

Great Bowden Parish Neighbourhood Plan

Housing Needs Report

May 2016

Prepared by *YourLocale*

GREAT BOWDEN PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Great Bowden 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 Great Bowden Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Great Bowden Parish had an estimated population of 1,017 residents living in 449 households dispersed across 801 hectares. There were 18 household spaces with no usual residents representing a 3.9% vacancy rate. Since 2001 the number of residents has increased by around 63 (+6.6%) and the number of households by 24 (+5.6%). The 2011 Census shows there were 467 dwellings situated in the parish which was an increase of 37 (+8.6%) since 2001.

Around 59% of residents are aged between 16 and 64 which is below the district (62.6%), regional (64.5%) and national (64.8%) rates. Older people (aged 65+) represent 23% of residents which is above the district (18%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 46 which is older than the district (43), regional (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	55	5.4	5.5	6.0	6.3
Aged 5-15	134	13.2	13.7	12.5	12.6
Aged 16-64	599	58.9	62.6	64.5	64.8
Aged 65+	229	22.5	18.3	17.1	16.3
All Usual Residents	1,017	100.0	100.0	100.0	100.0
Median age	46		43	40	39

Source: Census 2011, KS102

There is a low propensity of young people residing in the parish. A more detailed breakdown reveals the Great Bowden Parish has a higher than average share of residents aged 50 to 79 and those aged over 90 when compared to the district, regional and national average.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The parish has an ageing population. Between 2001 and 2011, the number of residents aged 65 and over grew by 25% (+45). At 2011, over 65s represented 23% of the population which is up from 19% in 2001. 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 Harborough's 65 plus age group is forecast to grow by around 76% between 2012 and 2032.

Economic Activity

The table below illustrates the working status of usual residents aged 16 to 74. In Great Bowden Parish this accounts for 71% of the population. At 71% Great Bowden Parish's economic activity rate was lower than the district (74%) but above the regional (69%) and national (70%) rates. Around 20% of 16 to 74 year olds are retired which is in above the district (15%), region (15%) and England (14%) rates. At 15% the parish self-employment rate was high when compared with the district (13%), regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was very low.

¹ [Subnational Population Projections for Local Authorities in England: 2012 based](#)

Table 2: Economic Activity and Inactivity, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	732				
Economically Active Total	522	71.3	74.0	69.3	69.9
Employee, Full-time	279	38.1	40.9	38.8	38.6
Employee, Part-time	110	15.0	15.2	14.4	13.7
Self Employed	111	15.2	12.9	8.7	9.8
Unemployed	5	0.7	2.5	4.2	4.4
Full-time Student economically active	17	2.3	2.5	3.3	3.4
Economically inactive Total	210	28.7	26.0	30.7	30.1
Retired	144	19.7	15.5	15.0	13.7
Student including Full-Time Students	15	2.0	3.9	5.8	5.8
Looking After Home or Family	30	4.1	3.0	4.0	4.4
Long-Term Sick or Disabled	11	1.5	2.0	4.1	4.0
Other	10	1.4	1.7	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Great Bowden Parish was 2.3 people which is in line with the regional average but slightly below the 2.4 district and national rate. However, the average number of rooms per household at 6.4 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Great Bowden Parish are also more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.1 which is the same as the district but higher than the region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 42% of households owning their homes outright. This is higher than the district (38%), regional (33%) and national (31%) rates. Social rented properties account for around 8% of residential properties which is in line with the district average but lower than the region (16%) and England (18%) rates. Around one in ten homes are privately rented representing 10% of the housing stock which is close to the district (11%) average but lower than the regional (15%) and national (17%) rates.

Table 3: Tenure, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	449	100.0	100.0	100.0	100.0
Owned; Owned Outright	188	41.9	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	164	36.5	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	3	0.7	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	5	1.1	1.4	10.1	9.4
Social Rented; Other	32	7.1	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	38	8.5	10.1	13.6	15.4
Private Rented; Other	7	1.6	1.1	1.3	1.4
Living Rent Free	12	2.7	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (45%) of residential dwellings are detached which is slightly lower than the district (48%) but higher than the regional (32%) and national (22%) share. Semi-detached housing accounts for a third (33%) of residential housing stock which is higher than the district (29%) and national (31%) rates but below the regional (35%) average. Detached and semi-detached dwellings account for 78% of the total housing stock in the Great Bowden Parish whereas terraced housing and flats provide 22% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Great Bowden		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	467	100.0	100.0	100.0	100.0
Detached	210	45.0	47.6	32.2	22.3
Semi-Detached	153	32.8	28.6	35.1	30.7
Terraced	88	18.8	15.2	20.6	24.5
Flat, Maisonette or Apartment	16	3.4	8.1	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that around 29% of households live in housing with more than 4 bedrooms which is above the regional (20%) and England (19%) averages. There is also an under representation of housing for single people with around 3% of dwellings

having one bedrooms against 6% for the district, 8% for the region and 12% for England as a whole.

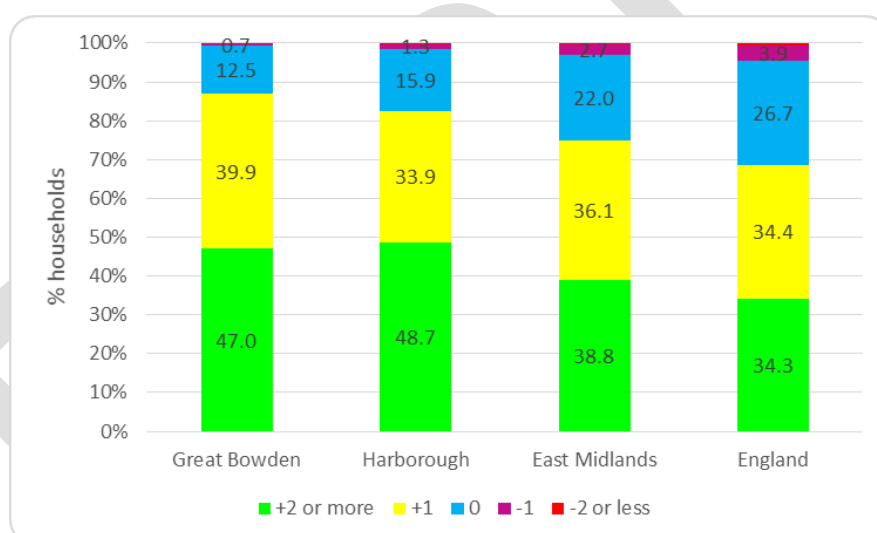
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Great Bowden Parish		Harborough	East Midlands	England
All households	449	100.0	100.0	100.0	100.0
1 bedroom	14	3.1	6.0	8.3	12.0
2 bedrooms	129	28.7	22.5	26.5	27.9
3 bedrooms	176	39.2	37.3	45.4	41.2
4 or more bedrooms	130	29.0	34.2	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of widespread under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that almost half (47%) of all households in the Great Bowden Parish have two or more spare bedrooms and around two fifths (40%) have one spare bedroom. Under occupancy is higher than district, regional and national rates.

Figure 2: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy is particularly evident in larger properties with almost half (49%) of dwellings with 4 or more bedrooms occupied by just one or two people.

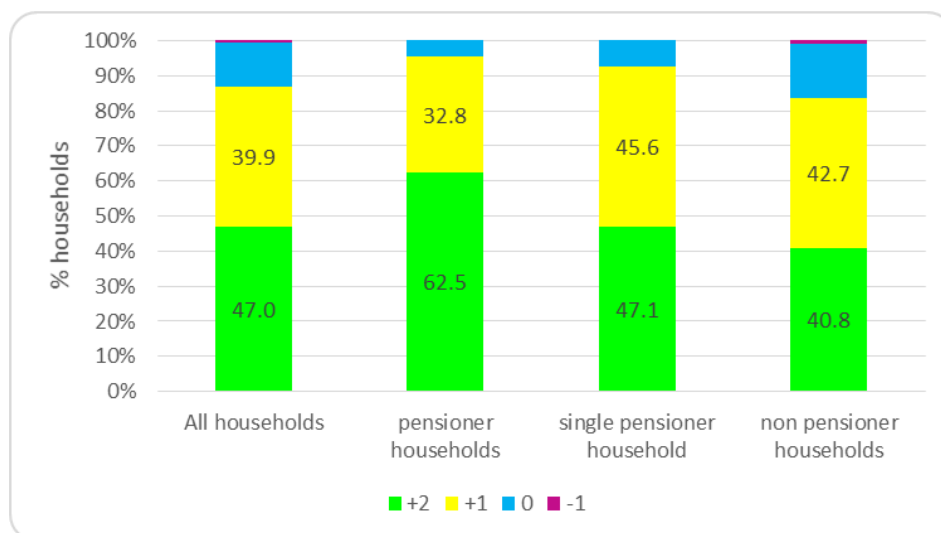
Table 6 Household with 4 or more bedrooms by household size, 2011

	Great Bowden		Harborough	East Midlands	England
HHs with 4 or more bedrooms	130	100.0	100.0	100.0	100.0
1 person in household	11	8.5	9.2	10.4	10.6
2 people in household	52	40.0	35.2	32.3	30.3
3 people in household	23	17.7	18.0	18.8	18.3
4 or more people in household	44	33.8	37.6	38.5	40.8

Source: Census 2011, LC4405EW

The Census data suggests that older person households are more likely to under-occupy their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, some 63% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 41% non-pensioner household rate.

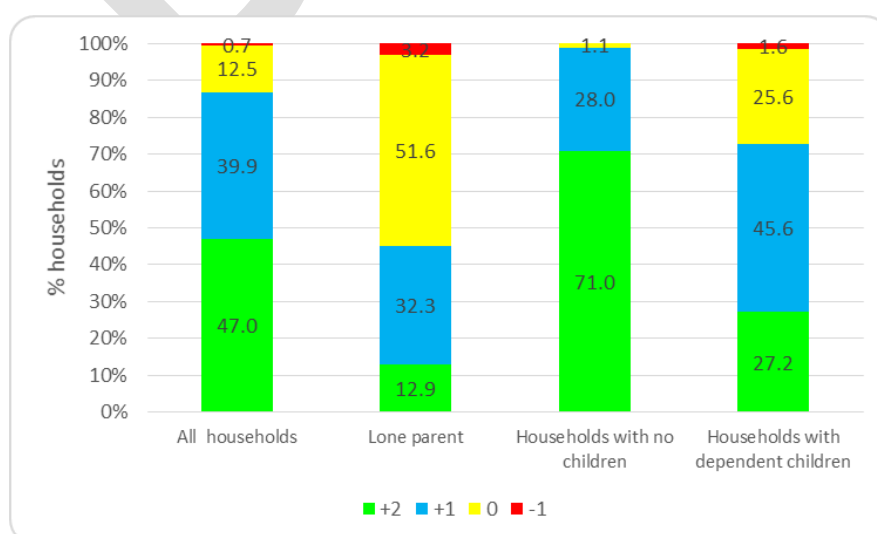
Figure 3: Bedroom Occupancy rating of Older Person Households, Great Bowden Parish, 2011



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 very small number of families living in overcrowded households in the Great Bowden Parish including some lone parent households.

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



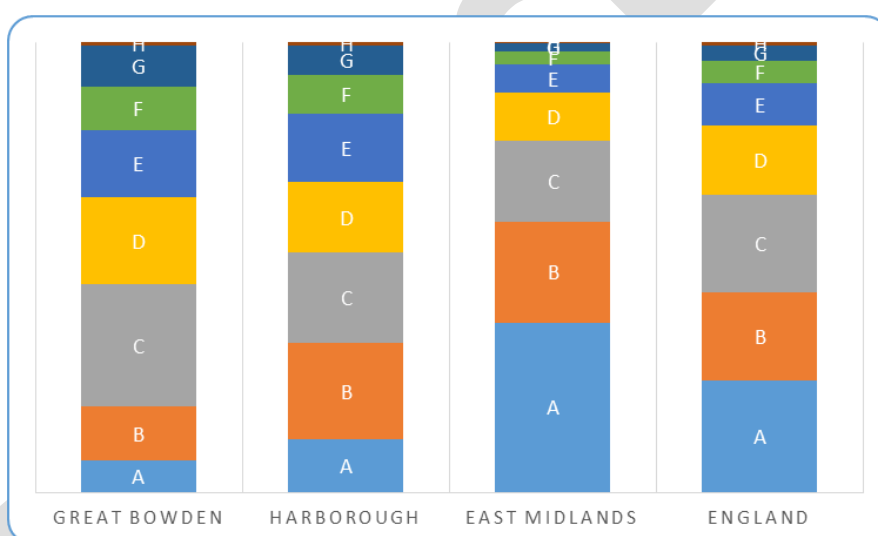
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Great Bowden Parish by council tax band compared to the district, region and national averages at 2011. In Great Bowden domestic properties with Council Tax band C make up the largest group (approximately 27% of the total). The parish has a larger proportion of properties with high value council tax bands with over 19% of dwellings having a Council Tax Band F or above against 16% for the district, 5% for the region and 9% for England as a whole.

**Figure 5: Dwelling Stock by Council Tax Band
Great Bowden Parish, 2011**



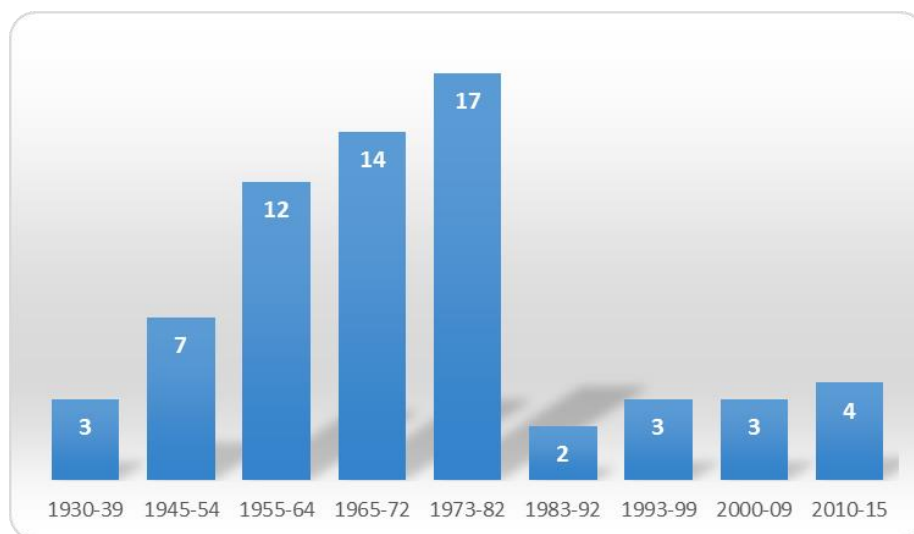
Source: Valuation Office Agency, Neighbourhood Statistics

A recent analysis of a new publication that combines aspects Council Tax Valuation Lists summary (published on 24 April 2014) and Property Attributes counts (published 26 June 2014) suggest that around 23% (170) of residential properties in the Great Bowden Parish area were built before 1900. Figure 6 below gives an indication of the average number of new homes built each year since 1930 and clearly shows an upward trend in house building since 1930 and peaking during the 1973 to 1982 period. There is evidence of a much smaller number of homes being built from 1983 onwards and this is also referred to in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2015. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 1.3% of the total number of properties.

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data

does not fully compliment the parish boundary and is based on best fit LSOA E01025797 to the Great Bowden Parish boundary.

Figure 6 Average Annual Number of New Properties by Build Period in the Great Bowden area

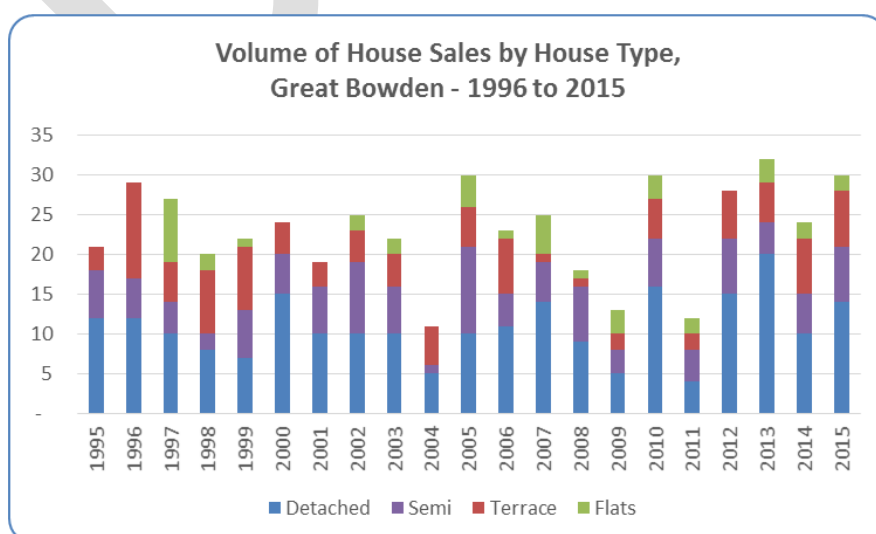


Council Tax: Stock of Properties, England and Wales, 2015, VOA

Residential Sales

Land Registry price paid data shows that some 444 residential property sales were recorded by the Land Registry in the Great Bowden Parish between 1995 and 2015. Detached housing represented 46% of sales during this time, 24% were semi-detached, 22% terraced properties and 9% flats. It should be noted 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.

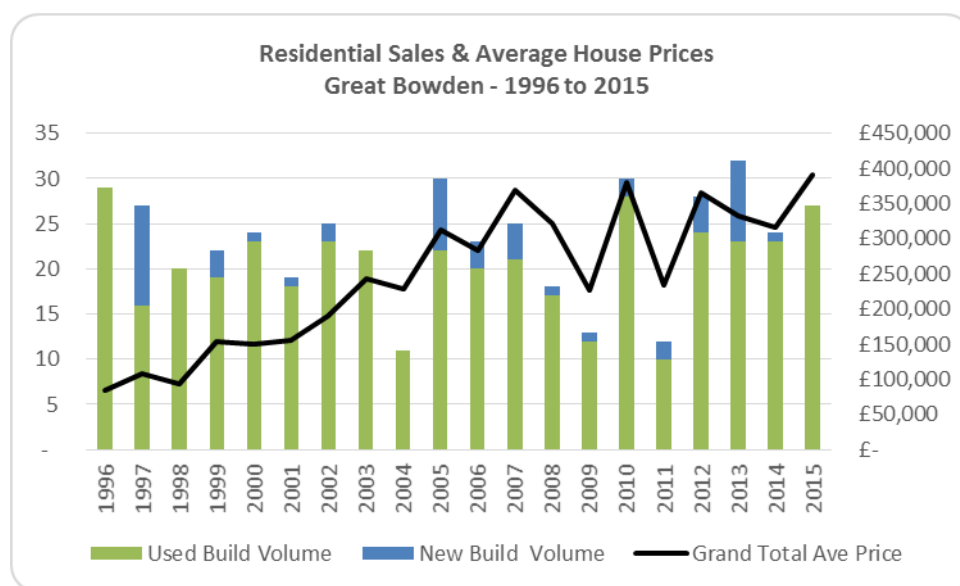
Figure 7



Data produced by Land Registry © Crown copyright 2016

There is evidence of housing development in the local area with 58 new build residential sales recorded between 1995 and 2015 representing 12% of total sales recorded by the Land Registry. It should be noted that not all new builds are captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 7 below shows the volume of sales by build type together with the overall annual average house price. However, because of the small number of sales average prices should be viewed with some caution.

Figure 8: Volume of Residential Sales, Great Bowden, 1995 to 2015



Data produced by Land Registry © Crown copyright 2016

The publication of middle layer super output area (MSOA) level income estimates for 2011/12² presents an opportunity for detailed housing affordability analysis. In England and Wales in 2014, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005373) which covers the Great Bowden Parish was 421 times the net weekly household income which is the 3rd highest rate in the district suggesting it would be difficult for those on lower income such as first time buyers to enter the current housing stock.

In the East Midlands, the lowest house price to income ratio was in Bolsover 003 MSOA where the average house price for all dwelling types was equal to 151 times the average net weekly income and the highest was the Derbyshire Dales 002 MSOA with 574 times.

²[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

Harborough District Council Strategic Policies

Policy CS2 of the Adopted Core Strategy calls for a housing mix based on the latest Housing Market Needs Assessment or local evidence. The draft Local Plan requires a range of affordable and market homes which meet local housing needs and recognises the 'specific accommodation requirements of the ageing population and the need for starter homes to help first time buyers'.

Community Consultation

Draft

Summary of Future Housing Need

Great Bowden is a small parish and at the time of the 2011 Census was home to 1,017 residents living in 449 households. Analysis of the Census shows that between 2001 and 2011 the parish population increased by around 7% and the number of households by 6%. There is evidence that the population is ageing and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership is high and there is high share of detached and semi-detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is evidence of new housing developments in the parish with 58 new house sales registered between 1995 and 2015 and of these 45% were detached dwellings.

The high level of under occupancy suggests 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.