

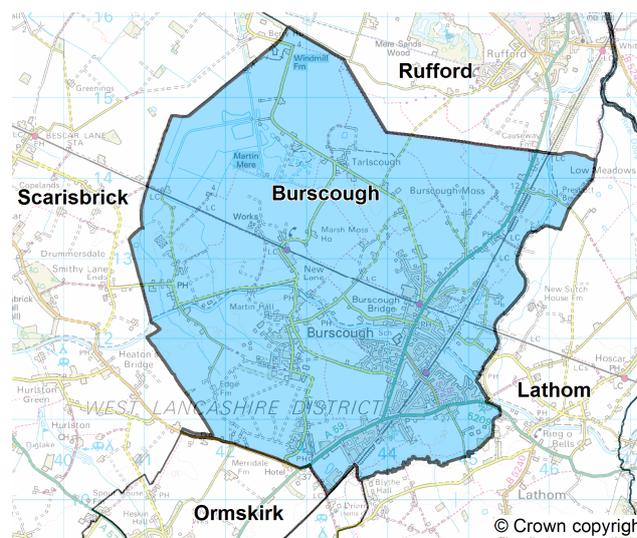
West Lancashire Parish Summary: Burscough

Introduction

- 1 The shortage of housing that is affordable to local people, particularly in the rural areas, has long been recognised by West Lancashire Council. This document has been prepared as part of a larger research project and provides a profile of the housing needs in Burscough Parish. It is intended to assist the Parish Council, in association with the Borough, to plan and deliver small schemes of the right type of affordable housing where they are needed. It contains key statistics, drawn from a variety of sources to provide an idea of current housing and future need in the Parish.
- 2 An important part of the work is the estimation of the need for affordable housing. In both Borough and Parish level analyses, Fordham Research has used Government definitions of what is affordable and measured housing need according to the methods laid down in Government Guidance. The Borough level analysis is used to produce a key planning output: the affordable housing target and the overall number of households in need.
- 3 The purpose of the parish reports is different: to provide an overall impression of the housing situation in each parish. Although the figures are based on a survey of all the dwellings in the parishes, the smaller total response achieved at parish level (corresponding to the smaller total household population) means the parish figures do not have the same robustness as the borough level equivalents. However, we are satisfied that the figures are as precise as the broad method set out in Guidance allows.
- 4 The parish summaries provide 'gross' rather than 'net' figures for housing need – that is to say the number of new affordable dwellings required in each parish each year, but ignoring any supply of affordable houses becoming available. The supply would come from re-lets of existing social rented housing or newly built affordable housing. We do not take supply figures into account at a parish level since supply figures are only available at a Borough level and cannot be reliably estimated for each parish, and they tend to fluctuate from year to year. It is better to use the gross needs figure and local judgement regarding the likely flow of affordable relets.
- 5 The parish summaries provide a succinct background upon which the Parish Council can consider whether and what level of new housing it wishes to see. This applies to both market and affordable housing. Adopted Local Plan Policy DE3 (Affordable Housing Development) provides what are known as 'rural exceptions' criteria. These say that there must be evidence of need in the parish and that the housing should be made available to local people.

Information from the household survey

6 This section describes Burscough Parish using results from the household survey collected as part of the Housing Needs and Demand Assessment across the whole of West Lancashire Borough. Overall 625 responses to the survey were obtained within the Parish representing over 15% of the households. This is a good rate of return and enables robust figures to be produced for the Parish.



Current stock of affordable housing

7 The Parish currently contains a total of 289 units of Council-owned social rented housing. The types of housing available are summarised in the table below.

Table 1 Council-owned social rented housing in Burscough Parish

Client Group	No. of dwellings	Dwelling type	No. of dwellings	Dwelling size	No. of dwellings
General Needs	207	House	154	1 bedroom	92
Category 1	48	Flat/Maisonette	107	2 bedroom	78
Category 2	20	Bungalow	28	3 bedroom	119
Group Scheme	12			4+ bedroom	0
Warden*	1				
Total	289	Total	289	Total	289

Source: West Lancashire Council (2010)

8 The Parish also contains a total of 157 units of RSL-owned social rented or intermediate housing. The types of housing available are summarised in the table below.

Table 2 RSL-owned social rented and intermediate housing in Burscough Parish

Tenure	No. of dwellings	Client Group	No. of dwellings	Dwelling type	No. of dwellings	Dwelling size	No. of dwellings
Social rented	143	General needs	96	House	66	1 bedroom	72
		Sheltered	61	Flat/Maisonette	83	2 bedroom	38
Shared ownership	14	Supported	0	Bungalow	8	3 bedroom	39
						4+ bedroom	8
Total	157	Total	157	Total	157	Total	157

Source: West Lancashire Council (2010)

Household profile

- 9 The table below shows key statistics for Burscough Parish compared to equivalent figures for West Lancashire as a whole. The proportion of social rented households at 6.4% is lower than the Borough-wide figure and the Parish also contains a lower proportion private rented properties. In contrast Burscough Parish contains a higher proportion of households that are owner-occupied than the Borough as a whole.
- 10 The majority of housing in Burscough Parish is semi-detached at 61.1%, compared to 50.1% across the Borough. The types of households within the Parish closely resemble the average for West Lancashire. However, Burscough contains a lower proportion of lone parent households and higher proportion of households containing more than one adult and more than one child. The rate of overcrowding in the Parish is lower than the Borough as a whole.
- 11 Households in Burscough Parish are more likely to contain an employed person than West Lancashire as a whole. Households in the Parish are also much more likely to contain a key worker.

Table 3 Key statistics: Burscough Parish					
	<i>Burscough</i>	<i>West Lancashire</i>		<i>Burscough</i>	<i>West Lancashire</i>
Tenure			Total number of households	3,957	46,650
Owner-occ'd (no mortgage)	41.0%	41.8%	Average household size	2.35	2.39
Owner-occ'd (with mortgage)	49.2%	35.0%	Average number of cars/vans	1.46	1.29
Social rented	6.4%	15.1%	Households in unsuitable housing	7.3%	7.4%
Private rented	3.4%	8.1%			
Household type			Households containing an employed person	68.1%	60.8%
Single pensioner	17.7%	16.4%	Older person only households	27.1%	27.9%
2+ pensioners	9.4%	11.5%	Households containing a person with support needs	19.4%	19.5%
Single non-pensioner	11.9%	12.5%	Households containing a key worker	32.8%	22.9%
2+ adults, no children	33.0%	32.6%	Proportion of households moving in the next 2 years (no. of households moving)	12.1% (480)	15.8% (7,383)
Lone parent	4.3%	7.9%	Number of households forming in the next 2 years (household formation rate)	290 (3.7%)	6,272 (6.7%)
2+ adults, 1 child	8.8%	8.0%			
2+ adults, 2+ children	14.9%	11.1%	Average number of bedrooms per dwelling	2.91	2.97
Accommodation type					
Detached	35.1%	44.8%			
Semi-detached / Terraced	61.1%	50.1%			
Flat / Maisonette	3.8%	5.1%			
Overcrowding					
Overcrowded	0.8%	1.8%			
Under-occupied	45.1%	42.4%			

Source: West Lancashire household survey, Fordham Research (2009)

- 12 The table also indicates that almost 12.1% of households in Burscough Parish intend to move home in the next two years, which compares with 15.8% of all households in West Lancashire. The rate of household formation at 3.7% is also lower than the Borough average (6.7%).

Financial situation of households in Burscough Parish

- 13 The table below presents the financial situation of households in the Parish. The table indicates that households in Burscough Parish record a median¹ income and median savings figure above the Borough-wide level. The median equity of owner-occupiers is £123,558 in Burscough Parish compared to £135,263 across West Lancashire.

Table 4 Financial profile for households in Burscough Parish		
	<i>Burscough</i>	<i>West Lancashire</i>
Median household income	£24,413	£20,398
Median savings	£2,600	£1,958
Median equity of owner-occupiers	£123,558	£135,263

Source: West Lancashire household survey, Fordham Research (2009)

- 14 Using information on the financial situation of households alongside the cost of market accommodation in the Borough (presented in the main report) it is possible to examine the ability of households to afford housing in West Lancashire. Overall some 21.8% of households in Burscough Parish would be unable to afford market accommodation of a suitable size in West Lancashire if they were to move home now. This compares with 26.2% of all households in the Borough.

Extent of housing need in Burscough Parish

- 15 The table below shows the extent of housing need in the Parish following the CLG housing needs assessment model set out in the Practice Guidance. The table shows that there are an estimated 43 households in need of affordable housing each year within Burscough Parish, which constitutes 4.0% of the total household need in the Borough. Households in Burscough Parish are less likely to be in housing need than all households in West Lancashire (1.1% of households compared to 2.3% across the Borough).

Table 5 Gross need (per annum) in Burscough				
<i>Area</i>	<i>No. of h'holds in need (gross)</i>	<i>Total no. of households</i>	<i>% of h'holds in need</i>	<i>As a % of all h'holds in need</i>
Burscough	43	3,957	1.1%	4.0%
West Lancashire	1,081	46,101	2.3%	100.0%

Source: West Lancashire household survey, Fordham Research (2009)

¹ The median is an alternative way of calculating the average. It is the middle value of the distribution when the distribution is sorted in ascending or descending order.

- 16 Of the 43 households in need in Burscough Parish each year, 16 are older person households , 13 are single non-pensioner households, nine are households containing children and five are multi-adult households without children. The gross need for housing in Burscough is therefore for 43 units per annum. This does not take into account future supply, which cannot be accurately estimated for the Parish
- 17 Further analysis shows that within the gross need figure, 12% is need for intermediate housing² with the remaining 88% being social rented. Finally, the calculation can be split by bedroom size, showing that 23% of the need is for one bedroom units, 44% two bedroom, 19% three bedroom and 14% for four bedroom units. Comparison with the current stock of social rented housing (Tables 1 and 2) suggests that the existing stock broadly reflects this size distribution.
- 18 It should be borne in mind that the requirement for one bedroom units produced by the CLG model is likely to be overstated since it does not take into account long term requirements of households, but only their current situation (e.g. space for children, or space for a carer). In addition, the model does not include the possibility of single person households being required to live in HMOs, as will tend to occur for some households if need is met through Local Housing Allowance in the private rented sector. For these reasons, we would not recommend building this size of accommodation in significant quantity.
- 19 The analysis here is solely of the need arising in Burscough Parish. In practice it may be necessary for the Council to redistribute affordable housing requirements between parishes and wards across West Lancashire in order to provide sufficient housing across the wider area. This is primarily because there are some areas where there is need for housing, but little or no locally available or suitable land.

Difficulty of obtaining housing in Burscough Parish

- 20 Respondents were asked to indicate whether a member of their family had recently (in the last five years) had to move out of the Parish to find a suitable home. Overall some 207 households in Burscough Parish indicated that this had occurred. This represents 5.2% of households in the Parish, which is higher than the figure for households across West Lancashire of 4.6%.

² Intermediate housing is affordable accommodation other than traditional social rent and includes products such as shared ownership, shared equity and intermediate rent.'

Conclusions

- 21 The quantitative assessment of affordable housing need, conducted as part of the household survey across the Borough, indicates that there is a requirement for affordable homes in Burscough Parish. When calculated using the guidance for assigning need the requirement is for about 43 affordable houses per year (some of which can be met from turnover, and some from new supply). It is clear that a range of affordable accommodation is required to meet this housing need
- 22 Supporting the acquisition of suitable affordable accommodation within Burscough Parish should be facilitated as much as possible by the Parish Council and Borough Council to meet the needs of local residents.