

Great Easton Neighbourhood Plan

Housing Needs Report

March 2016

Prepared by *YourLocale*

GREAT EASTON NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Great Easton Parish to support its Neighbourhood Plan policies. It 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 Easton Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census Great Easton had an estimated population of 671 residents living in 274 households dispersed across the parish's 925 hectares. Since 2001 the number of residents has increased by around 113 (+20.3%) and the number of households by 44 (+19.1%).

One in four (25%) residents is aged 65 and over which is above the district (18%), regional (17%) and national (16%) rates. People age between 16 and 64 represent 61% of the population which is below the district (64%), regional and national (65%) averages. The median age of people living in the Parish is 47 which is older than the district (43), regional (40) and national (39) rates.

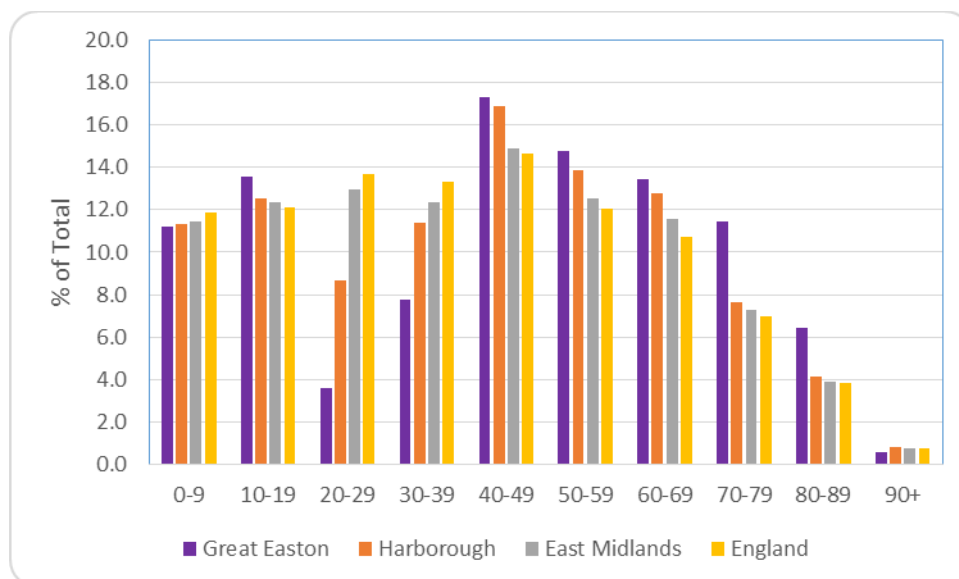
Table 1: Usual Residents by Age Band, 2011

	Great Easton		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	36	5.4	5.5	6.0	6.3
Aged 5-15	101	15.1	13.7	12.5	12.6
Aged 16-64	366	54.5	62.6	64.5	64.8
Aged 65+	168	25.0	18.3	17.1	16.3
All Usual Residents	671	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the parish has a higher than average share of its residents that are aged between 10 to 19 and 40 to 89 when compared to the district, regional and national average.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

Economic Activity

The table below illustrates the working status of usual residents aged 16 – 74. In Great Easton this accounts for 66% of the population. Great Easton’s economic activity rate is below average when compared to the district, regional and national rates. Around 23% of 16 to 74 year olds are retired which is higher than the district, regional and national share and reflects the high share of residents aged between 50 and 74. The parish self-employment rate is high and unemployment is low.

Table 2: Economic Activity and Inactivity, 2011

	Great Easton		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	443				
Economically Active Total	303	68.4	74.0	69.3	69.9
Employee, Full-time	154	34.8	40.9	38.8	38.6
Employee, Part-time	66	14.9	15.2	14.4	13.7
Self Employed	65	14.7	12.9	8.7	9.8
Unemployed	7	1.6	2.5	4.2	4.4
Full-time Student economically active	11	2.5	2.5	3.3	3.4
Economically inactive Total	140	31.6	26.0	30.7	30.1
Retired	103	23.3	15.5	15.0	13.7
Student including Full-Time Students	11	2.5	3.9	5.8	5.8
Looking After Home or Family	15	3.4	3.0	4.0	4.4
Long-Term Sick or Disabled	5	1.1	2.0	4.1	4.0
Other	6	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 Easton Parish was 2.4 people per household which is equal to the district and national rates and marginally higher than the region (2.3) average. However, the average number of rooms per household at 7.3 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the parish are also more likely to live in homes with a higher number of bedrooms with the average number of bedrooms per household standing at 3.5 which is above the district average (3.1), region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Data from the 2011 Census shows that over 47% of homes are owned outright which is higher than the district (38%), regional (33%) and national (31%) rates. Social rented properties account for just 6% of residential properties against 8% for the district, 16% for the region and 18% for England as a whole. There is a low proportion of private rented homes which represented around 8% of the housing stock at the time of the 2011 Census when compared with the district (11%), regional (15%) and national (17%) rates.

Table 3: Tenure, 2011

	Great Easton		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	274	100.0	100.0	100.0	100.0
Owned; Owned Outright	129	47.1	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	100	36.5	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	2	0.7	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	2	0.7	1.4	10.1	9.4
Social Rented; Other	13	4.7	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	17	6.2	10.1	13.6	15.4
Private Rented; Other	5	1.8	1.1	1.3	1.4
Living Rent Free	6	2.2	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that over 66% of all residential dwellings are detached which is higher than the district (38%), regional (33%) and three times the national (22%) share. Detached and semi-detached dwellings account for 94% of the total housing stock in the Great Easton Parish whereas terraced housing and flats provide just 6% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Great Easton		Harborough	East Midlands	England
	No	%	%	%	%
All occupied households	274	100.0	100.0	100.0	100.0
Detached	182	66.4	48.4	32.5	22.4
Semi-Detached	76	27.7	28.9	35.5	31.2
Terraced	15	5.5	15.1	20.4	24.5
Flat, Maisonette or Apartment	1	0.4	7.2	11.1	21.2
Caravan or Other Mobile or Temporary Structure	-	0.0	0.4	0.4	0.4
Shared dwellings	-	0.0	0.0	0.1	0.4

Source: Census 2011, QS402EW

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 almost half (47%) of households live in housing with more than 4 bedrooms which is somewhat higher than the district (34%), regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 18% of dwellings having 2 or fewer bedrooms against 29% for the district, 35% for the region and 40% for England as a whole.

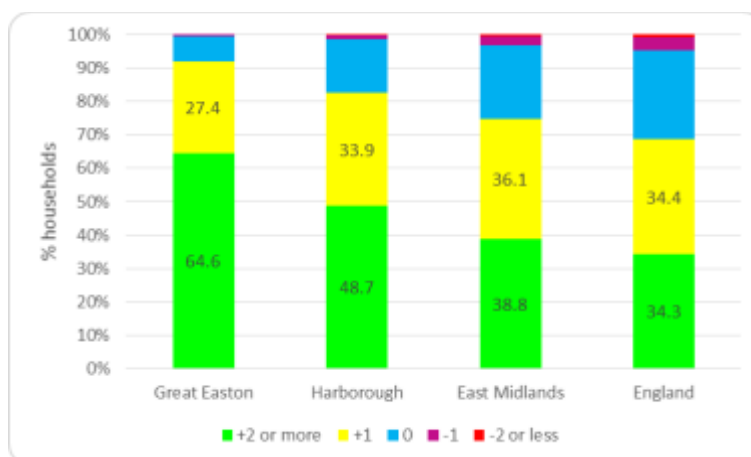
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Great Easton		Harborough	East Midlands	England
All households	274	100.0	100.0	100.0	100.0
1 bedroom	9	3.3	6.0	8.3	12.0
2 bedrooms	39	14.2	22.5	26.5	27.9
3 bedrooms	97	35.4	37.3	45.4	41.2
4 or more bedrooms	129	47.1	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 65% of all households in the parish have two or more spare bedrooms and over 27% have one spare bedroom. Under occupancy is somewhat 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 just under half (46%) 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 Easton	Harborough	East Midlands	England
Households with 4 or more bedrooms	129	100.0	100.0	100.0
1 person in household	18	14.0	9.2	10.4
2 people in household	41	31.8	35.2	30.3
3 people in household	25	19.4	18.0	18.3
4 or more people in household	45	34.9	37.6	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, more than 71% 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 61% non-pensioner household rate.

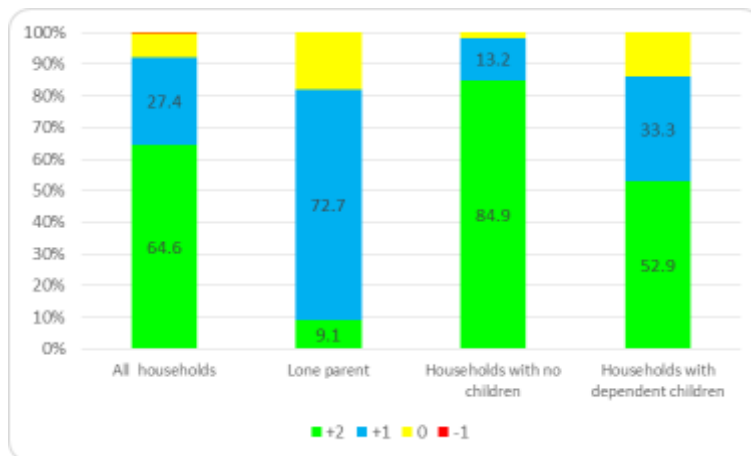
Figure 3: Bedroom Occupancy rating of Older Person Households, Great Easton Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with children are more likely to be overcrowded. The Census implies there is little evidence of families living in overcrowded households in the Great Easton parish.

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



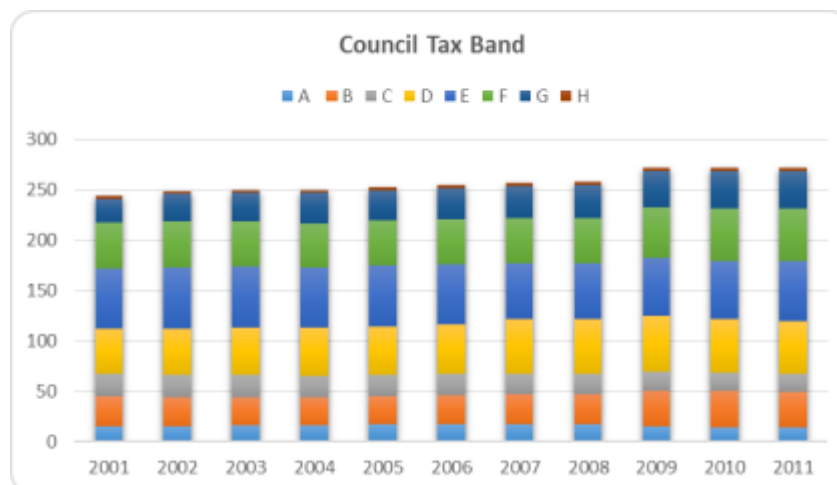
Source: Census 2011, LC4105EW

Housing Market

Council Tax Band

The chart below provides a breakdown of the number of dwellings in the Great Easton Parish by council tax band. According to the data, the number of dwellings has increased by around 12% (+28) between 2001 and 2011. In Great Easton, domestic properties with Council Tax band E make up the largest groups (approximately 22%).

Figure 5: Dwelling Stock by Council Tax Band, Great Easton Parish, 2001-2011

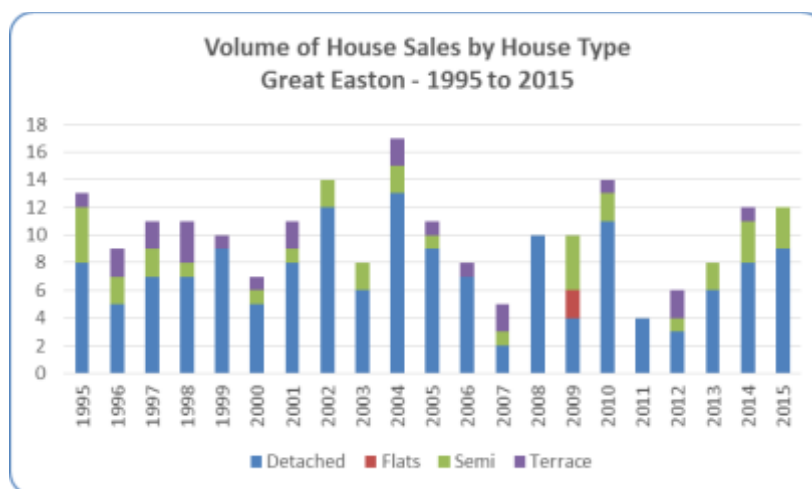


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

Land Registry price paid data shows that some 211 residential property sales were recorded by the Land Registry in the parish between 1995 and 2015. Detached housing represented 73% of sales during this time, 16% were semi-detached, 10% terraced properties and 1% was flats.

Figure 6



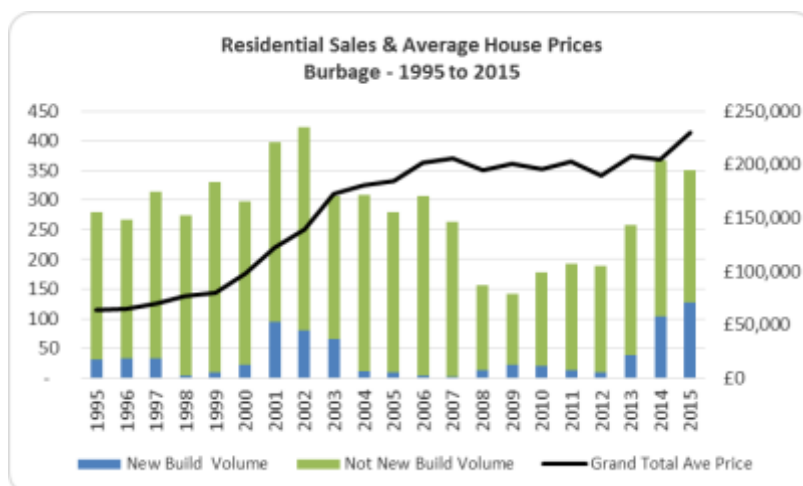
Data produced by Land Registry © Crown copyright 2016

Latest available figures suggest the 2015 average house price in the Great Easton Parish stood at around £274,100 which is somewhat higher than the national average figure (£187,080 England and Wales, Land Registry HPI, Dec 2015).

There were 29 new build residential sales between 1995 and 2015 representing around 14% of total sales in this period. Detached

properties accounted for 76% of all new build sales in the parish between 1995 and 2015.

Figure 7



Data produced by Land Registry © Crown copyright 2016

The publication of middle layer super output area (MSOA) level income estimates for 2011/121 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 which covers the Great Easton Parish E02005368 was 542 times the net weekly household income which was the highest house price to income ratio rate in the Harborough district. This result reflects the high house prices in the area and suggests 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.

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'.

¹[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

Community Consultation

The Open Event in November 2014 identified support for more affordable housing, primarily aimed at existing residents, and starter homes and housing for older people.

A housing needs survey and Neighbourhood Plan questionnaire conducted in the summer of 2015 revealed strong support for small family homes (1 and 2 bedroomed) and homes for young people as a priority. This was followed by homes for older people. The survey, in conjunction with the Harborough District Council Housing Needs Register, identified a need for 4 open market homes and 9 affordable homes in Great Easton for those with a local connection.

Summary of Future Housing Need

Analysis of the Census and other demographic data show that the Parish population increased by 20% and the number of households by 19% between 2001 and 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

There is a predominance of detached housing, under occupied dwellings particularly those with 4 or more bedrooms and a limited number of new build sales over recent years. This 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.

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