

# **REDBOURNE PARISH**

## **HOUSING NEEDS SURVEY**

**MAY 2006**



**RURAL HOUSING  
ENABLER PROJECT**

---

**NORTHERN LINCOLNSHIRE**

**IN PARTNERSHIP WITH REDBOURNE PARISH  
COUNCIL**

**Report prepared by David Broadmeadow, Rural Housing  
Enabler, Humber and Wolds Rural Community Council  
June 2006**

## TABLE OF CONTENTS

	<b>PAGE</b>
Key findings.....	3
Introduction.....	4
Redbourne Parish.....	4
The Survey.....	6
Part 1 Information on existing households.....	6
Part 2 Information on households in housing need.....	9
Conclusions.....	10
Appendix 1 Respondents comments.....	12
Appendix 2 Sample of survey questionnaire.....	

## KEY FINDINGS

- Redbourne has a high proportion of households who own their homes outright
- There is a high proportion of larger homes (4+ bedroom properties)
- 68.8% of respondents in the survey are in favour of some affordable housing provision
- 2 households have been identified in need of affordable housing
- The preferred tenure is for the low-cost home ownership initiative of Homebuy
- Any affordable housing provision in Redbourne should be either:  
2 x 2 bedroom new build bungalows for Homebuy  
or suitable properties purchased on the open market via Homebuy **if such properties are available in the village**

## 1. INTRODUCTION

- 1.01 Redbourne Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting of 15 March 2006 on the issue of affordable housing in village communities and housing needs surveys.
- 1.02 The Parish Council decided that they wished to proceed with a housing needs survey, the purpose of which would be to determine the existing housing circumstances and possible future housing needs of residents of the village, particularly 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 Redbourne on the development of an affordable housing scheme for local people.

## 2. REDBOURNE PARISH

- 2.01 Redbourne is located some 8 miles to the south-east of Scunthorpe and 5 miles to the south-west of the market town of Brigg. The village is situated on the B1206.
- 2.02 The population of Redbourne at the 2001 census was 386. At the date of census, 62.5% of the population were economically active, and of these:
- 34.45% were employed full-time
  - 11.71% were employed part-time
  - 12.04% were self-employed
  - 3.34% were unemployed
  - 1.00% were full-time students
- Of the economically inactive group (37.5%):
- 13.71% were retired
  - 4.68% were students
  - 7.02% were looking after home/family
  - 5.69% were permanently sick or disabled
  - 6.35% other
- 2.03 At the date of the 2001 census, there were 165 household spaces and the household tenure pattern was as follows:
- 19.0% owned their homes outright
  - 35.5% owned their homes with a mortgage
  - 9.5% of homes were rented from the local authority
  - 8.8% of homes were rented from a housing association
  - 14.3% of homes were rented from a private landlord/letting agency
  - 12.9% of homes were rented from another source
- 2.04 In the current Local Plan (adopted May 2003), Redbourne is deemed to be **a minimum growth settlement**. As such, Redbourne 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 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.

- 2.05 Redbourne has 6 listed buildings within the village envelope and 4 without. There are also areas of amenity importance in the village.
- 2.06 Redbourne has a few facilities including a mobile library service, pub/hotel, church, playing fields and a children's play area.
- 2.07 There are limited bus services run by Lincolnshire Road Car (Route No.94 Kirton-in-Lindsey to Scunthorpe) and Holloways (Redbourne to Scunthorpe) on Mondays to Saturdays. There is no Sunday service.
- 2.08 A recent internet search of the property market in Redbourne found 8 homes for sale. These were as follows:
- 3 bedroom semi-detached house (ex local authority stock?) @ £110,000
  - 3 bedroom semi-detached house @ £165000
  - 3 bedroom detached bungalow @ £180000
  - 3 bedroom detached cottage @ £345000
  - 4 bedroom detached house @ £380000
  - ditto @ £380000
  - ditto @ £385000
  - ditto @ £395000

Redbourne is a very attractive village, and the desirability of the village as a place to live is reflected in the premium house prices.

- 2.09 The **average** earnings for North Lincolnshire (2005 figures) are 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 who work in rural areas, earn less than the average.

Based on these figures, only one of the properties currently on the market in Redbourne would be affordable to buyers on average incomes. The **average** house price (2005 figures) for North Lincolnshire is £126311.

- 2.10 North Lincolnshire Council currently owns a housing stock of 14 properties in Redbourne, comprising:
- 8 x 1 bedroom bungalows
  - 2 x 2 bedroom bungalows
  - 4 x 3 bedroom houses

3 properties have fallen vacant and become available for re-letting since 1998.

There are currently 46 persons registered on the Housing Waiting List for council properties 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.

In addition, there are also 10 homes owned by both Lincolnshire Rural and Longhurst Housing Associations. These include;

- 6 x 3 bedroom houses (all for rent)
- 2 x 2 bedroom houses (one for rent, the other for shared ownership)
- 2 x 2 bedroom bungalows (both for rent)

### **3. THE SURVEY**

- 3.01 180 questionnaires were delivered to all households in Redbourne during the week commencing 17 April. The closing date for the return of questionnaires was Friday 19 May. Residents had the option of returning their completed questionnaires either to the ballot box located at the Red Lion Hotel, or to the office of the Rural Housing Enabler in Barton-upon-Humber.

- 3.02 33 forms were returned by the due date, giving a response rate of 18.3%. This should be compared with recent surveys in Alkborough (21.4%), Winteringham (20.9%), Hibaldstow (21.2%), Wootton (20.8%), Wroot (32.5%), Crowle (12.6%), Scawby (34.6%) and South Ferriby (30.0%).

### **4. ANALYSIS OF REDBOURNE 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	6	7.7
16-24	5	6.4
25-44	9	11.5
45-59	26	33.3
60-74	22	28.3
75+	7	9.0
No reply	3	3.8
<b>TOTAL</b>	<b>78</b>	<b>100.0</b>

- This figure includes all members of the household  
The survey sample shows a higher proportion of persons aged 60+ (37.3%) than that for the 2001 census (17.1%).

### 4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	3	9.0
2	19	57.9
3	7	21.2
4	4	12.1
<b>TOTAL</b>	<b>33</b>	<b>100.0</b>

The survey sample shows that couples predominate and this is comparable with the results of other recent surveys.

### 4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	26	78.8
Bungalow	7	21.2
<b>TOTAL</b>	<b>33</b>	<b>100.0</b>

### 4.01.4 Size of Homes

BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	3	9.1
2	2	6.1
3	8	24.2
4+	20	60.6
<b>TOTAL</b>	<b>33</b>	<b>100.0</b>

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

	<b>NUMBER</b>	<b>PERCENTAGE</b>
First household	76	97.4
Second household	2	22.6
<b>TOTAL</b>	<b>78</b>	<b>100.0</b>

#### 4.01.6 Type of household per property

<b>TYPE</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
One person	3	9.1
Couple*	19	57.6
Two parent	10	30.3
Lone parent	0	0.0
Older person	1	3.0
<b>TOTAL</b>	<b>33</b>	<b>100.0</b>

#### 4.01.7 Tenure

<b>TENURE</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
Owned outright	18	54.6
Owned with mortgage	6	18.2
Shared ownership	0	0.0
Rented from local authority	4	12.1
Rented from housing association	4	12.1
Rented from private landlord	0	0.0
Tied to job	1	3.0
<b>TOTAL</b>	<b>33</b>	<b>100.0</b>

#### 4.01.8 Length of residency in parish

<b>YEARS</b>	<b>NUMBER</b>
1-2	3
3-5	5
6-10	8
11-20	6
21-40	9
Over 40	2
<b>TOTAL</b>	<b>33</b>

The average length of residency is 14.4 years.

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

Yes 2  
No 31

#### **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 locally.

Yes	1
No	31
No reply	1

#### **4.01.11 Does anyone in the household need to move to alternative accommodation within the next 5 years or more?**

Yes	5
No	27
No reply	1

#### **4.01.12 Views on affordable housing development.**

32 out of the 33 respondents answered this question. Of these, 22 (68.8%) were in favour of some future affordable housing provision and 10 (31.2%) were against.

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

#### **5.01.1 Where do those requiring accommodation live?**

Together as household within parish	1
Within another household in parish	1

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

2-5 years	1
5+ years	1

#### **5.01.3 Current tenure of existing home**

Living with relatives	1
Rented from private landlord/tied accommodation	1

#### **5.01.4 Housing need by tenure**

New Build Homebuy/Shared Ownership	2
------------------------------------	---

#### **5.01.5 Registered on Housing Waiting List?**

Yes	1
No	1

#### **5.01.6 Type of accommodation required**

House	1
Bungalow	1

#### **5.01.7 Reasons for housing need**

Need to set up independent home	1
Need secure accommodation for retirement	1

#### **5.01.8 Has current home been adapted for disability?**

No 2

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

25-44	1
45-59	1
60-74	1

#### **5.01.10 Type of household in housing need**

1 person	1
Couple	2

#### **5.01.11 Maximum affordable outgoing in rent/mortgage**

£50-£99.99 per week/£200-£399 per month	1
£100-£149.99 per week/£400-£599 per month	1

#### **5.01.12 Net income**

£193-£288.99 per week/£835-£1249.99 per month	1
£289-£384.99 per week/£1250-£1665.99 per month	1

#### **5.01.13 Any savings or other equity which could be used to contribute towards a mortgage?**

£2000-£10000	1
£15000-£20000	1

#### **5.01.14 Resident in Redbourne?**

Yes 2

#### **5.01.15 Do you work in Redbourne or any of the adjoining parishes?**

Redbourne	1
Adjoining	0
Neither	1

#### **5.01.16 Has any adult member of the household been offered a job in Redbourne but been unable to take up the offer due to a lack of affordable housing?**

No 2

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

Parent or child in parish	1
Work in parish full-time	1

## 6. CONCLUSIONS

- 6.01 Persons of retirement age are the largest age-band of respondents and this is reflected in the high proportion of owner-occupiers who own their homes outright.
- 6.02 The survey sample shows a high proportion (60.6%) of homes with 4 or more bedrooms.
- 6.03 5 respondents to the survey indicated a need for alternative accommodation; however, of these, only **2 households** are in need of affordable housing.
- 6.04 Both these households have indicated that their preferred tenure is Homebuy/Shared Ownership.
- 6.05 Both households are small and any new build accommodation provided should be 2 bedroom, preferably bungalows, which have the flexibility of being suitable for both older persons and small families.
- 6.06 The current practice in housing needs surveys when estimating the number of new homes required is to aim for 50% of the identified need. However, because of the low numbers of smaller homes in Redbourne, it would be appropriate for a housing association to build a pair of bungalows to be sold under the Homebuy/Shared Ownership arrangements. Alternatively, the two households in identified housing need could purchase a home on the open market in Redbourne with an equity loan under Homebuy; this, however, may prove to be difficult in view of the current dearth of more affordable properties on the market in Redbourne (see para 2.08 above).

## APPENDIX 1

### Comments

1. There is no land available in the village for development, but plenty of agricultural land which, given planning permission for social needs housing, could be used if local farmers would sell.
2. It is criminal to pursue building in villages. There are plenty of developments... ..which have spoilt the few that are left. (Our) views would be the same if we did not live here.
3. I am not in favour of housing associations bringing people into the village who cause social problems.
4. Those who were supportive of some future provision of affordable housing in the village were able to make the following suggestions where affordable housing could be built:
  - Carr Lane (6)
  - Field by former runway (2)
  - South-East of churchyard (1)