

WROOT PARISH

HOUSING NEEDS SURVEY

DECEMBER 2005



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

IN PARTNERSHIP WITH WROOT PARISH COUNCIL

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KEY FINDINGS

- single persons and couples predominate amongst those in housing need
- 11 respondents have been identified as being in housing need within the next 5 years
- Wroot has a high level of owner-occupation which is reflected in the aspirations of those in housing need
- There is little or no housing for sale in Wroot at the lower end of the market. Some provision of shared ownership housing would therefore be a viable alternative for those who cannot afford outright purchase, with a balance of housing for rent for those who cannot afford any form of home ownership
- Up to 6 new homes could be provided to meet local housing needs
- 74.2% of respondents are in favour of an affordable housing development

1. INTRODUCTION

1.01 Wroot Parish Council requested the Rural Housing Enabler for Northern Lincolnshire to speak to the parish council meeting of 4 October 2005 on the issue of affordable housing in village communities and housing needs surveys.

As a result of the meeting, it was agreed that a housing needs survey be carried out by the Rural Housing Enabler, in partnership with the parish council, whose members agreed to distribute survey questionnaires.

1.02 House prices in Northern Lincolnshire, and the Isle of Axholme in particular, have risen considerably over the last two years. The Isle has good access to the M180/M18/M62 and M1 motorway systems and, as such, has become a desirable residential location not only for those working in the main urban centre of Scunthorpe but also for those working in the South and West Yorkshire conurbations.

1.03 The aim of the housing needs survey is to help determine the existing and future needs of the residents in the parish, particularly those on modest or below average incomes. The survey reveals the numbers and types of housing that are required and also the views of some of the residents of Wroot on the development of a scheme of affordable housing.

2. WROOT PARISH

2.01 Wroot is located in the south-west corner of the Isle of Axholme, in North Lincolnshire. It lies some 17 miles from Scunthorpe by road, and 10 miles from Doncaster.

2.02 The population of Wroot at the 2001 census was 446. 72.8% of the population was economically active, and of these:

- 41.64% were employed full-time
- 12.75% were employed part-time
- 12.75% were self-employed
- 4.53% were unemployed
- 1.13% were full-time students

Of the economically inactive group (27.2%):

- 11.9% were retired
- 2.83% were students
- 7.65% were looking after home/family
- 3.12% were permanently sick or disabled

2.03 At the date of the 2001 census, there were 179 households and the household tenure pattern was as follows:

- 36.8% owned their homes outright
- 48.6% of homes were purchased with a mortgage
- 8.4% of homes were rented from the local authority
- 6.2% of homes were rented from a private landlord or other agency

- 2.04 In the current Local Plan (adopted May 2003), Wroot 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 placing additional requirements for new infrastructure or services. Development in minimum growth settlements is currently limited to the building of single or very small group of homes (up to a maximum of 3), on infilling 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 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, who would retain the freehold ownership of the homes (whether they be for rent or low-cost home-ownership), thereby guaranteeing that the homes provided would remain in perpetuity as a long-term housing asset for the community.

- 2.05 Wroot has no listed buildings and there are no areas of amenity importance or high landscape value within or without the village envelope.
- 2.06 Although a small village, Wroot is served by a number of facilities including: mobile library service, a post office cum general store, pub, church, village hall, playing fields, primary school, pre-school provision and a children's play area. It should be noted that the parish council was recently successful in obtaining an Awards for All grant towards the cost of this excellent new play area, and this success has been replicated by another recent Awards for All grant for the purchase of a modular stage in the village hall, for use by the local community. This indicates that Wroot is a vibrant community.
- 2.07 Wroot is served by limited public transport. There are infrequent bus services to both Doncaster and Epworth, in addition to voluntary community transport services for people needing to get to hospital or the services of a medical general practice.
- 2.08 A recent search of the current property market found **none** for sale in Wroot. There were a total of 43 properties on the market in other parts of the Isle of Axholme, and this tends to be dominated by the larger 3 and 4 bedroom detached properties, the average selling price of which was £237000. The cheapest properties found ranged from £74950 (a one bedroom first floor flat) to £1469995 for a three bedroom semi-detached house.
- 2.09 The **average** gross annual household income for North Lincolnshire (2004 figures) is circa £23500 per annum (**say £17625 net**). Local mortgage lenders will advance on average 3.75 x gross income or 3.75 x gross income for a couple, where both are in employment. On this basis, the maximum mortgage which a single person on the North Lincolnshire income could borrow would be £88125. Similarly, the maximum mortgage which a couple could obtain where both are earning the average would be £111625. It should be noted, however, that many people in North Lincolnshire earn **less** than the average.

Only four of the homes for sale elsewhere in the Isle of Axholme had a sale price of below £111000, which would be the maximum borrowing limit for most couples on average incomes.

A further search of the current market for rented properties found 7 homes at the cheaper end of the market, and these had an average rental of £393 per calendar month. The National Housing Federation considers that for rents to be affordable, these should take up no more than 25% of gross income or 33% of net disposable income. The average annual rent for the market rent properties currently available in the Isle therefore equates to £4716 per annum and one would therefore need a gross income of £18864 per annum for this rent to be affordable.

2.10 North Lincolnshire Council has a total housing stock in Wroot of 13 properties, comprising:

- 2 x 1 bedroom bungalows
- 3 x 2 bedroom houses
- 8 x 3 bedroom houses

Within this housing stock there have been 3 vacancies since August 1999 (over 6 years ago). 2 properties have been sold under the Right to Buy since 2003.

The total number of persons registered on the Housing Waiting List for Wroot is 34.

3. THE SURVEY

3.01 200 questionnaires were delivered to all households in Wroot during the week commencing 14 November, to allow for any increase in households since the date of the 2001 census. The closing date for the return of survey questionnaires was Friday 2 December.

3.02 65 forms were returned, giving a healthy response rate of 32.5%. This compares favourably with recent surveys in South Ferriby (30%), Scawby (34.6%), and Crowle (12.6%).

4. ANALYSIS OF WROOT 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	23	14.4
16-24	10	6.2
25-44	36	22.5
45-59	50	31.3
60-74	37	23.1
75+	4	2.5
TOTAL	160	100.0

43.1% of household numbers responding to the survey were below the age of 44. This shows a decline from the 2001 figure for the same age profile, which was 50.9%. Conversely, the upper age band of 45-75+ shows a marked increase from 47.8% (2001 figure) to 56.9%.

4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	6	9.4
2	34	53.1
3	11	17.2
4	10	15.6
5	3	4.7
6	0	0.0
7	0	0.0
TOTAL	64	100.0

All but one of the respondents answered this question, but the survey shows that 2 person households predominate in Wroot (cf 48.6% in Crowle, 50.9% in Scawby and 48.9% in South Ferriby).

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	43	66.2
Bungalow	22	33.8
Flat/Maisonnette/Bedsit		
Sheltered/Retirement Housing		
Other		
TOTAL	65	100.0

4.01.4 Size of Homes

BEDROOMS	HOUSEHOLD	PERCENTAGE
1	0	0
2	7	10.9
3	35	54.7
4+	22	34.4
TOTAL	64	100.0

Three and four bedroom homes are the most common.

4.01.5 Number of persons per household in property

	NUMBER	PERCENTAGE
First household	154	94.5
Second household	9	5.5
TOTAL	163	100.0

4.01.6 Type of household in property

TYPE	NUMBER	PERCENTAGE
One person household	6	9.2
Couple*	32	49.2
Two parent household	22	33.9
Lone parent household	2	3.1
Older person household	3	4.6
Other	0	0.0
TOTAL	65	100.0

* includes older persons

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	29	46.0
Owned with mortgage	32	50.8
Shared ownership	0	0.0
Rented from local authority	2	3.2
Rented from housing association	0	0.0
Rented from private landlord	0	0.0
Tied to job	0	0.0
Other	0	0.0
TOTAL	63	100.0

The vast majority of respondents (96.8%) own their own home (cf Crowle 87.5 %, Scawby 92.6% and South Ferriby 76.4%). The proportion of home owners has increased markedly since the 2001 census, when a total of 85.4% of the population of Wroot were classed as home-owners.

4.01.8 Length of residency in parish

YEARS	NUMBER	PERCENTAGE
1-2	2	4.4
3-5	5	10.8
6-10	11	23.9
11-20	11	23.9
21-40	12	26.1
Over 40	5	10.9
TOTAL	46*	100.0

- not all respondents answered this question.
The average length of residency as per the survey results is 18.4 years (cf Scawby 19.7, South Ferriby 19.0 and Crowle 18.5). These figures demonstrate an interesting consistency and show that Wroot is a stable community.

4.01.9 Has the home been adapted for disability?

ADAPTED?	NUMBER	PERCENTAGE
Yes	1	1.6
No	63	98.4
TOTAL	64	100.0

4.01.10 Reasons for moving away

The survey asked if anyone in the household had moved away from the parish in the last five years, because of the difficulties of finding a home locally. All but two of respondents answered this question.

RESPONSE	NUMBER	PERCENTAGE
Yes	6	9.5
No	57	90.5
TOTAL	63	100.0

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

RESPONSE	NUMBER	PERCENTAGE
Yes	9	15.0
No	51	85.0
TOTAL	60	100.0

Not all respondents answered this question.

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

RESPONSE	NUMBER	PERCENTAGE
Yes	12	20.3
No	47	79.7
TOTAL	59	100.0

Not all respondents answered this question.

4.01.13 Views on future affordable housing development

62 responded to this question. Of these, 46 (74.2%) were in favour of some future affordable housing provision and 16 (25.8%) were against. It should be noted that the majority of those who responded in favour are already satisfactorily housed, but recognise that this is important issue for the future well-being and long-term sustainability of the village.

5. Part 2 Information on households in housing need

5.01.1 When is alternative accommodation required?

WITHIN 2 YEARS	2-5 YEARS	5+ YEARS
7	4	3

It should be noted that the development period for affordable housing can often be up to 5 years, owing to the need to obtain grant funding and the vagaries of the planning process. 11 persons/households would therefore require housing within this timescale.

5.01.2 Housing need by tenure

PURCHASE ON OPEN MARKET	RENTING FROM HA or LA	RENTING FROM PRIVATE LANDLORD	SHARED OWNERSHIP
9	3	0	3

12 of the 15 respondents expressed a preference for home ownership, including shared ownership where the purchaser buys a proportion of the equity and pays a rent on the balance of the unsold equity to the freehold owner (usually a registered housing association.)

5.01.3 Reasons for housing need

REASON	NUMBER	PERCENTAGE
Need larger accommodation		
Need smaller accommodation	2	14.2
Need physically adapted accommodation	1	7.2
Need cheaper home	2	14.2
To be closer to employment		
To be closer to carer/dependent to give/receive support		
To avoid harassment		
Need secure accommodation		
Need to change tenure		
Need to set up independent accommodation	8	57.2
Other (need land)	1	7.2
TOTAL	14	100.0

5.01.4 Type of household in housing need

HOUSEHOLD TYPE	NUMBERS
1 Person	6
Couple	4
2 Parent household	3
Lone parent household	
Older person	
Other	2
TOTAL	15

5.01.5 Size of accommodation required

ONE BED	TWO BED	THREE BED	FOUR BED
1	10	3	1

5.01.6 Type of accommodation required

HOUSE	BUNGALOW	FLAT	SHELTERED/RETIREMENT
12	2	1	0

5.01.7 Net income of those in housing need

WEEKLY NET INCOME	ANNUAL NET INCOME	NUMBER
Less than £95	£4940	0
£95-£192	£4940-£9984	1
£193-£288	£10036-£14976	6
£289-£384	£15028-£19968	
£385-£577	£20020-£30004	2
£578-£770	£30056-£40040	1
£770+	£40040+	2
TOTAL		13

Not all of those who expressed a housing need answered this question. However, half of those who responded have a net income of **less** than the average for North Lincolnshire and house purchase for North Lincolnshire, even at the bottom end of the Isle market, is beyond their reach.

5.01.8 Maximum purchase price of property which could be affordable

PRICE	NUMBER OF RESPONDENTS
Less than £50000	
£50000-£69999	2
£70000-£99999	4
£100000-£149999	3
£150000-£199999	
£200000-£250000	1
Over £250000	1

5.01.9 Renting a property-maximum price to be afforded

RENT LEVEL	NUMBER OF RESPONDENTS
Less than £50 pw	2
£50-£99.99 pw	2
£100-£149.99	2
£150-£199.99	0
TOTAL	6

5.01.10 Respondents registered on housing waiting lists

Yes-1

No-14

The numbers not registered conflicts with the evidence of the housing waiting lists where there are 34 applicants. However, these do not all include Wroot as their first choice area for rehousing. Furthermore, in rural areas, those in housing need often do not bother to register an application because of low

expectations of ever being rehoused because of low vacancy rates and the diminution of local authority housing stock under the Right to Buy (see para 2.10 above)

6. Conclusions

- 6.01 There is a high level of owner-occupation in Wroot, with 96.8% of first household respondents being home owners.
- 6.02 6 households/persons had moved away in the last 5 years because of the difficulties of finding accommodation.
- 6.03 11 persons have been identified as needing alternative accommodation now or in the next 5 years, and of these 8 wish to set up their own independent home.
- 6.04 Single persons and couples predominate amongst those in housing need, which indicates that future affordable housing provision should focus on the majority preferred size of 2 bedroom accommodation, with a smaller proportion of 3 bedroom properties.
- 6.05 The majority of those respondents stating a housing need expressed a preference for home ownership, although only a third of these could afford outright purchase at the bottom end of the market in the Isle. Shared ownership of a new property in Wroot would therefore be a more viable option for those who wish to stay in the village.
- 6.06 74.2% of respondents to the survey are in favour of an affordable housing development.
- 6.07 The current practice in housing needs surveys when estimating number of new homes required is to aim for 50% of the identified need. A scheme of a maximum of 6 homes would therefore be appropriate for Wroot, with a suggested mix as follows:
5 x 2 bedroom homes
1 x 3 bedroom homes
Of these 6 homes, 5 could be houses with the remaining property a bungalow. It is also recommended that 2 of the properties be for shared ownership and the remainder for rent.

Appendix 1

Comments

1. Wroot does not need further development, unless the council is prepared to spend more money on the small school, better roads, pavements, play areas, amenities, drainage, sewerage, gritting **all** the roads in winter etc etc.
2. I would like to say that the building line in Wroot should be lifted
3. Wroot does not need to get any bigger....
4. 2 respondents were of the opinion that they owned land within the village envelope, which would be suitable for the development of affordable housing.
5. One respondent questioned as to whether any new affordable homes built, which remained unoccupied, would be allocated to others living outside Wroot.
6. The project received a telephone call from a resident of Westwoodside, who was brought up in Wroot but who was now frustrated by the fact that she and her family could not afford to move back to Wroot because of the cost of housing.

