

# West Lancashire Parish Summary: Downholland

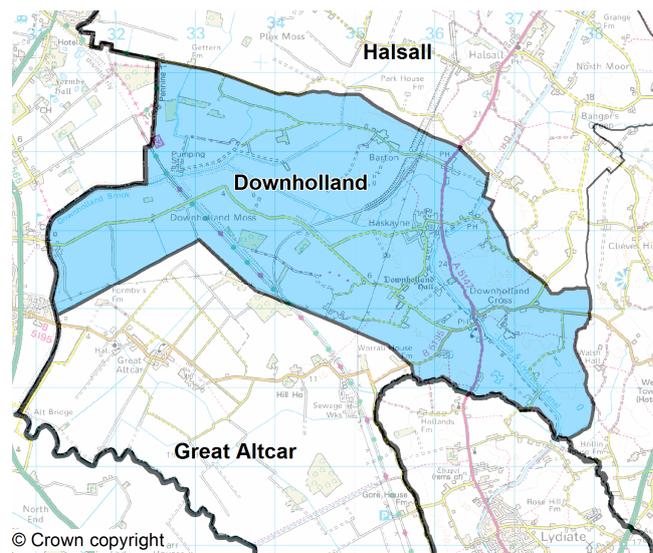
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## Introduction

- 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 Downholland 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 Downholland 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 61 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 36 units of Council-owned social rented housing and no RSL-owned housing. The types of housing available are summarised in the table below.

**Table 1 Council-owned social rented housing in Downholland Parish**

| Client Group  | No. of dwellings | Dwelling type   | No. of dwellings | Dwelling size | No. of dwellings |
|---------------|------------------|-----------------|------------------|---------------|------------------|
| General Needs | 36               | House           | 25               | 1 bedroom     | 0                |
| Category 1    | 0                | Flat/Maisonette | 11               | 2 bedroom     | 11               |
| Category 2    | 0                | Bungalow        | 0                | 3 bedroom     | 25               |
| Group Scheme  | 0                |                 |                  | 4+ bedroom    | 0                |
| Warden*       | 0                |                 |                  |               |                  |
| <b>Total</b>  | <b>36</b>        | <b>Total</b>    | <b>36</b>        | <b>Total</b>  | <b>36</b>        |

Source: West Lancashire Council (2010)

### Household profile

8 The table below shows key statistics for Downholland Parish compared to equivalent figures for West Lancashire as a whole. The proportion of social rented households at 3.6%, private rented properties at 7.2% and owner occupied without a mortgage at 37.4% are all lower than the Borough-wide figures. In contrast Downholland Parish contains a notably higher proportion of households that are owner occupied with a mortgage than the Borough as a whole.

9 Downholland Parish contains a higher proportion of pensioner households than West Lancashire as a whole and a lower proportion of households with children. The proportion of households in unsuitable housing is higher than the average for the Borough, whilst the rate of overcrowding is lower.

10 Households in Downholland Parish are less likely to contain an employed person than West Lancashire as a whole and more likely to contain households of only older people. One in every four households (26.3%) is likely to contain someone with a support need, this is higher than average for the Borough at 19.5%.

| <b>Table 2 Key statistics: Downholland Parish</b> |                    |                        |  |                    |                        |
|---|--------------------|------------------------|--|--------------------|------------------------|
|   | <i>Downholland</i> | <i>West Lancashire</i> |  | <i>Downholland</i> | <i>West Lancashire</i> |
| <b>Tenure</b>                                     |                    |                        | <b>Total number of households</b>  | <b>391</b>         | <b>46,650</b>          |
| Owner-occ'd (no mortgage)                         | 37.4%              | 41.8%                  | Average household size   | 2.29               | 2.39                   |
| Owner-occ'd (with mortgage)                       | 51.8%              | 35.0%                  | Average number of cars/vans  | 1.45               | 1.29                   |
| Social rented                                     | 3.6%               | 15.1%                  | Households in unsuitable housing   | 8.0%               | 7.4%                   |
| Private rented                                    | 7.2%               | 8.1%                   |  |                    |                        |
| <b>Household type</b>                             |                    |                        | Households containing an employed person                                       | 53.7%              | 60.8%                  |
| Single pensioner                                  | 18.6%              | 16.4%                  | Older person only households   | 31.5%              | 27.9%                  |
| 2+ pensioners                                     | 12.8%              | 11.5%                  | Households containing a person with support needs                              | 26.3%              | 19.5%                  |
| Single non-pensioner                              | 11.0%              | 12.5%                  | Households containing a key worker   | 22.3%              | 22.9%                  |
| 2+ adults, no children                            | 36.9%              | 32.6%                  | Proportion of households moving in the next 2 years (no. of households moving) | 13.6%<br>(53)      | 15.8%<br>(7,383)       |
| Lone parent                                       | 3.3%               | 7.9%                   | Number of households forming in the next 2 years (household formation rate)    | 53<br>(6.8%)       | 6,272<br>(6.7%)        |
| 2+ adults, 1 child                                | 13.1%              | 8.0%                   |  |                    |                        |
| 2+ adults, 2+ children                            | 4.2%               | 11.1%                  | Average number of bedrooms per dwelling  | 2.97               | 2.97                   |
| <b>Accommodation type</b>                         |                    |                        |  |                    |                        |
| Detached  | 34.5%              | 44.8%                  |  |                    |                        |
| Semi-detached / Terraced                          | 63.6%              | 50.1%                  |  |                    |                        |
| Flat / Maisonette                                 | 1.9%               | 5.1%                   |  |                    |                        |
| <b>Overcrowding</b>                               |                    |                        |  |                    |                        |
| Overcrowded                                       | 0.6%               | 1.8%                   |  |                    |                        |
| Under-occupied                                    | 41.6%              | 42.4%                  |  |                    |                        |

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

11 The table also indicates that almost 13.6% of households in Downholland 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 6.8% is almost the same as the Borough average (6.7%).

**Financial situation of households in Downholland Parish**

- 12 The table below presents the financial situation of households in the Parish. The table indicates that households in Downholland Parish record a median<sup>1</sup> income and median savings figure above the Borough-wide level. The median equity of owner-occupiers is £126,478 in Downholland Parish compared to £135,263 across West Lancashire.

| Table 3 Financial profile for households in Downholland Parish |                    |                        |
|--|--------------------|------------------------|
|  | <i>Downholland</i> | <i>West Lancashire</i> |
| Median household income  | £22,493            | £20,398                |
| Median savings   | £2,822             | £1,958                 |
| Median equity of owner-occupiers                               | £126,478           | £135,263               |

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

- 13 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 37.1% of households in Downholland 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 Downholland Parish**

- 14 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. Based on the survey data there is no arising need for affordable housing. This compares to the estimated need for affordable housing each year of 1,081 across the Borough (2.3% of households).

| Table 4 Gross need (per annum) in Downholland |                                       |                                |                             |                                      |
|---|---------------------------------------|--------------------------------|-----------------------------|--------------------------------------|
| <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> |
| Downholland                                   | 0                                     | 391                            | 0.0%                        | 0.0%                                 |
| West Lancashire                               | 1,081                                 | 46,101                         | 2.3%                        | 100.0%                               |

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

- 15 The analysis here is solely of the need arising in Downholland 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.

<sup>1</sup> 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.

***Difficulty of obtaining housing in Downholland Parish***

- 16 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 eight households in Downholland Parish indicated that this had occurred. This represents 2% of households in the Parish, which is lower than the figure for households across West Lancashire of 4.6%.

**Conclusions**

- 17 The quantitative assessment of affordable housing need, conducted as part of the household survey across the Borough, indicates that there is no requirement for new affordable homes in Downholland Parish. However, it should be noted that the proportion of households in the Parish that would be unable to afford suitable local market accommodation if they were to move now is higher than the average for the Borough. When planning future developments both the Parish Council and Borough Council should consider the needs of households within the Parish that are planning to move and would like to continue living locally.