

# **NEW WALTHAM PARISH**

## **HOUSING NEEDS SURVEY**



**RURAL HOUSING  
ENABLER PROJECT**

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**NORTHERN LINCOLNSHIRE**

**SEPTEMBER 2007**

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

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## **KEY FINDINGS**

## 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 New Waltham Parish Council, then invited the RHE to attend the parish council meeting of 7 March 2007. At the meeting, the parish council agreed to proceed with a housing needs survey and also 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. NEW WALTHAM

2.01 New Waltham is located some 3 miles to the south of the town centre of Grimsby. It lies equidistant between the A16 (Grimsby to Boston road) and the A1031 (Grimsby to Mablethorpe road).

2.02 At the date of the 2001 census the population of New Waltham was 4553.

2.03 In the current Local Plan for North East Lincolnshire (adopted November 2003), Policy H5 states that small scale developments which provide low-cost affordable housing in rural areas for local people will be permitted provided that:

- the development is in or adjoining\*\* a defined settlement
- the proposal is justified by a survey.....demonstrating that there is a local need for the scheme
- the development is of a scale and design which respects the character of the settlement and satisfies local development control requirements

\*\* sites which adjoin the defined settlement boundary are known as **exception sites**, and can only be developed exclusively as affordable housing for local people if it can be demonstrated that suitable land for the proposed development does not exist within the defined settlement boundary.

This policy is therefore applicable to Waltham.

Under the new Planning Policy Statement 3 (PPS), effective from 1 April 2007, North East Lincolnshire Council will seek to ensure that in housing developments on the edge of the urban area, such as New Waltham, 10-15% of new homes provided should be affordable.

2.04 New Waltham is well served by several facilities, including:

- a mobile library service
- grocery/general store
- post office
- GP's surgery
- two pubs
- places of worship
- village hall
- playing fields/tennis courts
- children's play area
- primary school

2.05 The village is well served by regular bus services to and from the main bus station in Grimsby town centre, Sundays to Saturdays.

2.06 A recent internet search of the property market in New Waltham found 51 properties for sale. These were as follows:

* 1 bedroom house	@ £84950
* 2 bedroom house	@ £140000
* 3 bedroom house	@ £145000
* 3 bedroom house	@ £150000
* 2 bedroom mews house	@ £160000
* 3 bedroom house	@ £162500
* 2 bedroom mews house	@ £165000
* 3 bedroom bungalow	@ £165950
* 2 bedroom mews house	@ £175000
* 4 bedroom house	@ £178950
* 3 bedroom detached house	@ £179950
* 2 bedroom bungalow	@ £179950
* 3 bedroom detached house	@ £182000
* 4 bedroom detached house	@ £184950
* 4 bedroom detached house	@ £184950
* 3 bedroom detached bungalow	@ £184950
* 3 bedroom semi-detached house	@ £189950
* 4 bedroom detached house	@ £187500
* 3 bedroom detached house	@ £187950
* 4 bedroom detached house	@ £194995
* 3 bedroom semi-detached house	@ £197000
* 4 bedroom house	@ £199950
* 3 bedroom semi-detached house	@ £199995
* 4 bedroom detached house	@ £205000
* 4 bedroom detached house	@ £205000
* 4 bedroom detached house	@ £210000
* 4 bedroom detached house	@ £212000
* 4 bedroom detached bungalow	@ £218000
* 3 bedroom detached bungalow	@ £215000
* 3 bedroom house	@ £219950
* 2 bedroom detached bungalow	@ £225000
* 4 bedroom detached house	@ £225000
* 4 bedroom detached house	@ £225000
* 4 bedroom detached house	@ £229950
* 3 bedroom house	@ £235000
* 3 bedroom detached bungalow	@ £235000
* 3 bedroom detached bungalow	@ £239950
* 4 bedroom detached house	@ £239950
* 4 bedroom detached house	@ £247950
* 4 bedroom detached house	@ £249950
* 3 bedroom detached house	@ £249995
* 5 bedroom detached bungalow	@ £260000
* 4 bedroom detached house	@ £264950
* 3 bedroom house	@ £270000
* 3 bedroom house	@ £280000
* 4 bedroom detached house	@ £285000
* 4 bedroom detached house	@ £275000
* 5 bedroom detached house	@ £250000
* 3 bedroom detached house	@ £295000
* 4 bedroom detached bungalow	@ £345000
* 5 bedroom detached house	@ £545000

The average sale price per property is £214394

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 New Waltham 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 was as follows:

- 13 houses
- 10 bungalows
- 64 sheltered housing units

### **3. THE SURVEY**

3.01 2200 questionnaires were distributed to households in New Waltham . The closing date for the return of questionnaires was Friday 21 September 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 boxes located at Hirst Newsagents, Peaks Lane.

3.02 386 forms were returned by the due date, giving a response rate of 17.6%, which was higher than the return for a recent survey in the neighbouring parish, Waltham, at 12.5%. Of these 386, 55 respondents indicated that they were in need of some form of alternative accommodation (see Part 2 below).

### **4. ANALYSIS OF NEW WALTHAM 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	161	17.6
16-24	60	6.6
25-44	211	23.2
45-59	169	18.6
60-74	227	25.0
75+	75	8.2
No reply	7	0.8
<b>TOTAL</b>	<b>910</b>	<b>100.0</b>

- this figure includes all members of the household

##### 4.01.2 Degree of occupancy

NO OF OCCUPANTS	NUMBER	PERCENTAGE
1	77	19.9
2	175	45.4
3	66	17.1
4	56	14.5
5	10	2.6
6	2	0.5
<b>TOTAL</b>	<b>386</b>	<b>100.0</b>

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	197	51.0
Bungalow	181	46.9
Flat etc	3	0.8
Sheltered accomm	1	0.3
No reply	4	1.0
<b>TOTAL</b>	<b>386</b>	<b>100.0</b>

#### 4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	4	1.0
2	100	26.0
3	191	49.4
4+	88	22.8
No reply	3	0.8
<b>TOTAL</b>	<b>386</b>	<b>100.0</b>

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

	NUMBER	PERCENTAGE
First household	903	99.2
Second household	7	0.8
No reply	<b>910</b>	<b>100.0</b>

#### 4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person*	70	18.1
Couple*	156	40.4
Two parent	120	31.1
Lone parent	18	4.7
Older person	19	4.9
Other	3	0.80
<b>TOTAL</b>	<b>386</b>	<b>100.0</b>

- includes some older persons
- couples are the predominant group

#### 4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	195	50.5
Owned with mortgage	159	41.2
Rented from housing association	5	1.3
Rented from private landlord	23	6.0
Shared ownership	4	1.0
<b>TOTAL</b>	<b>386</b>	<b>100.0</b>

A very high percentage of the respondents (91.7%) own their own property, and of these another high proportion own their property outright. These figures correspond very closely with the results from the survey in the neighbouring parish of Waltham, where 90.6% of respondents owned their own home.

#### 4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	30
3-5	51
6-10	58
11-20	78
21-40	68
Over 40	24
No reply	77
<b>TOTAL</b>	<b>374</b>

Of those that answered this question, the survey sample shows an average length of residency of 16.0 years. This figure is consistent with that 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	20
No	344
No reply	22
<b>TOTAL</b>	<b>386</b>

#### 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	20
No	349
No reply	17
<b>TOTAL</b>	<b>386</b>

#### 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	45
No	320
No reply	21
<b>TOTAL</b>	<b>386</b>

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

Yes	25
No	339
No reply	22
<b>TOTAL</b>	<b>386</b>

#### 4.01.13 Views on small affordable housing development

360 of the 386 respondents answered this question. Of these, 254 (70.6% %) were in favour of some future affordable housing provision for local people and 106 (29.4%) 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	39
Within another household in the parish	11
Outside the parish	5
<b>TOTAL</b>	<b>55</b>

#### 5.01.2 When do those requiring accommodation need to move?

Within next 2 years	9
2-5 years	27
5+ years	12
No reply	7
<b>TOTAL</b>	<b>55</b>

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

Living/lodging with friends/relatives	11
Own property outright	11
Own property with mortgage	18
Renting from housing association	1
Renting from private landlord	13
Tied accommodation	1
<b>TOTAL</b>	<b>55</b>

#### 5.01.4 Housing need by tenure

Purchase on open market	31
Renting from housing association	10
New Build Homebuy/Shared Ownership	9
Renting from private landlord	2
No reply	3
<b>TOTAL</b>	<b>55</b>

#### 5.01.5 Type of accommodation required

House	35
Bungalow	10
Flat	6
Sheltered	2
Other	1
No reply	1
<b>TOTAL</b>	<b>55</b>

#### 5.01.6 Size of accommodation required

1 bedroom	4
2 bedroom	26
3 bedroom	19
4+ bedroom	6
<b>TOTAL</b>	<b>55</b>

#### 5.01.7 Reasons for housing need

Need larger accommodation	13
Need smaller accommodation	5
Need cheaper home	7
Need physically adapted accommodation	2
Need to be closer to carer relative to receive/ give support	1
Need to set up independent home	12
Need secure accommodation	4
Need to change tenure	1
Other	10
<b>TOTAL</b>	<b>55</b>

#### 5.01.8 Registered on housing waiting list?

Yes	2
No	53
<b>TOTAL</b>	<b>55</b>

#### 5.01.9 Ages of members of household in housing need

0-15	30
16-24	19
25-44	41
45-59	12
60-74	14
75+	4
<b>TOTAL</b>	<b>120</b>

#### 5.01.10 Type of household in housing need

1 person	18
Couple	13
2 parent family	14
Lone parent family	7
Older person	1
Other	1
No reply	1
<b>TOTAL</b>	<b>55</b>

#### 5.01.11 Maximum house price which could be afforded

£50-£69999	7
£70-£99999	14
£100-£149999	10
£150-£199999	8
£200-£250000	6
No reply	10
<b>TOTAL</b>	<b>55</b>

#### 5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	2
£50-£99.99 per week	8
£100-£149.99 per week	9
£150-£199.99 per week	2
No reply	34
<b>TOTAL</b>	<b>55</b>

#### 5.01.13 Net income

Less than £95 per week/£420 per month	1
£95-£192.99 per week/£420-£834.99 per month	13
£193-£288.99 per week/£835-£1249.99 per month	14
£289-£384.99 per month	8
£385-£576.99 per week/£1666-£2499.99 per month	9
£577-£769.99 per week/£2500-£3299.99 per month	5
No reply	5
<b>TOTAL</b>	<b>55</b>

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

None	27
Less than £1000	4
£1000-£2000	6
£2001-£10000	9
£10001-£15000	2
£15001-£20000	0
£20000+	4
No reply	3
<b>TOTAL</b>	<b>55</b>

**5.01.15 Resident in New Waltham**

Yes	50
No	5
<b>TOTAL</b>	<b>55</b>

**5.01.16 If you do not live in New Waltham now have you lived in New Waltham in the last 20 years?**

Yes	3
No	2
<b>TOTAL</b>	<b>5</b>

**5.01.17 Do you live in any of the adjoining parishes of Waltham/ Holton-le-Clay/Brigsley/Bradley or Barnoldby-le-Beck?**

Yes	5
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**5.01.18 Do you work in New Waltham or any of the adjoining parishes?**

New Waltham	1
Adjoining parish	5
Neither	48
No reply	1
<b>TOTAL</b>	<b>55</b>

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

Yes	1
No	51
No reply	3
<b>TOTAL</b>	<b>55</b>

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

Used to live in the parish	5
Parent or child lives in the parish	23
No reply	27
<b>TOTAL</b>	<b>55</b>

### **5.01.20 Ethnic group of those requiring alternative accommodation**

Of those household members identified in need of alternative housing, 109 classed themselves as White British and 1 as other White.

## **6. CONCLUSIONS**

- 6.01 70.6% 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 91.7% of respondents either owning their home outright or purchasing their home with a mortgage.
- 6.03 The survey identified 55 households (cf Waltham 55) who had expressed a need for some form of alternative accommodation within the next 5 years or more. Of these, 31 stated that their preference was to buy a property on the open market, 9 to purchase a home on the shared ownership/Homebuy format, 10 to rent a home from a housing association and the remaining 2 in renting a home from a private landlord.
- 6.04 50 of the 55 respondents who had expressed a need for alternative accommodation live in New Waltham.
- 6.05 11 of the respondents own their property outright and 18 are buying their own home with a mortgage.
- 6.06 With the exception of one property at £84950, all other properties currently on the market in New Waltham have a selling price of £140,000 plus and this therefore gives a good indication of the rising market in New Waltham. Assuming an average lending ratio in relation to income of 3.5:1, only those 19 respondents who have given their income in excess of £33000 would probably be able to buy a property on the open market with the additional resource of equity from their existing property. This therefore leaves a residual housing need of 36 respondents for affordable housing. Of these, 8 earn in excess of circa £23k and would be able to participate in shared ownership and this matches closely the number of respondents who have expressed a preference for this form of tenure (see para. 6.03 above). Of the remaining 28, 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 18 homes would be required for New Waltham and these could be “pepperpotted” within individual schemes rather than in one large “en-bloc” development in the interests of maintaining social cohesion.

6.09 The recommended tenure mix is therefore 14 homes for rent and 4 for shared ownership, with a similar mix of houses and bungalows, thus:

- 8 x 2 bed houses
- 6 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. Village already suffers from over-intensification of new-build, putting pressure on amenities and services. *(Another 20 respondents replied in a similar vein, with concerns about over development and the potential strain on the infrastructure)*
2. It is OK to build affordable housing if it is needed, but not acceptable for developers to buy the affordable housing for renting for their own PROFIT. Nobody can afford to buy the houses for themselves, leaving none for the people who need them. *( Another respondent made similar comments)*
3. It appears all available sites in New Waltham have been built on. Only option would be on green belt between New Waltham and Holton-le-Clay, which would be unsuitable for village life.
4. Land past Maple Grove towards Holton-le-Clay.
5. Pavilion playing field on Harvest Pasture. *( Another respondent made this suggestion).*
6. (In support) providing local schools can cope with any additional requirements for places.
7. We need younger families but not to the detriment of older people.
8. On fields at back of Enfield or Peaks Lane opposite water board premises. Why have you allowed all this development for New Waltham and not considered building affordable housing, there seems to be thousands of 3 or 4 bedroom houses. *(Another 2 respondents made similar comments)*
9. There is some land behind St Matthews church in New Waltham, was once allotments but currently for elderly/sheltered flats. *(One other respondent referred to this piece of land).*
10. At the back of Greenland Estate, provided access was via Peaks Parkway..... this village has expanded considerably over the last few years, without creating further roads at all to cope with the extra traffic this has created. *( Similar comment made by another respondent).*
11. Definitely not, unless a police station. Anti-social behaviour and vandalism need to be addressed...more housing is not the answer.
12. Prior Close *(One other suggestion for this site).*
13. On land beyond road that leads to Enfield school entrance.
14. Land on Weelsby View.
15. Adjacent to/opposite Toll Bar school.

16. Cannot suggest any suitable sites as all have been taken by large builders putting up very expensive housing.
17. Question: I thought Grange Farm (Renaissance development) was to be ( for) affordable housing.
18. ...Over the years I have resided in the village more youngsters have had to move away to be able to afford to meet their housing needs.
19. Having worked hard all our adult life to aspire to where we live, we would not like or be in favour of housing association or social housing near where we live. The reason being bringing trouble to the area, house prices reducing and overpopulating the village lifestyle. ( *Another respondent commented in similar vein*).
20. I strongly believe there should be affordable housing for local people, especially first-time buyers, but sadly the area has already been over-developed.
21. Off Albery Way.
22. Fields at back of Pretymans Crescent.
23. Behind Trafalgar Park.
24. Too many over-priced houses here already.
25. Corner of Toll Bar roundabout.
26. Land to rear of Harvest Moon pub area.