

WEST BUTTERWICK PARISH

HOUSING NEEDS SURVEY



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

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WEST BUTTERWICK PARISH COUNCIL
In partnership with
**THE NORTHERN LINCOLNSHIRE RURAL HOUSING
ENABLER PROJECT**

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KEY FINDINGS

- 68.4% of respondents to the housing needs survey are in favour of a small affordable housing scheme for local people.
- 10 households have been identified in need of affordable housing, this being a mix of low-cost home ownership initiatives (Homebuy/shared ownership) and housing for rent.
- The recommended affordable housing provision is:
 - 1 x 2 bedroom house (Homebuy)
 - 2 x 3 bedroom houses (1 for Homebuy; 1 for rent)
 - 2 x 2 bedroom bungalows (1 for Homebuy; 1 for rent)

1. INTRODUCTION

- 1.01 On 27 October 2006, the Rural Housing Enabler and the New Business Manager of South Yorkshire Housing Association met with Mr Christopher Howarth, the Managing Director of Axgro Foods Limited, a major employer in West Butterwick village, who expressed an interest in making an exceptions site (see below) available for the development of affordable housing.
- 1.02 In June 2000 a housing needs survey for the village was produced by the previous Rural Housing Enabler in June 2000. This survey had identified a need for 6 affordable homes, being a mix of rented and shared ownership properties. It was explained at the above meeting that this survey was now out of date, as such surveys have a “shelf life” of circa 5 years. It would therefore be necessary to carry out a further housing needs survey to evaluate current housing need within the village, in partnership and with the support of the parish council.
- 1.03 The Rural Housing Enabler then contacted the clerk of the West Butterwick Parish Council who agreed to solicit the help of his parish council members in distributing the survey questionnaires to all households in the parish.
- 1.04 The survey would therefore show the existing housing circumstances and housing needs of residents in the village, including those on modest or average incomes or whose present accommodation is no longer suitable for their present requirements. The survey also includes the views of some of the residents of West Butterwick as to where would be an appropriate location for the an affordable housing scheme in the event of the survey proving the need for such a scheme.

2. WEST BUTTERWICK

- 2.01 West Butterwick is located on the west bank of the River Trent, about 6 miles from the centre of Scunthorpe.
- 2.02 At the date of the 2001 census the population of West Butterwick was 776, comprising 330 households. This contrasts with the figure for the population at the 1991 census which was recorded as 686.
- 2.03 In the current Local Plan (adopted May 2003), West Butterwick is deemed to be a **minimum growth settlement**. As such, West Butterwick is considered to be an inappropriate location for significant housing 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 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 existing boundary limits. Where homes are built on **exception sites**, outside and adjacent to the development boundary, these would normally be developed by a registered housing association who 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.

2.04 It should be noted that the current Local Plan will be superseded by the Local Development Framework (LDF), as part of the new planning system. North Lincolnshire Council has carried out a major consultation exercise to provide a framework to the LDF and has produced a Core Strategy of Preferred Options.

Within the proposed LDF, West Butterwick is classed as a Village in the Countryside. The Preferred Option for such villages is that **new housing should be of a scale to meet identified local needs. The rural exceptions site policy (see para 2.03 above) will also continue in these villages.**

2.05 West Butterwick has 4 listed buildings within the village envelope.

2.06 The village has several facilities including:

- a post office cum general store
- a mobile library service
- GP's surgery
- Pub
- 2 places of worship
- village hall
- playing field with children's play area
- primary school
- weekly visits by a mobile butcher, greengrocer and fishmonger

2.07 There is a bus service running on Mondays to Saturdays, from Doncaster Scunthorpe, which stops in West Street at 08.12, 09.35, 11.55, 13.35, 15.32 and 19.15.

2.08 A recent internet search of the property market in West Butterwick found 6 properties for sale. These were as follows:

- 2 bedroom semi-detached house @ £110,000
- 3 bedroom semi-detached house @ £112,000
- 3 bedroom detached house @ £187,500
- 3 bedroom detached house @ £210,000
- 3 bedroom detached cottage @ £225,000
- 4 bedroom detached bungalow @ £235,000

2.09 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 shows that the average price of an entry-level property for first time buyers in North Lincolnshire is **£91446**, which is substantially below the cheapest property currently available on the market in West Butterwick. 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 also 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 because of the migration from the towns to the countryside of the more affluent members of the population.

2.10 North Lincolnshire Council currently owns a housing stock of 45 properties in West Butterwick, comprising:

- 16 x 1 bedroom bungalows
- 5 x 2 bedroom first floor flats
- 5 x 2 bedroom ground floor flats
- 4 x 2 bedroom houses
- 15 x 3 bedroom houses

There have been 5 vacancies in the stock since 1997, and 2 of these occurred during the last 12 months.

One property was sold under the Right to Buy in 2004.

The current housing waiting list stands at 100.

3. THE SURVEY

3.01 360 questionnaires were delivered to all households in West Butterwick by 12 January 2007. The closing date for the return of questionnaires was 2 February. Residents had the option of returning their completed questionnaires either to the ballot box located at the village post office or to the office of the Rural Housing Enabler in Barton-upon-Humber.

3.02 101 forms were returned by the due date, giving a response rate of 28.1%. This compares very favourably with other recent surveys at Gunness (22.7%), Redbourne (18.7%), Alkborough (21.4%), Winteringham (20.9%), Hibaldstow (21.2%) and Wootton (20.8%).

4. ANALYSIS OF WEST BUTTERWICK HOUSING NEED 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	37	16.5
16-24	13	5.8
25-44	48	21.4
45-59	55	24.6
60-74	53	23.7
75+	13	5.8
No reply	5	2.2
TOTAL	224	100.0

- This figure includes all members of the household.

4.01.2 Degree of occupancy

NO OF OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	19	18.8
2	49	48.5
3	15	14.9
4	12	11.8
5	1	1.0
6	2	2.0
No reply	3	3.0
TOTAL	101	100.0

The survey sample shows that 2 person households are the predominant group and this is comparable with the results from other surveys.

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	63	62.4
Bungalow	31	30.6
Flat	4	4.0
Sheltered	1	1.0
No reply	2	2.0
TOTAL	101	100.0

4.01.4 Size of Homes

NO OF BEDROOMS	HOUSEHOLDS	PERCENTAGE
1	10	9.9
2	14	13.9
3	51	50.4
4+	23	22.8
No reply	3	3.0
TOTAL	101	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First household	208	92.8
Second household	12	5.4
No reply	4	11.8
TOTAL	224	100.0

4.01.6 Type of household per property

TYPE	NUMBER	PERCENTAGE
One person	18	17.8
Couple*	42	41.6
Two parent	28	27.7
Lone parent	8	7.9
Older person	2	2.0
Other	1	1.0
No reply	2	2.0
TOTAL	101	100.0

- includes some older persons

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	40	39.6
Owned with mortgage	37	36.5
Shared ownership	0	0.0
Rented from local authority	15	14.9
Rented from housing association	2	2.0
Rented from private landlord	3	3.0
Tied to job	0	0.0
No reply	4	4.0
TOTAL	101	100.0

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	9
3-5	16
6-10	18
11-20	10
21-40	13
Over 40	15
No reply	20
TOTAL	101

Of those that answered this question, the survey sample shows an average length of residency of 16.3 years, which indicates that West Butterwick is a stable community.

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

Yes 4
No 89
No reply 8

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 9
No 86
No reply 6

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 8
No 86
No reply 7

4.01.12 Does anyone in the household need to move to alternative accommodation now or within the next 5 years?

Yes 12
No 83
No reply 6

4.01.12 Views on small affordable housing development

95 of the 101 respondents answered this question. Of these, 65 (68.4%) were in favour of some future affordable housing provision for local people and 30 (31.6%) 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 the parish	10
Within another household	1
Outside the parish	1
TOTAL	12

5.01.2 When do those requiring accommodation need to move?

Within next 2 years	4
2-5 years	3
5+ years	2
No reply	3
TOTAL	12

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

Own property outright	2
Own property with mortgage	5
Renting from local authority or housing association	2
Tenant of private landlord	3
TOTAL	12

5.01.4 Housing need by tenure

Purchase on open market	3
Renting from housing association/local authority	4
New Build Homebuy/Shared Ownership	4
No reply	1
TOTAL	12

5.01.5 Type of accommodation required

House	8
Bungalow	3
Sheltered accommodation	1
TOTAL	12

5.01.6 Size of accommodation required

2 bedroom	6
3 bedroom	6
TOTAL	12

5.01.7 Reasons for housing need

Need larger accommodation	3
Need smaller accommodation	1
Need physically adapted accommodation	1
Need cheaper home	1
Need to set up independent home	2
Need to be closer to relative	1
Need secure accommodation	1
Other	2
TOTAL	12

5.01.8 Registered on Housing waiting List?

Yes	4
No	8
TOTAL	12

5.01.9 Ages of members of household in housing need

0-15	12
16-24	2
25-44	13
45-59	3
60-74	2
75+	3
TOTAL	35

5.01.10 Type of household in housing need

1 person	3
Couple	2
2 parent family	3
Lone parent family	1
Other	3
TOTAL	12

5.01.11 Maximum house price which could be afforded

£50-£69999	2
£70-£99999	4
£100-£149999	0
£150-£199999	1
No reply (prefer to rent?)	5
TOTAL	12

5.01.12 Maximum affordable outgoing in rent

Less than £50 per week	3
£50-£99.99 per week	3
£100-£149.99 per week	1

5.01.13 Net income

Less than £95 pw/£420 per month	2
£95-£192.99 pw/£420-£834.99 per month	1
£193-£288.99 pw/£835-£1249.99 per month	3
£289-£384.99 pw/£1250-£1665.99 per month	3
£385-£576.99 pw/£1666-£2499.99 per month	1
No reply	2
TOTAL	12

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

None	7
Less than £1000	1
£1000-£2000	1
£10000-£15000	1
No reply	2
TOTAL	12

5.01.15 Resident in West Butterwick?

Yes	11
No	1
TOTAL	12

5.01.16 Do you work in West Butterwick or any of the adjoining parishes?

West Butterwick	4
Adjoining parishes	0
Neither	8
TOTAL	12

5.01.17 Has any adult member of the household been offered a job in West Butterwick but been unable to take up the offer owing to the lack of affordable housing?

Yes	0
No	11
No reply	1
TOTAL	12

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

Used to live in the parish	2
Parent or child lives in parish	6
Work in parish full-time	2
Voluntary work in parish	3
No reply	4

6. CONCLUSIONS

- 6.01 68.4% of respondents to the survey are in favour of a small development of affordable housing to meet identified local housing needs.
- 6.02 The survey identified 12 households who had specified a need for alternative accommodation. Of these, 3 had expressed an interest in buying a property on the open market and another 4 in shared ownership/Homebuy, whereby purchasers are able to acquire an initial stake in the equity of a property (say 50%) and pay a rent on the remainder of the unsold equity to a housing association who would retain the freehold interest. 4 respondents had expressed a preference for renting a home from the local authority or a housing association.
- 6.03 Only one of the respondents had an income profile which would enable them to purchase a property currently on the market in West Butterwick. 3 of the remaining 4 purchasers interested in buying a property on the open market would be able to purchase entry-level homes in the larger urban areas (see para 2.09 above), but not in the rural housing market as evidenced by West Butterwick. Shared ownership may therefore be a more viable option for these respondents. A further 3 respondents would only be able to enter the housing market through the shared ownership route. 4 of the respondents expressed a preference for rented accommodation.
- 6.04 Almost all of those who have expressed an interest in affordable housing live in West Butterwick and any provision of affordable housing would therefore meet a genuine local need.

- 6.05 The demand for houses and bungalows is in the respective ratio of 2:1. Half of the respondents expressed a preference for 2 bedroom accommodation and the other half a preference for a 3 bedroom home.
- 6.06 The current practice in housing needs surveys when estimating the number of affordable homes required is to aim for 50% of the identified need. As the total identified need is for 10 homes (6 x shared ownership and 4 for rent), a scheme of 5 homes would therefore be appropriate for West Butterwick.
- 6.07 The suggested mix could therefore be 3 for Homebuy/shared ownership and 2 for rent, with the mix as follows:
- 1 x 2 bed house Homebuy
 - 1 x 3 bed house Homebuy
 - 1 x 2 bed bungalow Homebuy
 - 1 x 3 bed house rent
 - 1 x 2 bed bungalow rent

APPENDIX 1

Suggestions where a small development of affordable housing could be built

1. "Brownfield" site immediately adjacent to village playing field, on south side (owned, I think, by Axxgro).
2. Land adjacent to playing field, between playing field and West Street Properties.
3. In between factory and playing field.
4. Encourage Axxgro to move out of village and build there. It would relieve vehicle pressure on our small roads and provide a central location for new housing. This would encourage a heart/central focus for West Butterwick.
5. Infill on west side of North Street.
6. Area leading off from village hall.
7. There is land on North Street which is at present outside the designated development plan.
8. Various sites off West Street.
9. Western boundary of village, between last house and Rush Carr Lane.
10. Between the village hall. No more building on North Street until pavements are in place.
11. The Fleet.
12. Field to the rear of nos 50-54 West Street.
13. Any provision should be found from sites within the village boundary. I have far grater concerns regarding the expansion of Axxgro which seems to take far greater importance in terms of land use than either affordable housing or the well being of the village in general.
14. No further development until proper infrastructure in place.
15. South side of West Street; east side of Parklands.
16. Near village hall or Park View area.

