for affordable housing. Of these, 5 earn in excess of an average of circa £23000 per annum and they would be able to participate in shared ownership/Homebuy products and this compares with the 7 respondents who actually stated a preference for this form of tenure.
Of the remaining 17 (discounting the 6 who have given no details of income), these have an income profile for whom a home for rent would be the best and most viable option.
- 6.07 The ratio of the demand for rented housing in relation to shared ownership is therefore 3:1.
- 6.08 It is the general practice, when evaluating the number of affordable homes required, to aim for 50% of the identified need in which case 11 homes (50% of 22) would be required for Laceby.
- 6.09 The recommended tenure mix is therefore 8 homes for rent and 3 for shared ownership, with a mix of houses and bungalows, thus:
4 x 2 bed houses
3 x 3 bed houses
4 x 2 bed bungalows

ACKNOWLEDGEMENTS

North East Lincolnshire Council Strategic Housing and Community Safety Team

“Outside” Research and Development: Housing Needs and Market Assessment 2006

APPENDIX 1

RESPONDENTS COMMENTS INCLUDING SUGGESTIONS FOR LOCATION FOR AFFORDABLE HOUSING

1. Blows Yard Butt Lane (*13 respondents suggested this site*)
2. Plenty of unused field between Hawerby Road (next to Butt Lane Playing Field)
3. Old allotments, Butt Lane (*2 suggestions for this site*)
4. On existing development land
5. Land adjacent to Cloverdale Home (*4 respondents suggested this site*)
6. Estate between Aylesby and Laceby
7. The field behind the bungalows half way up Charles Avenue on the left hand side. A gap has been left for an entrance to this area. Also an entrance would be available from the Caistor Road housing estate (*4 respondents suggested this area*)
8. The end of Cooper Lane and area surrounding where land is being planned for housing development
9. Note: retired parents want to move to the village but are unable to afford housing in the village.
10. There is a field between the school and Laceby Park new build homes which could be developed without damage to the feel of the village. I would NOT like to see Laceby extended towards Aylesby or Morrisons.
11. The village is already over-developed, no space for further housing. Also, new development would put pressure on local schools which are already over-subscribed due to new developments in Laceby and other surrounding villages such as Healing (*one other respondent made similar comment*)
12. Not at back of Laceby Park.
13. I understand that plans were submitted for some affordable housing adjacent to the Laceby Park housing development (Shepherd Homes). We personally see the village/parish as being a very pleasant place to live and by allowing affordable housing it would naturally follow that the "tone" of the area would diminish-likely to encourage poorer families, often with children, flooding the area with high unemployment and the social traits that accompany this. Please NOT in our PARISH.
14. My feeling is that affordable housing should be built on existing brownfield sites close to urban areas within Grimsby.
15. Land to the rear of Spring Lane, currently garages-could be a small mews development as on Caistor Road.
16. Between sports field and Aylesby.

17. No building without extra green space of play area.
18. Yes, if it was built to fit in with the village and didn't make it look like a large estate.
19. Site of former Little Chef (*8 suggestions for this site*)
20. Cooper Lane-between Stanford Centre and the rectory (*3 suggestions for this*)
Butt Lane-between nursing home and kennels (*2 suggestions for this*)
Butt Lane-between playing field and mini-roundabout in front of Laceby Park
21. Opposite George Butler Close (*2 suggestions for this site*)
22. There are several sites around the edge of the village that may be possible e.g further development in Laceby Park. Houses need to provide ample living space for the number of occupants and be **reasonably** priced. How can the younger generation possibly hope to own their own home?
23. Yes-if more drains provided.
24. Agricultural land near Morrisons could be developed as starter homes/flats at affordable prices i.e below £90k
25. Grimsby Road, opposite BMW garage.