

# **WINTERINGHAM PARISH**

## **HOUSING NEEDS SURVEY**

**APRIL 2006**



**RURAL HOUSING  
ENABLER PROJECT**

---

**NORTHERN LINCOLNSHIRE**

**IN PARTNERSHIP WITH WINTERINGHAM  
PARISH COUNCIL**

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

# TABLE OF CONTENTS

	<b>PAGE</b>
Key findings.....	3
Introduction.....	4
Winteringham Parish.....	4
The Survey.....	6
Part 1 Information on existing households.....	6
Part 2 Information on households in housing need.....	9
Conclusions.....	12
Appendix 1 Respondents comments.....	14
Appendix 2 Sample of survey questionnaire.....	

## KEY FINDINGS

- 76% of respondents are in favour of the development of a small affordable housing scheme
- There are a total of 6 households in need of housing
- The recommended number of homes to meet the identified housing need is 3, with a recommended mix of 2 x 3 bedroom houses and 1 x 2 bedroom bungalow
- One of the houses should be built for Shared Ownership/Homebuy, and the remaining two properties for rent

## 1. INTRODUCTION

- 1.01 Winteringham Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting on 7 February 2006 on the issue of affordable housing in village communities, and the use of housing needs surveys as a means of evaluating local need.
- 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 current housing circumstances of residents of the village and also to evaluate the future housing needs of residents, particularly those on modest or below average incomes or whose present accommodation is no longer suitable for their current requirements. The survey also includes the views of some of the residents of Winteringham on the development of an affordable housing scheme for local people.

## 2. WINTERINGHAM PARISH

- 2.01 Winteringham is located some 6 miles to the north of Scunthorpe and 7 miles to the west of the market town of Barton-upon-Humber.
- 2.02 The population of Winteringham at the 2001 census was 989. At the date of the census, 65.3 % of the population were economically active, and of these:
- 40.69% were employed full-time
  - 12.03% were employed part-time
  - 9.46% were self-employed
  - 1.72% were unemployed
  - 1.43% were full-time students
- Of the economically inactive group (34.7%):
- 18.77% were retired
  - 3.72% were students
  - 6.02% were looking after home/family
  - 3.44% were permanently sick or disabled
- 2.03 At the date of the 2001 census, there were 396 households and the household tenure pattern was as follows:
- 37.2% owned their homes outright
  - 41.9% were purchasing their homes with a mortgage
  - 11.6% of homes were rented from the local authority
  - 1.8% of homes were rented from a housing association or other social landlord
  - 3.0% of homes were rented from a private landlord/letting agency
  - 4.5% of homes were rented from another source
- 2.04 In the current Local Plan (adopted May 2003), Winteringham is deemed to be a **minimum growth settlement**. As such, Winteringham is considered to be an inappropriate location for **significant** development because the current 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



- 2.10 North Lincolnshire Council currently has a housing stock in Winteringham of 41 properties and these comprise:
- 27 x 2 bedroom bungalows
  - 4 x 2 bedroom houses
  - 9 x 3 bedroom houses
  - 1 x 4 bedroom house

**Only 4 of these properties** have fallen vacant and become available for letting since 1991. The total number of persons currently registered on the Council's Housing Waiting list for Winteringham is 63.

### 3. THE SURVEY

- 3.01 425 questionnaires were delivered to all households in Winteringham by 7 April, and the closing date for the return of questionnaires was 28 April. Residents had the option of returning their completed questionnaires either to the ballot box located at Winteringham Post Office, or the office of the Rural Housing Enabler in Barton-upon-Humber.
- 3.02 89 forms were returned by the due date, giving a response rate of 20.9%. This should be compared with recent surveys in Hibaldstow (21.2%), Wootton (20.8%), Wroot (32.5%), Crowle (12.6%), Scawby (34.6%) and South Ferriby (30%).

### 4. ANALYSIS OF WINTERINGHAM HOUSING NEEDS SURVEY RESULTS

The questionnaire is divided into two parts. The first deals with information on existing households: the second, information from those persons/households in housing need.

#### 4.01 Part One: Information on existing households

80 of respondents indicated that their present address was their own home. 9 of the respondents did not answer this question.

##### 4.01.1 Age range of respondents\*

AGE	NUMBER	PERCENTAGE
0-15	34	15.9
16-24	14	6.5
25-44	46	21.5
45-59	64	29.8
60-74	45	21.0
75+	11	5.1
<b>TOTAL</b>	<b>214</b>	<b>100.0</b>

\*

this figure includes all members of the household

#### 4.01.2 Degree of occupancy

<b>NO. OF OCCUPANTS</b>	<b>HOUSEHOLDS</b>	<b>PERCENTAGE</b>
1	14	15.7
2	43	48.3
3	14	15.7
4	14	15.7
5	4	4.5
<b>TOTAL</b>	<b>89</b>	<b>100.0</b>

#### 4.01.3 Property Type

<b>HOUSETYPE</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
House	57	64
Bungalow	32	36
Flat/Maisonnette/Bedsit	0	0
Sheltered/Retirement	0	0
Other	0	0
<b>TOTAL</b>	<b>89</b>	<b>100</b>

#### 4.01.4 Size of Homes

<b>BEDROOMS</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
1	1	1.0
2	22	24.7
3	43	48.3
4+	23	25.8
<b>TOTAL</b>	<b>89</b>	<b>100.0</b>

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

	<b>NUMBER</b>	<b>PERCENTAGE</b>
First household	209	97.7
Second household	5	2.3
<b>TOTAL</b>	<b>214</b>	<b>100.0</b>

#### 4.01.6 Type of household per property

<b>TYPE</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
One person	5	5.6
Couple	41	46.1
Two parent	32	36.0
Lone parent	2	2.2
Older person	9	10.1
<b>TOTAL</b>	<b>89</b>	<b>100.0</b>

#### 4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	56	62.9
Owned with mortgage	28	31.4
Shared ownership	0	0.0
Rented from local authority	2	2.3
Rented from housing association	2	2.3
Rented from private landlord	0	0.0
Tied to job	1	1.1
<b>TOTAL</b>	<b>89</b>	<b>100.0</b>

The sample shows a very high proportion of householders who own their property outright.

#### 4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	10
3-5	7
6-10	11
11-20	18
21-40	23
Over 40	20
<b>TOTAL</b>	<b>89</b>

The average length of residency is 20.4 years, which indicates that Winteringham is a stable community and this figure compares with the figures for other recent surveys, thus:

- Hibaldstow 15.4
- Wootton 18.8
- Wroot 18.4
- Crowle 18.4
- Scawby 19.7
- South Ferriby 19.0

#### 4.01.9 Does the home need to be adapted to increase its physical accessibility because of the disability of someone in household?

Yes 2  
No 87

#### 4.01.10 Reasons for moving away

The survey asked if anyone in the family had moved away from the parish in the last 5 years because of the difficulties of finding a home locally.

Yes 2  
No 84 No reply 3

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

Within 5 years	3
5+ years	6
No need	74
No reply	6

**4.01.12 Views on future small affordable housing development in event in event of proven need**

84 of respondents answered this question. Of these, 64 (76%) were in favour of such a development and 20 (24%) were against. The majority of those in favour were already satisfactorily housed, but recognised the need.

24 of those in favour were able to suggest potential sites for such a development.

**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	4
Within another household in parish	1
Outside the parish	1
<b>TOTAL</b>	<b>6</b>

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

Within next 2 years	3
2-5 years	1
5+ years	2
<b>TOTAL</b>	<b>6</b>

**5.01.3 Current tenure of existing home**

<b>TENURE</b>	<b>NUMBER</b>
Owned by householder	3
Shared ownership	0
Rented from LA/HA	2
Rented from private landlord	0
Tied accommodation	1
<b>TOTAL</b>	<b>6</b>

#### 5.01.4 Housing need by tenure

PURCHASE ON OPEN MARKET	RENTING FROM LA OR HA	RENTING FROM PRIVATE LANDLORD	HOME BUY
1	3	0	2*

- Of the 2 respondents interested in Homebuy/Shared Ownership, one is an existing LA/HA tenant, and the other an owner-occupier.

#### 5.01.5 Registered on Housing Waiting List?

Yes 2  
 No 4  
**TOTAL 6**

#### 5.01.6 Type of accommodation required

House 5  
 Bungalow 1  
**TOTAL 6**

- None of the respondents indicated a need for any form of specialized such as supported or sheltered housing or accommodation adapted for disabled persons.

#### 5.01.7 Reasons for housing need

REASON	NUMBER
Need larger accommodation	1
Need smaller home	1
Need to set up independent home	2
Need physically adapted accommodation	0
Need cheaper home	0
Need to be close to employment	0
Need to be closer to dependent/carer to give/receive support	0
Need to avoid harassment	0
Need secure accommodation	1
Need to change tenure	
Other	1
<b>TOTAL</b>	<b>6</b>

#### 5.01.8 Age of household members in housing need

<b>AGE</b>	<b>NUMBERS</b>
0-15	3
16-24	2
25-44	5
45-59	2
60-74	1
<b>TOTAL</b>	<b>13</b>

#### 5.01.9 Type of household in housing need

<b>HOUSEHOLD TYPE</b>	<b>NUMBERS</b>
Single person	2
Couple	1
Two parent	2
Older person	1
<b>TOTAL</b>	<b>6</b>

#### 5.01.10 Maximum affordable outgoing in rent/mortgage

<b>WEEKLY/MONTHLY OUTGOING</b>	<b>NUMBERS</b>
Less than £50 pw/£200 per month	1
£50-99.99 pw/£200-£399 per month	1
£100-£149.99 pw/£400-£599 per month	1
£150-£199.99 pw/£500-£799 per month	1
<b>TOTAL</b>	<b>4</b>

Two of respondents did not answer this question.

#### 5.01.11 Net income of those in housing need

<b>WEEKLY/MONTHLY NET INCOME</b>	<b>NUMBERS</b>
Less than £95 pw/£420 per month	
£95-£192.99 pw/£420-£834.99 per month	
£193-£288.99 pw/£835-£1249.99 per month	2
£289-£384.99 pw/£1250-£1665.99 per month	1
£385-£576.99 pw/£1666-£2499.99 per month	1
<b>TOTAL</b>	<b>4</b>

Two of respondents did not answer this question.

#### 5.01.12 Any savings or equity which could contribute towards a mortgage?

Only one of respondents answered this question, with savings of between £15000-£20000.

**5.01.13 Resident in Winteringham?**

Yes 5  
No 1

**5.01.14 If not resident in Winteringham now, have you lived in parish in last 20 years?**

Yes 1  
No 0

**5.01.15 Do you live in any of the adjoining parishes?**

Yes 0  
No 6

**5.01.16 Do you work in Winteringham or any of the adjoining parishes?**

Winteringham	3
Adjoining parish	1
Neither	2

**5.01.17 Has any member of the household been offered a job in Winteringham but been unable to take up the offer due to lack of affordable housing?**

Yes 0  
No 6

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

Used to live in parish	1
Parent or child lives in Winteringham	2
Work in Winteringham full-time	
Work in Winteringham part-time	2
Voluntary work in parish	

## **6. CONCLUSIONS**

- 6.01 There is a high level of owner occupation in Winteringham, with 94% of the sample survey owning their own home.
- 6.02 Only two households/persons have moved away from the village in the last 5 years because of the difficulties of finding accommodation locally.
- 6.03 Nonetheless, a large majority (76%) of those responding to the survey are in favour of some future small-scale affordable housing provision, and this figure includes those who are currently satisfactorily housed as well as those in housing need.
- 6.04 The survey indicated that a total of 6 households are in housing need,

and 3 of these are in need of alternative accommodation within the next 5 years.

- 6.05 Of those in housing need, 3 households would prefer rented accommodation and 2 expressed an interest in Homebuy/Shared Ownership in order to gain a foothold on the home ownership ladder. The remaining household expressed a preference for outright house purchase, and as an existing owner-occupier, would probably be able to obtain the smaller accommodation they require through their own resources.
- 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. A scheme of 3 new homes would therefore be appropriate for Winteringham, with a suggested mix as follows to reflect the household sizes and preferred tenure of those who have expressed a need:
- 1 x 3 bedroom 5 person house for rent
  - 1 x 3 bedroom 4 person house Shared Ownership/Homebuy
  - 1 x 2 bedroom bungalow for rent

## **APPENDIX 1**

### **Comments**

1. Would prefer open market properties for first-time buyers.
2. It would be a shame to lose any of the playing field (for development).
3. (In favour) Providing the buildings are of good character and blend into the conservation area.
4. Winterton-Winteringham are not able to support further development and do not need further expansion.
5. I think the village is large enough. We do not want to become a small town.
6. Expansion should be in Winterton. Leave the villages alone.
7. NB Several of respondents suggested where a potential small affordable housing scheme could be located, and the most popular suggestions were Hewde Lane, Silver Street, Marsh Lane and Ferry Lane.