

WOOTTON PARISH

HOUSING NEEDS SURVEY

FEBRUARY 2006



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

IN PARTNERSHIP WITH WOOTTON PARISH COUNCIL

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KEY FINDINGS

- Wootton has a high level of owner-occupation, with 84.5% of residents owning their own home
- A small majority of residents (56.9%) are in favour of an affordable housing development
- The survey only identified 3 households in need of affordable housing
- The need identified could be met by a very small housing scheme of 2 homes, but it may be more practical to meet this small local need via a larger affordable housing scheme in a neighbouring village or the acquisition by a housing association of a couple of (long standing) vacant properties within Wootton itself

1. INTRODUCTION

1.01 Wootton Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting on 15 March 2005 on the issue of affordable housing in village communities and housing needs surveys.

At that meeting, the Parish Council considered that there was not a demand for affordable housing within the village, and there was therefore no need to proceed with a housing needs survey.

1.02 However, on 19 November 2005, the Rural Housing Enabler received another request to discuss the issue of affordable housing with the Parish Council, and he attended the meeting of 17 January 2006. At that meeting it was agreed that the parish council would proceed with a housing needs survey, the purpose of which would be to help determine the existing and future needs of the residents of the parish, particularly those on modest or below average incomes. The survey also includes the views of some of the residents of Wootton on the development of a scheme of affordable housing for local people.

2. WOOTTON PARISH

2.01 Wootton is located some 6 miles from Barton-upon-Humber, one of the larger centres of population in North Lincolnshire, and 2 miles from Ulceby, one of the larger villages in the district.

2.02 The population of Wootton at the 2001 census was 492. 72.6% of the population were economically active, and of these:

- 46.8% were employed full-time
- 13.14% were employed part-time
- 9.71% were self-employed
- 2.86% were unemployed
- 0.0% were full-time students

Of the economically inactive group (27.4%)

- 14.57% were retired
- 1.14% were students
- 6.86% were looking after home/family
- 3.43% were permanently sick or disabled

2.03 At the date of the 2001 census, there were 233 households and the household tenure pattern was as follows:

- 27.8% owned their homes outright
- 46.8% were purchasing their homes with a mortgage
- 8.8% of homes were rented from the local authority
- 12.0% of homes were rented from a private landlord or other agency

2.04 In the current Local Plan (adopted May 2003), Wootton is deemed to be a **minimum growth settlement**. Such settlements are considered to be inappropriate locations for significant development because the Local Plan seeks to ensure that housing and employment needs are matched without necessitating additional requirements for new infrastructure or services. Development in minimum growth settlements is currently limited to building

for single or very 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 they be for rent or 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 Wootton has 2 listed buildings within the village envelope and 2 without. The village pond is an area of amenity importance within the 2003 Local Plan, as are areas around the parish church, Wootton Grove and Wootton Pocket Park.
- 2.06 Wootton is a small village served by a limited number of facilities, including a mobile library service, pub, church, village hall and a primary school. There is no shop or post office.
- 2.07 There is a regular bus service (except on Saturdays and Sundays), run by Lincolnshire Road Car from Barton to Grimsby and back. This stops on the High Street en-route to Grimsby and at the Nag's Head public house en-route to Barton, where it terminates by Barton railway station. The service runs hourly until the early evening.
On Saturdays, the service stops at Thornton Curtis, a village 1 mile away. Residents also have access to the Voluntary Car Service, when drivers are available, for transportation to hospital or the doctor's surgery.
- 2.08 A recent search of the current property market found 3 homes for sale in Wootton. These were as follows:
- 2 bedroom terraced house @ £115000
 - 3 bedroom semi-detached house (former council property) @ £145000
 - 4 bedroom detached house @ £229000
- 2.09 The **average** earnings figure for North Lincolnshire (2004 figures) is circa £22646 per annum (say £16985 net). Local mortgage lenders will advance on average 3.75 x gross income plus 1 x partner's income, where both are in employment. On this basis, the maximum mortgage which a single person on an average North Lincolnshire income could borrow would be £84923. Similarly, the maximum mortgage a couple could obtain where both are earning the average would be £107589. It should be noted, however, that many people in North Lincolnshire earn less than the average.
It would therefore be very difficult for a first-time buyer in Wootton to enter the property market.

- 2.10 North Lincolnshire Council has a total housing stock in Wootton of 19 properties, all of which are 2 bedroom bungalows.
The total number of persons currently registered in the Housing Waiting List for Wootton is 14.

3. THE SURVEY

- 3.01 250 questionnaires were delivered to all households in Wootton during the week commencing 30 January 2006. The closing date for the return of the survey questionnaires was Friday 24 February.
- 3.02 52 forms were returned by the due date, giving a modest response rate of 20.8%. This does not compare favourably with recent surveys in South Ferriby (30%), Scawby (34.6%) and Wroot (32.5%), a similar sized village.

4. ANALYSIS OF WOOTTON HOUSING NEEDS SURVEY RESULTS

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

4.01 Part One: Information on existing households

4.01.1 Age range of respondents

AGE	NUMBER	PERCENTAGE
0-15	21	18.1%
16-24	11	9.5%
25-44	32	27.6%
45-59	25	21.6%
60-74	23	19.8%
75+	4	3.4%
TOTAL	116	100.0

4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	9	17.3
2	27	51.9
3	9	17.3
4	3	5.8
5	4	7.7
6	0	0.0
7	0	0.0
TOTAL	52	100.0

The survey shows that 2 person households predominate in Wootton and this compares with the results from other recent surveys (cf: 53.1% in Wroot, 50.9% in Scawby, 48.9% in South Ferriby and 46.8% in Crowle).

4.01.03 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	39	75.0
Bungalow	12	23.1
Flat/Maisonnette/Bedsit	0	0.0
Sheltered/Retirement	1	1.9
Other	0	0.0
TOTAL	52	100.0

4.01.04 Size of Homes

BEDROOMS	HOUSEHOLD	PERCENTAGE
1	0	0.0
2	12	23.1
3	25	48.1
4+	15	28.8
TOTAL	52	100.0

4.01.5 Number of persons per household per property

	NUMBER	PERCENTAGE
First Household	122	100.0
Second Household	0	0.0
TOTAL	122	100.0

4.01.6 Type of household in property

TYPE	NUMBER	PERCENTAGE
One person	9	17.3
Couple	22	42.3
Two parent	15	28.9
Lone parent	2	3.8
Older person	4	7.7
Other	0	0.0
TOTAL	52	100.0

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	25	48.0
Owned with mortgage	19	36.5
Shared Ownership	0	0.0
Rented from local authority	1	1.9
Rented from housing association	1	1.9
Rented from private landlord	5	9.6
Tied to job	0	0.0
Other	1	1.9
TOTAL	52	100.0

The vast majority of those who responded to the survey own their own home (84.5%) and this compares with Wroot (96.8%), Crowle (87.5%), Scawby (92.6%) and South Ferriby (76.4%). On this sample survey, the proportion of home owners has increased since the 2001 census, when a total of 74.6% of residents were classed as home owners.

4.01.8 Length of residency in parish

YEARS	NUMBER
1-2	4
3-5	7
6-10	6
11-20	8
21-40	8
Over 40	8
TOTAL	41

Only 41 out of 52 respondents answered this question. However, of those who did respond, the average length of residency as per the survey results is 18.8 years (cf: Wroot 18.4, Scawby 19.7, South Ferriby 19.0 and Crowle 18.4). These figures demonstrate that Wootton is a stable community.

4.01.9 Has the home been adapted for disability?

ADAPTED?	NUMBER
Yes	3
No	48
TOTAL	51

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 difficulty in finding a home locally. All but one of the respondents answered this question.

Yes 7
No 44

4.01.11 Does the household need to move together from this home now or in the next 5 years?

Yes 3
 No 42
 No response 7

4.01.12 Is there anyone else living in the household who needs to move to alternative accommodation now or in the next 5 years?

Yes 2
 No 43
 No response 7

4.01.13 Views on future affordable housing development

51 out of 52 responded to this question. Of these, 29 (56.9%) were in favour of some future affordable housing provision and 22 (43.1%) were against. The numbers in favour of future provision were substantially lower than in other recent surveys.

5.01. Part 2 Information on households in housing need

5.01.1 When is alternative accommodation required?

WITHIN 2 YEARS	2-5 YEARS	5+ YEARS
2	1	2

Of these:

- 1 wished to move to a bungalow, but was already an owner-occupier
- 1 tenant of a private landlord wished to move to a disabled persons bungalow
- 1 respondent needed to set up independent accommodation for the first time
- 1 owner-occupier wished to buy an alternative, more expensive property
- 1 respondent was the tenant of a private landlord, who wished to move into a shared ownership property

5.01.2 Housing need by tenure

PURCHASE ON OPEN MARKET	RENTING FROM HA OR LA	RENTING FROM PRIVATE LANDLORD	SHARED OWNERSHIP
3	0	1	1

5.01.3 Reasons for housing need

REASON	NUMBER
Need larger accommodation	0
Need smaller accommodation	0
Need physically adapted accommodation	1
Need cheaper home	0
Need to be closer to employment	0
Need to be closer to dependent/carer to give/receive support	0
To avoid harassment	1
Need secure accommodation	0
Need to change tenure	0
Need to set up independent accommodation	1
Other	2
TOTAL	5

5.01.4 Size of accommodation required

2 bed	2
3 bed	3

5.01.5 Type of accommodation required

House	3
Bungalow	2

5.01.6 Net income of those in housing need

WEEKLY NET INCOME	ANNUAL NET INCOME	NUMBER
Less than £95	£4940	0
£95-£192	£4940-£9984	2
£193-£288	£10036-£14976	1
£289-£384	£15028-£19968	0
£385-£577	£20020-£30004	1
£578-£770	£30056-£40040	1
£770+	£40040+	
TOTAL		5

5.01.7 Maximum purchase price of property which would be affordable

PRICE	NUMBER OF RESPONDENTS
Less than £50000	0
£50000-£69999	1**
£70000-£99999	1
£100000-£149999	1
£150000-£199999	0
£200000-£250000	1
Over £250000	0
TOTAL	4

**** shared ownership**

5.01.8 Renting a property-maximum price to be afforded

Less than £50 pw.....1

£50-£99.99 pw.....1

5.01.9 Respondents registered on housing waiting list

Yes....1

No.... .4

6. CONCLUSIONS

- 6.01 There is a high level of owner-occupation in Wootton, with 84.5% of respondents owning their own home.
- 6.02 7 households have moved away in the last 5 years because of the difficulty of finding accommodation locally.
- 6.03 A small majority (56.9%) of respondents are in favour of an affordable housing scheme.
- 6.04 The survey indicated that 5 households (see paras 5.01.1/2/3) are in some form of housing need. However, only 3 of these expressed a need for affordable housing, whether rented or shared ownership. One of these did state a need for a bungalow adapted to the needs of the disabled.
- 6.05 The current practice in housing needs surveys when estimating the number of homes required is to aim for 50% of the identified need. A scheme of a maximum of say 2 homes would therefore be appropriate for Wootton, with a suggested mix of 2 x 2 bedroom bungalows. However, such a small scheme may not be viable for development by a housing association partner unless a small “exceptions” site can be found.
- 6.06 As an alternative, it may be possible for the housing need in Wootton to be accommodated by affordable housing developments in neighbouring settlements. A funding bid has been submitted to the Housing Corporation by one of North Lincolnshire Council’s housing association partners for the development of 10 new homes at Ulceby (1 mile away), and this proposed scheme would include 4 x 2 bed bungalows and 6 x 3 bed houses, and provide a mix of housing for rent and shared ownership homes for first-time buyers.
It is likely that, in the event of capital funding being secured, eligibility for these homes will be restricted via a section 106 agreement to residents of Ulceby, in identified housing need, or those in similar circumstances who have a local connection to the village. If it was considered to extend the eligibility for the Ulceby scheme to those in housing need in a neighbouring village such as Wootton, **this would probably have to be negotiated and agreed between the North Lincolnshire Council’s Housing Strategy Team and Ulceby Parish Council.**

6.07 A second alternative to meet the small need for affordable housing in Wootton would be the acquisition of any vacant properties in the village, by a partner housing association. This would be particularly appropriate in respect of any property which has been empty for a period of time, and would provide the added bonus of bringing it back into use and thereby maintaining its good order and structural integrity. Members of the parish council may wish to consider this alternative and advise the Rural Housing Enabler of the details of any such properties.

APPENDIX 1

Comments

1. We bought a house in this village because of its quiet and unspoilt Nature. In recent months, several teenagers have moved into the village which has already resulted in previously non-existent vandalism....I feel a development of this nature will encourage this.
2. Not in favour as village does not have any services (except school) and public transport provision is poor.
3. There has been talk of developing on Cherry Lane, where the Volvo buildings are. This would be no bad thing. Also opposite the Nag's Head there are empty ugly buildings which would look better as farmland or a few houses or bungalows....The larger four bedroom family homes....surely these are not really necessary.....why not bungalows and smaller houses. These would house the residents within the parish who wish to move from their larger homes into something smaller.