

Desford Parish Neighbourhood Plan

Housing Needs Report

August 2017

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DES福德 PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Desford Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Desford Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Desford Parish had an estimated population of 3,930 residents living in 1,673 households dispersed across 1,439 hectares. There were 46 vacant dwellings representing a 2.7% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 7% (254 people). The number of dwellings (occupied and vacant) also increased, rising by 175 (12%).

At the time of the 2011 Census around 17% of residents were aged under 16 which is slightly below the district (18%), regional (18%) and national (19%) rates. Around 62% of residents were aged between 16 and 64 which is lower than both district and region (64%) rates and for England (65%) as a whole. At 21% the parish has a higher propensity of older residents (aged 65+) when compared with the district (18%), region (17%) and England (16%) rates. The median age of people living in the Parish was 46 which is older than that of the district (43), region (40) and England (39) respectively.

Table 1: Usual Residents by Age Band, 2011

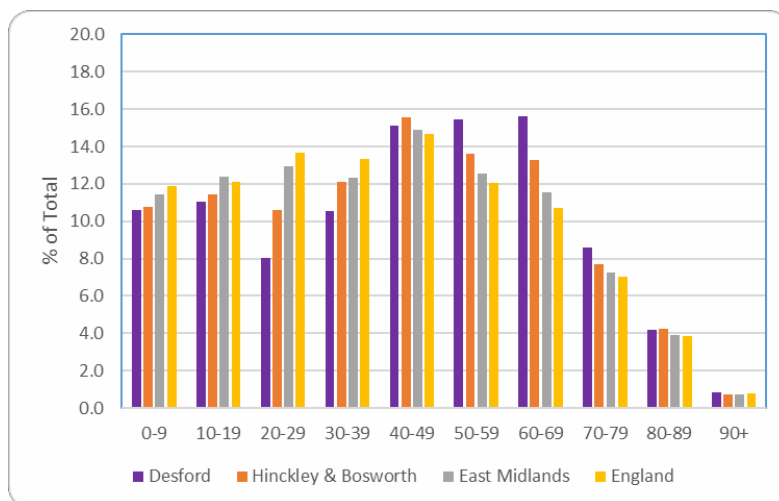
	Desford		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
Aged 0-4	199	5.1	5.5	6.0	6.3
Aged 5-15	478	12.2	12.2	12.5	12.6
Aged 16-64	2,432	61.9	63.9	64.5	64.8
Aged 65+	821	20.9	18.4	17.1	16.3
All Usual Residents	3,930	100.0	100.0	100.0	100.0
Median age	46		43	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Desford had a higher proportion of residents aged between 50 and 79 and lower share of 20 to 29 year olds when compared against the national average. However, it should be noted the low proportion of

20 to 29-year olds may be due to university students living away from home.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 18% in 2001 to 21% in 2011. The Census suggests the number of residents aged 65+ rose by 25% (166 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections¹ suggest that Hinckley and Bosworth’s 65 plus age group is forecast to grow by around 51% between 2014 and 2034.

Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Desford parish covers a number of LSOAs some of which overlap the parish boundary and take in households situated outside the parish. For this report the following LSOAs are considered to be the nearest best fit: E01025873, E01025874, E01025875. The overall Index of Multiple Deprivation decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation with the three LSOAs ranked within the 5th, 7th and 8th decile on the overall 2015 Index.

However, a more detailed analysis of the sub domains that make up the overall index reveals some evidence of pockets of deprivation. One locality (E01025875) is ranked in the 2nd most deprived in terms of education, training and skills. Furthermore, according to the Barriers to Housing and Services domain, one small area (E01025873) is ranked in the 2nd most deprived. This domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: ‘geographical barriers’, which relate to the physical proximity of

¹Subnational Population Projections for Local Authorities in England: 2014 based

local services and 'wider barriers' which includes issues relating to access to housing such as affordability.

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 70% Desford Parish's economic activity rate is close to the region (69%) and national (70%) averages but below the district (74%) rate. When compared to the national average, the parish has a high share of retired and self employed residents whereas the unemployment rate was relatively low.

Table 2: Economic Activity and Inactivity, 2011

	Desford		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	2,911	100.0	100.0	100.0	100.0
Economically Active Total	2,050	70.4	73.5	69.3	69.9
Employee, Part-time	436	15.0	13.9	14.4	13.7
Employee, Full-time	1,169	40.2	44.6	38.8	38.6
Self Employed	310	10.6	8.9	8.7	9.8
Unemployed	71	2.4	3.6	4.2	4.4
Full-time Student (economically active)	64	2.2	2.5	3.3	3.4
Economically inactive Total	861	29.6	26.5	30.7	30.1
Retired	572	19.6	14.7	15.0	13.7
Student (including Full-Time Students)	94	3.2	3.9	5.8	5.8
Looking After Home or Family	81	2.8	3.5	4.0	4.4
Long-Term Sick or Disabled	90	3.1	2.8	4.1	4.0
Other	24	0.8	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Desford Parish was 2.4 people which is in line with the national average but slightly above the 2.3 district and regional rate. The average number of rooms per household stood at 6.4 which is above the district (5.8), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.2 which is more than the district (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 84% of households owning their homes outright or with a mortgage or loan which is somewhat above the district (77%), regional (67%) and national (63%) rates. Around 7% of households live in private rented accommodation which is in below the district (11%), region (15%) and national (17%) rates. Just 8% of households live in social rented accommodation which is

low when compared to the district (10%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Desford		Hinckley & Bosworth	East Midlands	England
				%	%
All occupied Households	1,627	100.0	100.0	100.0	100.0
Owned; Owned Outright	707	43.5	37.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	653	40.1	39.6	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	8	0.5	0.6	0.7	0.8
Social Rented; Rented from Council (Local Authority)	105	6.5	7.1	10.1	9.4
Social Rented; Other	24	1.5	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	98	6.0	10.3	13.6	15.4
Private Rented; Other	17	1.0	1.1	1.3	1.4
Living Rent Free	15	0.9	1.0	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (50%) of residential dwellings are detached which is somewhat above the district (37.1%), regional (32%) and national (22%) shares. Semi-detached housing represents 38% of housing stock which is in line with the district rate but above the regional (35%) and national (31%) rates. There is a relatively low proportion of terraced housing (7%) and flats and apartments (4%) and is somewhat lower when compared to the district, region and national shares.

Table 4: Accommodation Type, 2011

	Desford		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	1,673	100.0	100.0	100.0	100.0
Detached	844	50.4	37.1	32.2	22.3
Semi-Detached	638	38.1	38.1	35.1	30.7
Terraced	123	7.4	16.0	20.6	24.5
Flat, Maisonette or Apartment	67	4.0	8.5	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.1	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

At (35%) the proportion of homes with four or more bedrooms is significantly higher than the district (22%), regional (20%) and national (19%) rates. There is an under representation of housing for single people with just 2% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

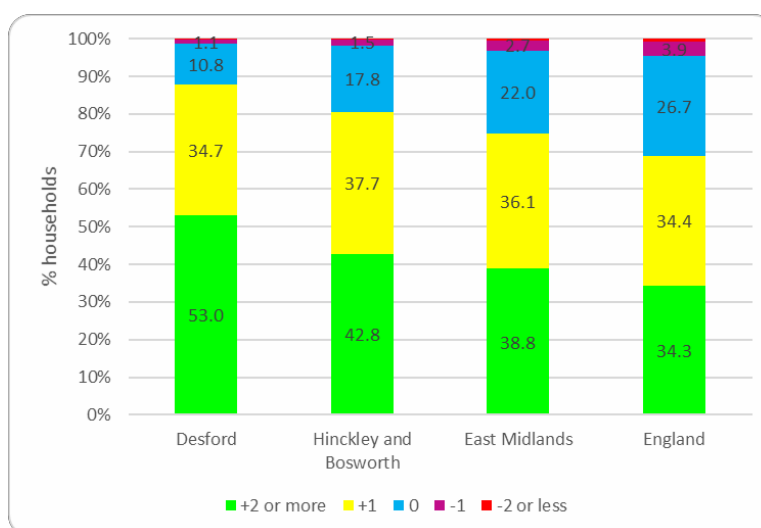
Table 5 Households by number of bedrooms, 2011

Bedrooms	Desford Parish		Hinckley & Bosworth	East Midlands	England
All occupied Household Spaces	1,627	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	36	2.2	5.8	8.1	11.8
2 Bedrooms	340	20.9	26.7	26.5	27.9
3 Bedrooms	676	41.5	45.5	45.4	41.2
4 Bedrooms	431	26.5	17.4	15.4	14.4
5 or More Bedrooms	144	8.9	4.4	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that more than half (53%) of all occupied households in the Desford Parish have two or more spare bedrooms and around 35% have one spare bedroom. Under occupancy is higher than regional and national rates.

Figure 2: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with more than half (52%) of households with 4 or more bedrooms occupied by just one or two people. This compares with 44% for the district, 43% for the region and 41% for England as a whole.

Table 6 Household with 4 or more bedrooms by household size, 2011

	Desford		Hinckley & Bosworth	East Midlands	England
HHs with 4 or more bedrooms	575	100.0	100.0	100.0	100.0
1 person in household	63	11.0	9.7	10.4	10.6
2 people in household	237	41.2	34.6	32.3	30.3
3 people in household	96	16.7	19.6	18.8	18.3
4 or more people in household	179	31.1	36.0	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 62% of pensioner households have at least two more bedrooms than is technically required by the household) and is somewhat higher than the 50% non-pensioner household rate.

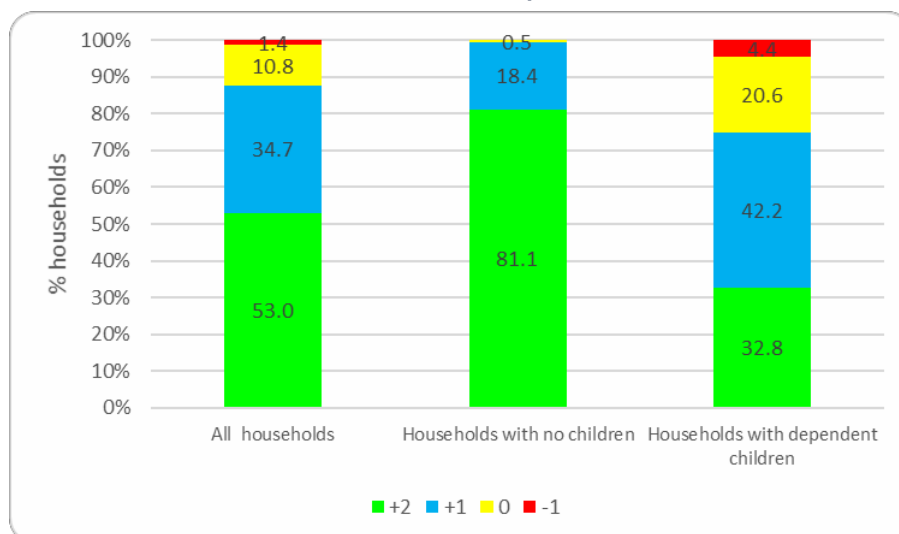
Figure 3: Bedroom Occupancy rating of Older Person Households, Desford Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in the Desford Parish.

Figure 4: Bedroom Occupancy rating of Family Households Desford Parish, 2011

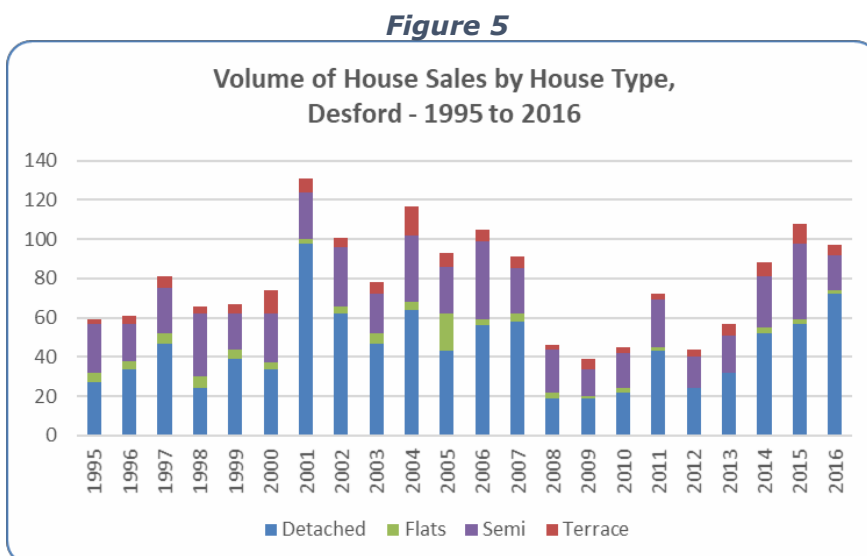


Source: Census 2011, LC4105EW

Housing Market

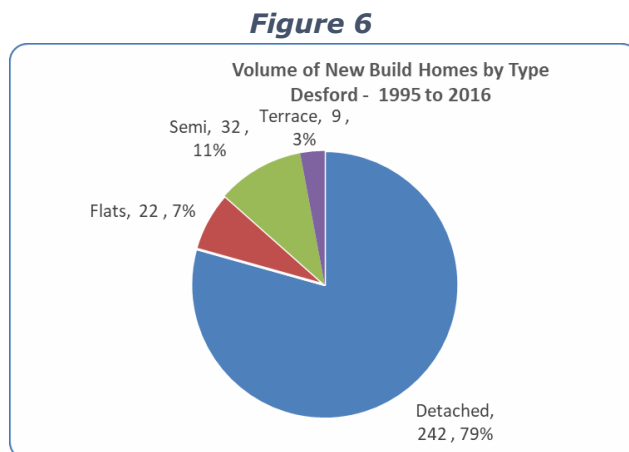
Residential Sales

Land Registry price paid data shows around 1,720 residential property sales were recorded in the Desford Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 56% of recorded sales, followed by semi-detached housing (31%), terraced (8%) and flats or maisonettes (5%). It should be noted that not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.



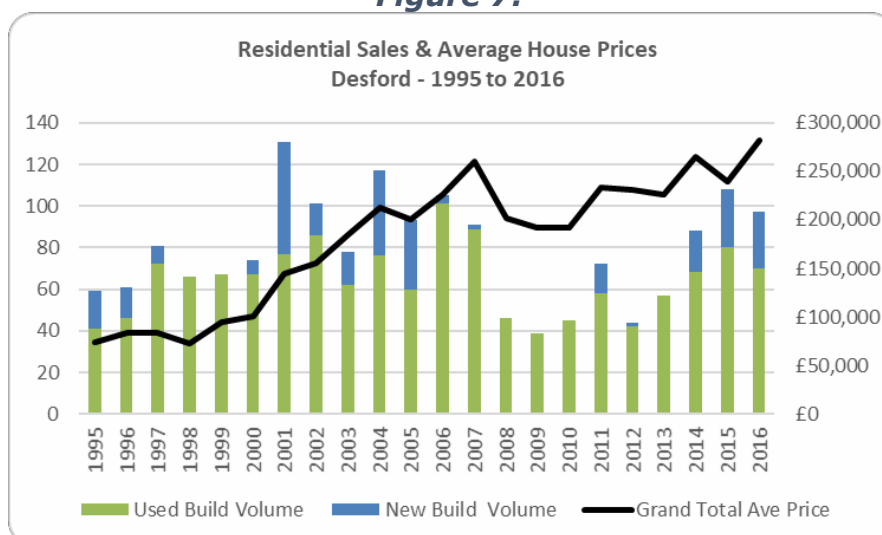
Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)

There is evidence of new build housing in the local area with 305 new build residential sales recorded between 1995 and 2016, representing 18% of total recorded sales. New build homes in the parish are more likely to be detached as these represented 79% of sales during the 1995 to 2016 period.



It should be noted that not all new builds will be captured in Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 7 shows the volume of sales together with the overall annual average house price.

Figure 7:



Data produced by Land Registry © Crown copyright 2017, data correct at 29.7.17

Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level² property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data³ also shows that home-ownership prospects vary across the country.

In the Desford Parish area⁴ a low to mid-priced property costs on average £160,000 which is above the national average. Assuming a 15% deposit⁵, those entering the property market in the area would require a household income of £30,333 (£26,444 E&W average) and savings of £26,700 which is a challenge for many households.

With the average cost⁶ of an entry-level home in the area being £160,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £700 for stamp duty and £24,000 for a 15% deposit, coming to £26,700 in total.

² The term ‘entry level’ or ‘low to mid-priced property’ refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

³ Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

⁴ The Desford Parish area is based on best fit to MSOA E02005381.

⁵ [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

⁶ The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant’s income.

Summary of Future Housing Need

At the time of the 2011 Census, Desford was home to around 3,930 residents living in 1,627 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 7% (254 people). During this period, the number of dwellings rose by 12% (175).

At 21% the parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 18% in 2001 to 21% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are relatively high with around 84% of households owning their homes outright or with a mortgage or loan. At 7% the share of households living in private rented accommodation is low and social rented housing accounted for just 8% of tenure.

There is some evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a very high share of homes with four or more bedrooms and an under representation of homes for single people with just 2% of dwellings having one bedroom.

Land Registry price paid data indicates evidence of new build housing in the parish over recent years representing 18% of total recorded sales between 1995 and 2016.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.