

Misterton with Walcote Parish Neighbourhood Plan

Housing Needs Report

August 2017

Prepared by *YourLocale*

MISTERTON WITH WALCOTE PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Misterton with Walcote 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 Misterton with Walcote Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Misterton with Walcote Parish had an estimated population of 486 residents living in 202 households dispersed across 1,527 hectares. There were 16 vacant dwellings representing a 7.3% vacancy rate. Since 2001 the number of residents living in the Parish is estimated to have increased by around 19% (76 people). The number of dwellings (occupied and vacant) also increased, rising by 20 (10%).

At the time of the 2011 Census around 20% of residents were aged under 16 which is in line with the district (19%), regional (18%) and national (19%) rates. Around 64% of residents were aged between 16 and 64 which is slightly higher than the district (63%) average but lower than the regional and national (65%) rates. Older people (aged 65+) represented 17% of total residents which is close to district (18%), England (16%) and in line with the regional rate. The median age of people living in the Parish was 44 which is older than the district (43), region (40) and national (39) rates.

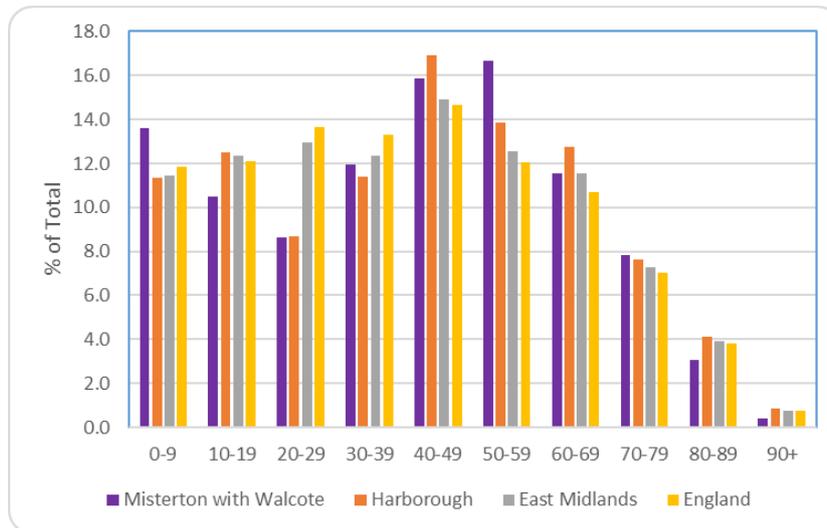
Table 1: Usual Residents by Age Band, 2011

	Misterton with Walcote		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	34	7.0	5.5	6.0	6.3
Aged 5-15	61	12.6	13.7	12.5	12.6
Aged 16-64	309	63.6	62.6	64.5	64.8
Aged 65+	82	16.9	18.3	17.1	16.3
All Usual Residents	486	100.0	100.0	6.0	6.3
Median age	44		43	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveal that at the time of the 2011 Census Misterton with Walcote had a somewhat higher proportion of residents aged between 50 to 59 and lower than average share of 20 to 29 year olds.

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 15% in 2001 to 17% in 2011. The Census suggests the number of residents aged 65+ rose by 37% (22 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 Harborough’s 65 plus age group is forecast to grow by around 65% 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 Misterton with Walcote parish is situated within LSOA E01027005 which also includes several other settlements (Gilmorton, Cotesbach, Shawell, Swinford, Catthorpe). 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 and is ranked within the 6th decile on the overall 2015 Index. However, on closer inspection of the domain indices, the area falls within the 1st decile in terms of barriers to housing and services and is ranked within the most deprived 2% in England. 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 local services which the area performs fairly badly on and ‘wider barriers’ which includes issues relating to access to housing such as affordability.

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

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. In Misterton with Walcote Parish this accounts for 74% of the population. At 80% Misterton with Walcote Parish's economic activity rate was somewhat higher than the district (73%), regional (69%) and national (70%) rates. When compared to the district, regional and national figures, Misterton with Walcote has a higher than average share of self employed residents and at the time of the 2011 Census, the unemployment rate was relatively low.

Table 2: Economic Activity and Inactivity, 2011

	Misterton with Walcote		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	359	100.0	100.0	100.0	100.0
Economically Active Total	288	80.2	73.5	69.3	69.9
Employee, Full-time	51	14.2	13.9	38.8	38.6
Employee, Part-time	147	40.9	44.6	14.4	13.7
Self Employed	79	22.0	8.9	8.7	9.8
Unemployed	2	0.6	3.6	4.2	4.4
Full-time Student economically active	9	2.5	2.5	3.3	3.4
Economically inactive Total	71	19.8	26.5	30.7	30.1
Retired	39	10.9	14.7	15.0	13.7
Student including Full-Time Students	8	2.2	3.9	5.8	5.8
Looking After Home or Family	11	3.1	3.5	4.0	4.4
Long-Term Sick or Disabled	7	1.9	2.8	4.1	4.0
Other	6	1.7	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 Misterton with Walcote Parish was 2.4 people which is in line with district and England rates but slightly above the 2.3 rate for the region as a whole. The average number of rooms per household stood at 6.5 which is higher than the district (6.3), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.2 which is higher than the district (3.1), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 73% of households owning their homes outright or with a mortgage or loan which is above the regional (67%) and national (63%) rates but below the district average (78%). Around 13% of households live in private rented accommodation which is lower than the district (11%) but above the region (15%) and national (17%) rates. Around 9% of households live in social rented accommodation which is low when compared to regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Misterton with Walcote		Harborough	East Midlands	England
				%	%
All occupied Households	202	100.0	100.0	100.0	100.0
Owned; Owned Outright	66	32.7	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	81	40.1	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	5	2.5	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	8	4.0	1.4	10.1	9.4
Social Rented; Other	11	5.4	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	24	11.9	10.1	13.6	15.4
Private Rented; Other	3	1.5	1.1	1.3	1.4
Living Rent Free	4	2.0	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (55%) of residential dwellings are detached which is somewhat higher than the district (48%), regional (32%) and national (22%) shares. Terraced housing, flats and apartments provide just 18% of accommodation spaces which is below the district (23%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Misterton with Walcote		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	218	100.0	100.0	100.0	100.0
Detached	119	54.6	47.7	32.2	22.3
Semi-Detached	57	26.1	28.6	35.1	30.7
Terraced	39	17.9	15.2	20.6	24.5
Flat, Maisonette or Apartment	1	0.5	8.1	11.7	22.1
Caravan or Other Mobile or Temporary Structure	2	0.9	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

A third (33.2%) of households live in houses with four or more bedrooms which is close to the district (34%) average but higher than the regional (20%) and national rates (19%). There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

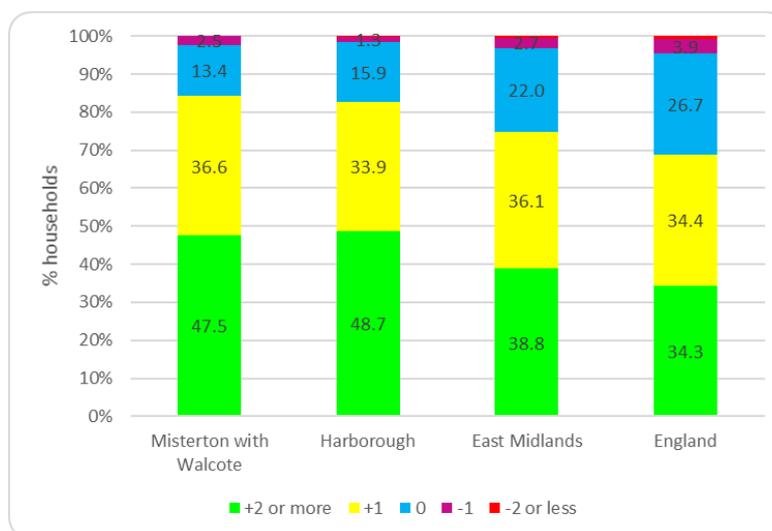
Table 5 Households by number of bedrooms, 2011

Bedrooms	Misterton with Walcote Parish		Harborough	East Midlands	England
All households	202	100.0	100.0	100.0	100.0
1 bedroom	7	3.5	6.0	8.3	12.0
2 bedrooms	53	26.2	22.5	26.5	27.9
3 bedrooms	75	37.1	37.3	45.4	41.2
4 or more bedrooms	67	33.2	34.2	19.8	19.0

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 around 47% of all occupied households in the Misterton with Walcote Parish have two or more spare bedrooms and around 37% 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 in the parish is particularly evident in larger properties with just under half (46%) of households with 4 or more bedrooms occupied by just one or two people.

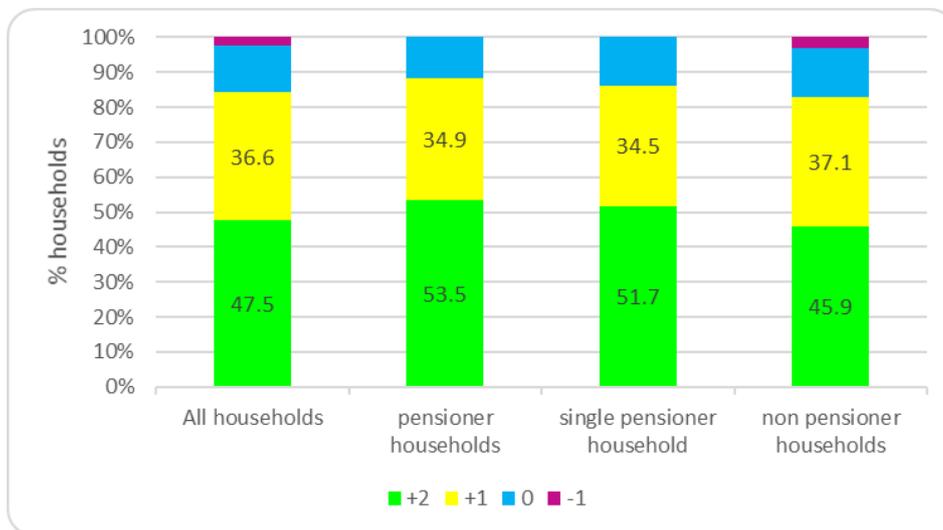
Table 6 Household with 4 or more bedrooms by household size, 2011

	Misterton with Walcote		Harborough	East Midlands	England
HHs with 4 or more bedrooms	67	100.0	100.0	100.0	100.0
1 person in household	11	16.4	9.2	10.4	10.6
2 people in household	20	29.9	35.2	32.3	30.3
3 people in household	5	7.5	18.0	18.8	18.3
4 or more people in household	31	46.3	37.6	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 53% of pensioner households have at least two more bedroom than is technically required by the household) and is somewhat higher than the 46% non-pensioner household rate.

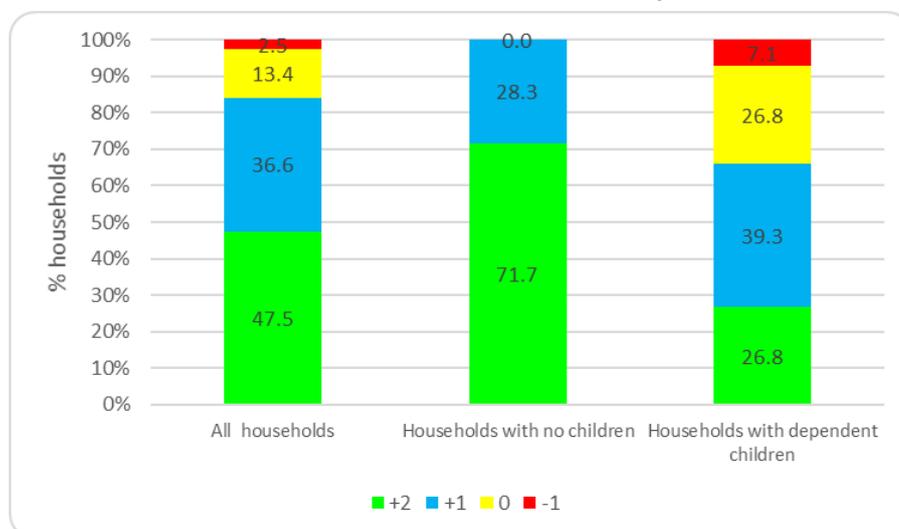
Figure 3: Bedroom Occupancy rating of Older Person Households, Misterton with Walcote Parish, 2011



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 Misterton with Walcote.

Figure 4: Bedroom Occupancy rating of Family Households Misterton with Walcote Parish, 2011



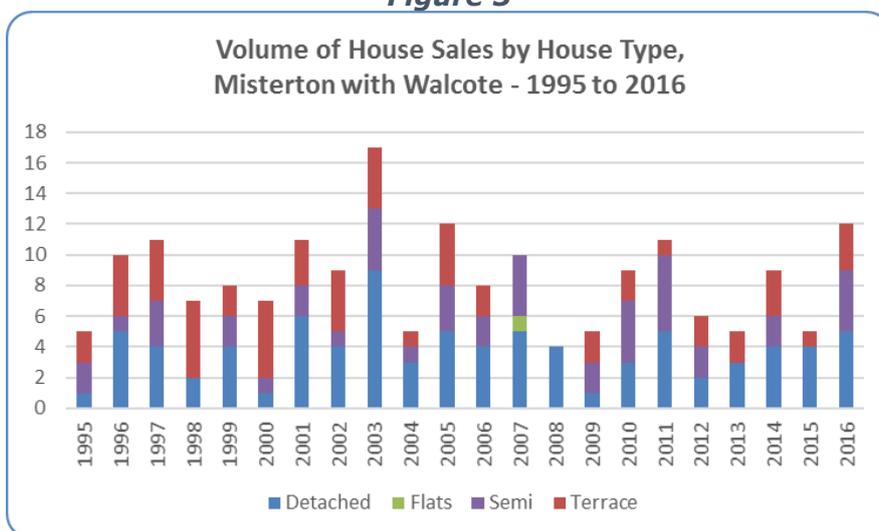
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 186 residential property sales were recorded in the Misterton with Walcote Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 45% of total sales during this time. Around 24% were semi detached and 30% terraced properties. 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.

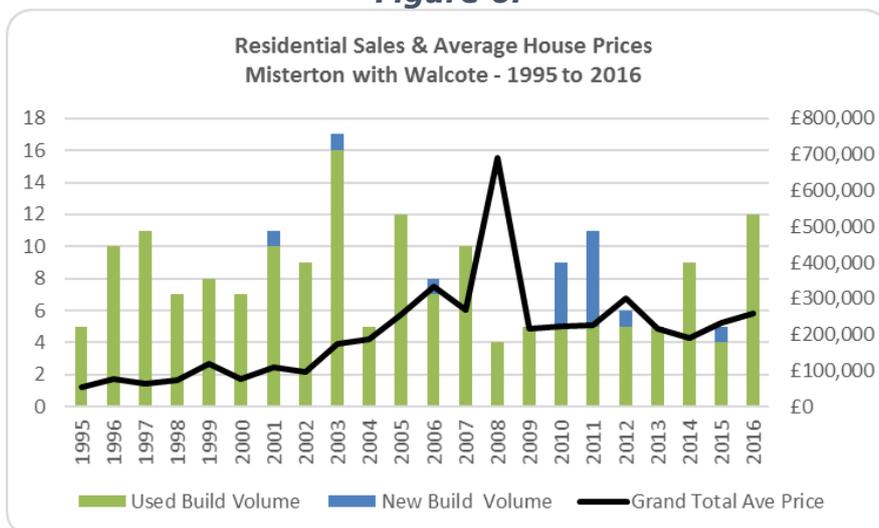
Figure 5



Data produced by Land Registry © Crown copyright 2016 (data available at 29.7.17)

There is some evidence of new build housing in the local area with 15 new build residential sales recorded between 1995 and 2016, representing 8% of total sales recorded by the Land Registry in the area. It should be noted that not all new builds will be captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 8 below shows the volume of sales together with the overall annual average house price.

Figure 6:



Data produced by Land Registry © Crown copyright 2016, 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 Misterton with Walcote Parish area⁴ a low to mid-priced property costs on average £215,000 which is somewhat higher than the national average. Assuming a 15% deposit⁵, those entering the property market in the area would require a household income of £46,959 (£26,444 E&W average) and savings of £36,050 which is a challenge for many households.

With the average cost⁶ of an entry-level home in the area being £215,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £1,800 for stamp duty and £32,250 for a 15% deposit, coming to £36,050 in total.

Summary of Future Housing Need

At the time of the 2011 Census, Misterton with Walcote was home to around 486 residents living in 202 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 19% (76 people). During this period, the number of dwellings rose by 10% (20).

The area has a high proportion of residents aged between 50 and 59 and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 17% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

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 Colston Parish area is based on MSOA best fit (E02005915) which also takes in some neighbouring villages.

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.

Home ownership levels are high with around 73% of households owning their homes outright or with a mortgage or loan. At 13% the share of households living in private rented accommodation is low when compared with the national rate.

There is 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 predominance of detached housing with a high number having 4 or more bedrooms.

Land Registry price paid data indicates some new build housing in the parish over recent years.

Deprivation is not a significant issue in the parish. However, the area is ranked within the most deprived 2% in England in terms of barriers to housing and services which is largely due to its physical proximity to local services. 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.