

# **WALTHAM PARISH**

## **HOUSING NEEDS SURVEY**



**RURAL HOUSING  
ENABLER PROJECT**

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**NORTHERN LINCOLNSHIRE**

**JULY 2007**

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

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## KEY FINDINGS

- 79.9% of respondents to the survey are in favour of some future provision of affordable housing for local people
- There is a high level of owner-occupation in Waltham
- 41 households have been identified in need of affordable housing, whether this be homes for rent or low-cost home ownership initiatives
- The predominant demand for affordable housing is from smaller households
- The majority preference in terms of the size of accommodation is for 2 bedroom homes
- Affordable housing development totalling 20 new homes would be appropriate for Waltham
- The recommended mix of affordable homes to meet housing needs is:
  - 14 houses and 6 bungalows, with 15 of homes to be 2 bedroom and the remainder 3 bedroom
  - 15 of the homes should be for rent and the remainder for shared ownership/Homebuy

## 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 Waltham Parish Council, then invited the RHE to attend the parish council meeting of 3 April 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. WALTHAM

2.01 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 A18, with its connections to the M180 and Humberside Airport.

2.02 At the date of the 2001 census the population of Waltham was 6425.

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 Waltham, 10-15% of new homes provided should be affordable.

2.04 Waltham is well served by several facilities, including:

- more than 5 shops
- pharmacy
- general practitioner's surgery
- general store/grocery
- library
- parish council offices
- parish newsletter
- post office
- two public houses
- two places of worship
- playing fields/tennis courts
- children's play area
- primary school
- pre-school service provision
- car repair workshop/garage
- museum/windmill

2.05 The village is well served by regular bus services to the main bus station in Grimsby town centre.

2.06 A recent internet search of the property market in Waltham found 28 properties for sale. These were as follows:

* 2 bedroom house	@ £93000
* 3 bedroom house	@ £117500
* 2 bedroom terraced house	@ £145000
* 3 bedroom house	@ £134950
* 3 bedroom semi-detached house	@ £147500
* ditto	@ £149950
* 2 bedroom detached bungalow	@ £153500
* 3 bedroom semi-detached house	@ £154950
* ditto	@ £155000
* 3 bedroom semi-detached bungalow	@ £159950
* 3 bedroom detached house	@ £159950
* ditto	@ £165000
* 3 bedroom semi-detached house	@ £164950
* 2 bedroom detached bungalow	@ £169950
* 4 bedroom detached house	@ £169950
* 3 bedroom detached house	@ £174950
* 3 bedroom detached bungalow	@ £177950
* ditto	@ £173500
* 3 bedroom detached house	@ £184950
* 2 bedroom detached bungalow	@ £185000
* 3 bedroom detached bungalow	@ £199500
* 4 bedroom detached house	@ £235000
* 3 bedroom detached house	@ £238500
* ditto	@ £275000
* ditto	@ £325000
* 4 bedroom detached house	@ £349000
* ditto	@ £375000
* ditto	@ £525000

The average sale price per property is £196,054.

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 rural areas such as 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:

- 34 houses
- 50 bungalows
- 97 sheltered housing units

### 3. THE SURVEY

3.01 3000 questionnaires were distributed to households in Waltham with the local freesheet newspaper. The closing date for the return of questionnaires was Tuesday 31 July 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 Waltham library.

3.02 374 forms were returned by the due date, giving a modest response rate of 12.5%, which was appreciably lower than the return for a recent survey in another North East Lincolnshire parish, Habrough, at 31.0%. Nonetheless, of these 374, 54 respondents indicated that they were in need of some form of alternative accommodation (see Part 2 below).

### 4. ANALYSIS OF 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	127	14.6
16-24	68	7.8
25-44	142	16.4
45-59	196	22.6
60-74	225	26.0
75+	103	11.9
No reply	6	0.7.
<b>TOTAL</b>	<b>867</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	72	19.3
2	185	49.5
3	60	16.0
4	40	10.7
5	12	3.2
6	5	1.3
<b>TOTAL</b>	<b>374</b>	<b>100.0</b>

The survey sample shows that two person households are by far the predominant group and this is consistent with the results from other surveys

#### 4.01.3 Property Type

HOUSE TYPE	NUMBER	PERCENTAGE
House	252	67.4
Bungalow	108	28.9
Flat etc	4	1.1
Sheltered accomm	3	0.8
Other	1	0.2
No reply	6	1.6
<b>TOTAL</b>	<b>374</b>	<b>100.0</b>

#### 4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	10	2.7
2	65	18.2
3	204	54.5
4+	90	24.1
No reply	2	0.5
<b>TOTAL</b>	<b>374</b>	<b>100.0</b>

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

	NUMBER	PERCENTAGE
First household	851	98.2
Second household	15	1.7
No reply	1	0.1
<b>TOTAL</b>	<b>867</b>	<b>100.0</b>

#### 4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person*	70	18.7
Couple*	164	43.9
Two parent	99	26.5
Lone parent	18	4.8
Older person	14	3.7
Other	9	2.4
<b>TOTAL</b>	<b>374</b>	<b>100.0</b>

- includes some older persons
- couples are the predominant group

#### 4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	214	57.2
Owned with mortgage	125	33.4
Rented from housing association	13	3.5
Rented from private landlord	15	4.0
Shared ownership	2	0.5
Tied to job	1	0.3
No reply	4	1.1
<b>TOTAL</b>	<b>374</b>	<b>100.0</b>

A very high percentage of the respondents (90.6%) own their own property, and of these another high proportion own their property outright.

#### 4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	23
3-5	20
6-10	43
11-20	71
21-40	105
Over 40	45
No reply	67
<b>TOTAL</b>	<b>374</b>

Of those that answered this question, the survey sample shows an average length of residency of 17.5 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	22
No	336
No reply	16
<b>TOTAL</b>	<b>374</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	28
No	331
No reply	15
<b>TOTAL</b>	<b>374</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	28
No	331
No reply	15
<b>TOTAL</b>	<b>374</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	31
No	337
No reply	6
<b>TOTAL</b>	<b>374</b>

**4.01.13 Views on small affordable housing development**

348 of the 374 respondents answered this question. Of these, 278 (79.9%) were in favour of some future affordable housing provision for local people and 70 (20.1%) 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	13
Outside the parish	2
<b>TOTAL</b>	<b>54</b>

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

Within next 2 years	24
2-5 years	14
5+ years	14
No reply	2
<b>TOTAL</b>	<b>54</b>

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

Living/lodging with friends/relatives	14
Own property outright	13
Own property with mortgage	11
Renting from housing association	4
Renting from private landlord	12
<b>TOTAL</b>	<b>54</b>

### 5.01.4 Housing need by tenure

Purchase on open market	34
Renting from housing association	10
New Build Homebuy/Shared Ownership	10
<b>TOTAL</b>	<b>54</b>

### 5.01.5 Type of accommodation required

House	29
Bungalow	13
Flat	6
Sheltered	6
<b>TOTAL</b>	<b>54</b>

### 5.01.6 Size of accommodation required

1 bedroom	7
2 bedroom	31
3 bedroom	10
4+ bedroom	6
<b>TOTAL</b>	<b>54</b>

#### 5.01.7 Reasons for housing need

Need larger accommodation	8
Need smaller accommodation	8
Need cheaper home	8
Need physically adapted accommodation	4
Need to be closer to carer relative to receive/ give support	2
Need to set up independent home	15
Need secure accommodation	2
Need to change tenure	5
No reply	2
<b>TOTAL</b>	<b>54</b>

#### 5.01.8 Registered on housing waiting list?

Yes	6
No	48
<b>TOTAL</b>	<b>54</b>

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

0-15	23
16-24	21
25-44	27
45-59	17
45-60	13
75+	11
<b>TOTAL</b>	<b>112</b>

#### 5.01.10 Type of household in housing need

1 person	22
Couple	12
2 parent family	11
Lone parent family	7
Older person	2
<b>TOTAL</b>	<b>54</b>

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

£50-£69999	7
£70-£99999	14
£100-£149999	9
£150-£199999	6
£200-£250000	3
£250000+	2
No reply	13
<b>TOTAL</b>	<b>54</b>

#### 5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	5
£50-£99.99 per week	7
£100-£149.99 per week	3
£150-£199.99 per week	2
£200-£249.99 per week	1
No reply	36
<b>TOTAL</b>	<b>54</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	15
£193-£288.99 per week/£835-£1249.99 per month	16
£289-£384.99 per month	5
£385-£576.99 per week/£1666-£2499.99 per month	8
£577-£769.99 per week/£2500-£3299.99 pr month	2
£770+ per week/£3300+ per month	3
No reply	4
<b>TOTAL</b>	<b>54</b>

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

None	15
Less than £1000	3
£1000-£2000	8
£2001-£10000	9
£10001-£15000	5
£15001-£20000	4
£20000+	6
No reply	4
<b>TOTAL</b>	<b>54</b>

#### 5.01.15 Resident in Waltham

Yes	52
No	2
<b>TOTAL</b>	<b>54</b>

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

Yes 2

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

Yes 2

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

Waltham	8
Adjoining parish	4
Neither	39
No reply	3
<b>TOTAL</b>	<b>54</b>

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

Yes	1
No	49
No reply	4
<b>TOTAL</b>	<b>54</b>

**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	21
Voluntary work in parish	2
Work in parish full time	1
No reply	29
<b>TOTAL</b>	<b>54</b>

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

Of those household members identified in need of alternative housing, 110 classed themselves as White British and 2 as other White.

## **6. CONCLUSIONS**

- 6.01 79.9% of respondents to the survey are in favour of some future provision of affordable housing for local people
- 6.02 The survey sample shows a high level of owner-occupation in Waltham, with 90.6% of respondents owning their own home.
- 6.03 The survey identified 54 households who had expressed a need for some form of alternative accommodation within the next 5 years or more. Of these, 34 stated that they wished to buy a property on the open market, 10 in purchasing a home on the shared ownership/Homebuy format\* and the remaining 10 in renting a home from a housing association.

- Where purchasers are able to buy an initial stake in the equity of the property (say 25% or 50%) and pay a rent on the remainder of the unsold equity to a housing association who retain the freehold interest.
- 6.04 52 of the 54 respondents who had expressed a need for alternative housing are resident in Waltham.
- 6.05 20 of the respondents have indicated that they could afford to buy a property on the open market in the price range of £100-£250,000+. However, of these, only 13 had an income profile which would allow them to buy outright on the open market in Waltham as detailed in para. 2.06. Of the remainder of these 20, 5 had an income profile which would enable them to participate in shared ownership (see para 6.03 above) and 2 would need a home for rent.
- 6.06 Single people and couples are the predominant group in need of alternative accommodation.
- 6.07 15 of the respondents stated that they need to set up an independent home and of these 14 are living/lodging with relatives or friends.
- 6.08 In the demand for property types, that for houses exceeds bungalows by a ratio of 2:1.
- 6.09 The demand for 2 bedroom accommodation exceeds that for 3 bedroom homes by a ratio of 3:1.
- 6.10 Discounting the 13 households who could afford to purchase a home in Waltham on the open market, the residual need for affordable housing is therefore 41 households (54-13). The current practice in housing needs surveys when evaluating the number of homes required is to aim for 50% of the identified need.  
A scheme of 20 homes would therefore be appropriate for Waltham, and it is recommended that these 20 homes be “pepperpotted” within individual developments (see final paragraph of 2.03 above) rather than in one large “en-bloc” scheme in the interests of maintaining the sustainability of the village and social cohesion.
- 6.11 The following mix of affordable homes is thus recommended in the light of the above facts:
- 14 houses and 6 bungalows
  - 15 of the homes to be 2 bedroom accommodation with the remaining 5 as 3 bedroom
  - 15 of the homes to be for rent and the remaining 5 for shared ownership/Homebuy

## **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. Rear of Mill View, adjacent to windmill (4 suggestions for this).
2. No more development in Waltham until such time as the drains are sorted out (5 suggestions for this).
3. Sunningdale, Waltham (4 suggestions).
4. Cheapside (14 suggestions).
5. Instead of building extortionately priced properties, build more affordable ones (2 suggestions).
6. Station Road.
7. Near the golf course, Cheapside. Instead of an estate of large, detached houses, developments should be mixed (2 suggestions).
8. Bradley Road.
9. Ings Lane, and Waltham Airfield (6 suggestions for airfield).
10. I do not favour small developments if this means infilling on small plots around the village.
11. Away from Cheapside!
12. I used to live in this village for 20 years. It has grown out of a village. I don't think we need any more houses. Please leave the few fields we have!
13. A small development could have been built in Skinners Lane, instead there has been overcrowding with very small two bedroom properties overpriced for young first-time buyers (2 comments on this).
14. After the recent flooding of the Buck Beck affecting several homes in the village, we consider that there should be no more development until this problem is resolved satisfactorily.
15. Would need to take full account of the road links as the village is already very busy at peak times and extra accommodation would bring extra traffic (2 comments on this).
16. Boundary Farm, Waltham, the "Old Crew Yard"  
Use brownfield sites for affordable housing. Under no circumstances, approve development that impacts on or proposes to use amenity an open space or puts pressure on rural lanes such as Ings or Grove Lane etc. The boundaries of development in Waltham should be contained. Save our rural areas.

17. I am in favour of more housing, but I don't think it should spoil the village atmosphere that Waltham has. I think the Council should be careful not to build too many houses in the area.
18. Perhaps more affordable housing should have been built on the golf course development.
19. Vacant land bottom of Ascot Road.  
Grimsby Road, Waltham, near vets (2 suggestions for this).
20. We are not in favour of smaller, cheaper homes being built in the village as it would take away the exclusivity of living in a nice area with nice people. When I had my first home, I did so in Cleethorpes as I could not afford to buy in the village. However, after saving and both of us working in good jobs, we have achieved our dream home in the location we required. Why should homes be made available to people who make no effort to buy their own home or get a job?
21. Spare land on Lindrick Road and Archer Road (4 suggestions).
22. There is more than enough housing already in Waltham...there is plenty of affordable housing in Scartho Top, which is only a stone's throw away.
23. Waltham Road, Scartho....between Waltham/Scartho boundaries.
24. Corner of Brigsley Road and Cheapside (4 suggestions).
25. On the north side of Station Road, between farm and Toll Bar.
26. It's not the locals who are moving in but people from outside...too many homes on a small site (The Old Tannery).
27. ....but not "Buy to Let"!
28. I would not like to see the green areas in the village disappear, especially where children play.
29. Small bit of land at back of Coltsfoot Drive, fields at side of Bradley Road where the houses finish.
30. Part of or adjacent to Mount Pleasant park.
31. On land at rear of fire station and Scartho Road (3 suggestions).
32. Field at rear of Archer Road/Neville Turner Way.
33. Off Fairway near other low-cost/council housing as this is a good central location.
34. The allotments on High Street Waltham.