

# West Lancashire Parish Summary: Bickerstaffe

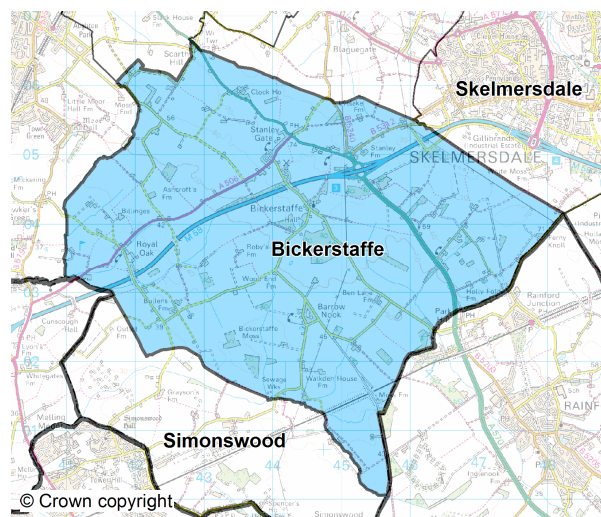
---

## 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 Bickerstaffe 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 Bickerstaffe 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 73 responses to the survey were obtained within the Parish representing 14% 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 46 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 Bickerstaffe Parish**

Client Group	No. of dwellings	Dwelling type	No. of dwellings	Dwelling size	No. of dwellings
General Needs	20	House	10	1 bedroom	29
Category 1	25	Flat/Maisonette	10	2 bedroom	6
Category 2	0	Bungalow	26	3 bedroom	11
Group Scheme	0			4+ bedroom	0
Warden*	1				
<b>Total</b>	<b>46</b>	<b>Total</b>	<b>46</b>	<b>Total</b>	<b>46</b>

Source: West Lancashire Council (2010)

### Household profile

8 The table below shows key statistics for Bickerstaffe Parish compared to equivalent figures for West Lancashire as a whole. The proportion of social rented households at 16.3% is slightly higher than the Borough-wide figure and the Parish also contains a notably higher proportion of private rented households (20.5%). In contrast Bickerstaffe Parish contains a lower proportion of owner-occupied properties than the Borough as a whole.

9 The majority of homes in Bickerstaffe are detached, making up 56.3% of the housing stock compared to 44.8% across the Borough. Bickerstaffe Parish contains a larger proportion of pensioner households and households with children than West Lancashire as a whole, but a lower proportion of non-pensioner adult households without children. The proportion of households in unsuitable housing is lower than the average for the whole Borough. The rate of overcrowding is also lower.

10 Households in Bickerstaffe Parish are more likely to contain an older people than West Lancashire as a whole. It is also slightly more likely to contain an employed person. Households in the Parish are less likely than average to contain a member with support needs.

<b>Table 2 Key statistics: Bickerstaffe Parish</b>					
	<i>Bickerstaffe</i>	<i>West Lancashire</i>		<i>Bickerstaffe</i>	<i>West Lancashire</i>
<b>Tenure</b>			<b>Total number of households</b>	<b>518</b>	<b>46,650</b>
Owner-occ'd (no mortgage)	36.4%	41.8%	Average household size	2.32	2.39
Owner-occ'd (with mortgage)	26.8%	35.0%	Average number of cars/vans	1.54	1.29
Social rented	16.3%	15.1%	Households in unsuitable housing	2.1%	7.4%
Private rented	20.5%	8.1%			
<b>Household type</b>			Households containing an employed person	62.7%	60.8%
Single pensioner	17.3%	16.4%	Older person only households	40.1%	27.9%
2+ pensioners	22.8%	11.5%	Households containing a person with support needs	14.5%	19.5%
Single non-pensioner	5.0%	12.5%	Households containing a key worker	23.3%	22.9%
2+ adults, no children	25.7%	32.6%	Proportion of households moving in the next 2 years (no. of households moving)	9.8% (51)	15.8% (7,383)
Lone parent	13.3%	7.9%	Number of households forming in the next 2 years (household formation rate)	24 (2.3%)	6,272 (6.7%)
2+ adults, 1 child	3.4%	8.0%			
2+ adults, 2+ children	12.5%	11.1%	Average number of bedrooms per dwelling	3.12	2.97
<b>Accommodation type</b>					
Detached	56.3%	44.8%			
Semi-detached / Terraced	40.8%	50.1%			
Flat / Maisonette	2.9%	5.1%			
<b>Overcrowding</b>					
Overcrowded	1.2%	1.8%			
Under-occupied	56.5%	42.4%			

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

11 The table also indicates that almost 9.8% of households in Bickerstaffe 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 2.3% is almost a third of the Borough average (6.7%).

**Financial situation of households in Bickerstaffe Parish**

- 12 The table below presents the financial situation of households in the Bickerstaffe Parish. The table indicates that households in the Parish record a median<sup>1</sup> income and median savings level above the Borough-wide level. The median equity of owner-occupiers is £199,184 in Bickerstaffe Parish compared to £135,263 across West Lancashire.

Table 3 Financial profile for households in Bickerstaffe Parish		
	<i>Bickerstaffe</i>	<i>West Lancashire</i>
Median household income	£24,323	£20,398
Median savings	£4,664	£1,958
Median equity of owner-occupiers	£199,184	£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 32.4% of households in Bickerstaffe 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 Bickerstaffe Parish**

- 14 The table below shows the extent of housing need in the Bickerstaffe Parish following the CLG housing needs assessment model set out in the Practice Guidance. The table shows that there are an estimated 16 households in need of affordable housing each year within Bickerstaffe Parish, which constitutes 1.5% of the total household need in the Borough. Households in Bickerstaffe Parish are more likely to be in housing need than all households in West Lancashire (3.1% of households compared to 2.3% across the Borough).

Table 4 Gross need (per annum) in Bickerstaffe				
<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>
Bickerstaffe	16	518	3.1%	1.5%
West Lancashire	1,081	46,101	2.3%	100.0%

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

<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.

- 15 Of the 16 households in need in Bickerstaffe Parish each year, 15 are households containing children and one is an older person household. The gross need for housing in Halsall is therefore for 16 units per annum. This does not take into account future supply, which cannot be accurately estimated for the Parish.
- 16 Further analysis shows that within the gross need figure, 7% is need for intermediate housing<sup>2</sup> with the remaining 93% being social rented. Finally, the calculation can be split by bedroom size, showing that 25% of the need is for one bedroom units, 44% two bedroom, 19% three bedroom and 12% for four bedroom units. Comparison with the current stock of social rented housing (Table 1) suggests that the existing stock broadly reflects this size distribution.
- 17 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.
- 18 The analysis here is solely of the need arising in Bickerstaffe 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 Bickerstaffe Parish***

- 19 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 42 households in Bickerstaffe Parish indicated that this had occurred. This represents 8.1% of households in the Parish, which is higher than the figure for households across West Lancashire of 4.6%.

---

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

## **Conclusions**

- 20 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 Bickerstaffe Parish. When calculated using the guidance for assigning need the requirement is for about 16 affordable houses per year (some of which can be met from turnover, and some from new supply). The analysis has found that an above average proportion of local households are having to leave the Parish to find suitable accommodation. It also suggests that the most appropriate affordable accommodation in the parish would primarily be social rented accommodation with two or more bedrooms.
- 21 The acquisition of appropriate affordable accommodation should be facilitated as much as possible by both the Parish Council and Borough Council to prevent local young families from being priced out of the area and to allow local pensioners to downsize.