

Shearsby Parish Neighbourhood Plan

Housing Needs Report

July 2016

Prepared by *YourLocale*

SHEARSBY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Shearsby Parish had an estimated population of 240 residents living in 95 households dispersed across 456 hectares. There were no vacant household spaces representing a 0% vacancy rate. Since 2001 the number of residents increased by around 18 (+8.1%) and the number of households and dwellings by around 9 (+10.5%).

Around 20% of residents are aged under 16 which is 1 percentage point higher than the district, regional and national averages. Around 55% of residents are aged between 16 and 64 which is below the district (63%), regional and national (65%) rates. Older people (aged 65+) represent almost a quarter (24%) of total residents which is above the district (18.3%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 48 which is older than the district (43), regional (40) and national (39) rates.

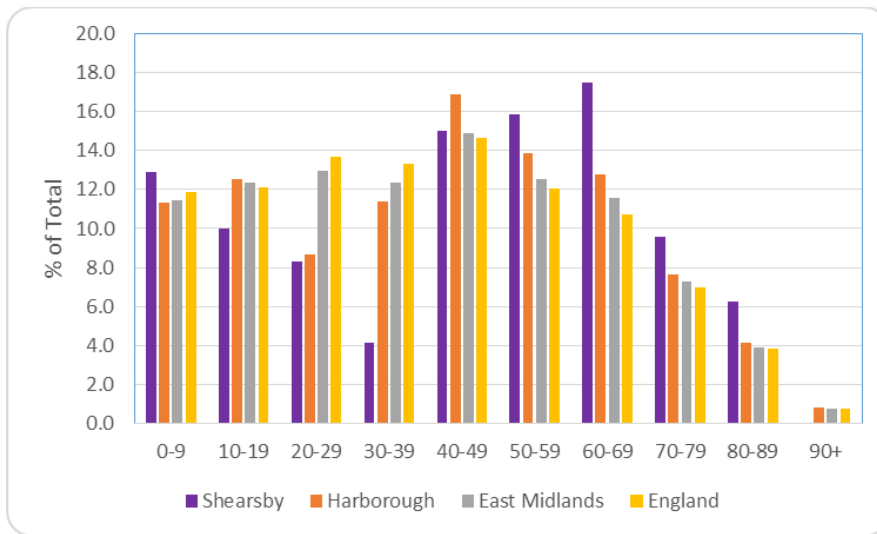
Table 1: Usual Residents by Age Band, 2011

	Shearsby		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	12	5.0	5.5	6.0	6.3
Aged 5-15	37	15.4	13.7	12.5	12.6
Aged 16-64	133	55.4	62.6	64.5	64.8
Aged 65+	58	24.2	18.3	17.1	16.3
All Usual Residents	240	100.0	100.0	100.0	100.0
Median age	48		43	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals Shearsby has a somewhat higher than average propensity of people aged between 60 and 69 and low representation of 30 to 39 year olds when compared with the district, region and England as a whole. There is evidence of an ageing population with Shearsby having a higher than average share of residents aged 50+.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Census provides further evidence of an ageing population as between 2001 and 2011 the number of residents aged 65 and over increased by 35% (+15). At 2011, over 65's represented 24% of the total 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 Shearsby Parish this accounts for 69% of the population. At 65% Shearsby Parish's economic activity rate was lower than the district (74%), regional (69%) and national (70%) rates. Around 20% of 16 to 74 year olds are retired which is in above the district (16%), region (14%) and England (14%) rates, reflecting the parish's older age profile. At 20% the parish self-employment rate is somewhat higher than 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

	Shearsby		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	165	100.0			
Economically Active Total	107	64.8	74.0	69.3	69.9
Employee, Full-time	50	30.3	40.9	38.8	38.6
Employee, Part-time	20	12.1	15.2	14.4	13.7
Self Employed	33	20.0	12.9	8.7	9.8
Unemployed	1	0.6	2.5	4.2	4.4
Full-time Student economically active	3	1.8	2.5	3.3	3.4
Economically inactive Total	58	35.2	26.0	30.7	30.1
Retired	33	20.0	15.5	15.0	13.7
Student including Full-Time Students	5	3.0	3.9	5.8	5.8
Looking After Home or Family	9	5.5	3.0	4.0	4.4
Long-Term Sick or Disabled	9	5.5	2.0	4.1	4.0
Other	2	1.2	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 Shearsby Parish was 2.5 people which is in above the 2.4 district and national averages and the 2.3 regional rate. The average number of rooms per household at 7.4 is also higher than the district (6.3), regional (5.6) and national (5.4) rates.

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

Housing Characteristics

Tenure

Home ownership levels are relatively high with over 85% of households owning their homes outright or with a mortgage or loan. This is higher than the district (78%), regional (67%) and national (63%) rates. Social rented properties account for just 5% of tenure which is lower than the district (8%), region (16%) and England (18%) rates. Around 8% of households live in privately rented homes which is lower than the district (11%), regional (15%) and England (17%) rates.

Table 3: Tenure, 2011

	Shearsby		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	95	100.0	100.0	100.0	100.0
Owned; Owned Outright	48	50.5	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	33	34.7	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	-	0.0	1.4	10.1	9.4
Social Rented; Other	5	5.3	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	6	6.3	10.1	13.6	15.4
Private Rented; Other	2	2.1	1.1	1.3	1.4
Living Rent Free	1	1.1	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (71%) of residential dwellings are detached which is significantly higher than the district (48%), regional (32%) and national (22%) share. Semi-detached housing accounts for around 21% of residential housing stock compared with 29% for the district, 35% for the region and 30% for England as a whole. Detached and semi-detached dwellings account for 93% of the total housing stock in the Shearsby Parish whereas terraced housing and flats provide 7% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Shearsby		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	95	100.0	100.0	100.0	100.0
Detached	68	71.6	47.6	32.2	22.3
Semi-Detached	20	21.1	28.6	35.1	30.7
Terraced	6	6.3	15.2	20.6	24.5
Flat, Maisonette or Apartment	1	1.1	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 over 44% of households live in housing with more than 4 bedrooms which is above the district (34%), regional (20%) and England (19%) averages. There is also 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.

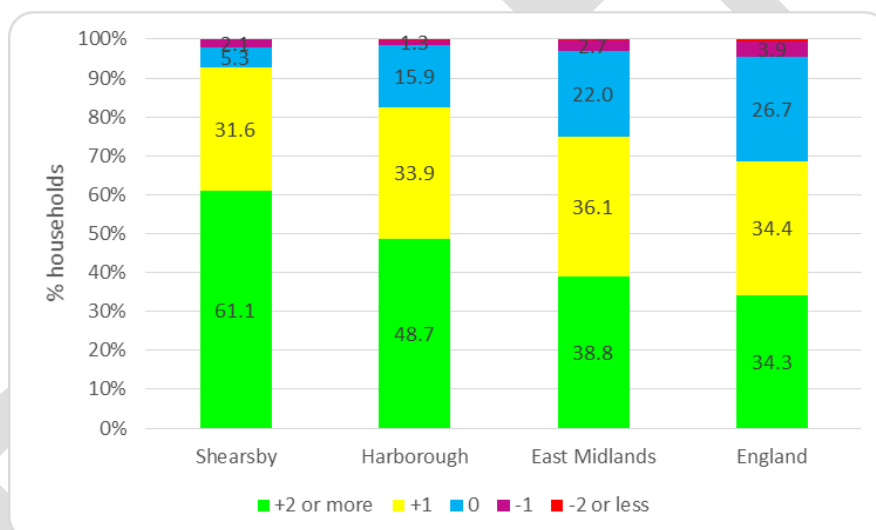
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Shearsby Parish		Harborough	East Midlands	England
	Count	%			
All households	95	100.0	100.0	100.0	100.0
1 bedroom	3	3.2	6.0	8.3	12.0
2 bedrooms	9	9.5	22.5	26.5	27.9
3 bedrooms	41	43.2	37.3	45.4	41.2
4 or more bedrooms	42	44.2	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 more than three fifths (61%) of all households in the Shearsby Parish have two or more spare bedrooms and around a third (32%) 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 over half (52%) of households with 4 or more bedrooms occupied by just one or two people.

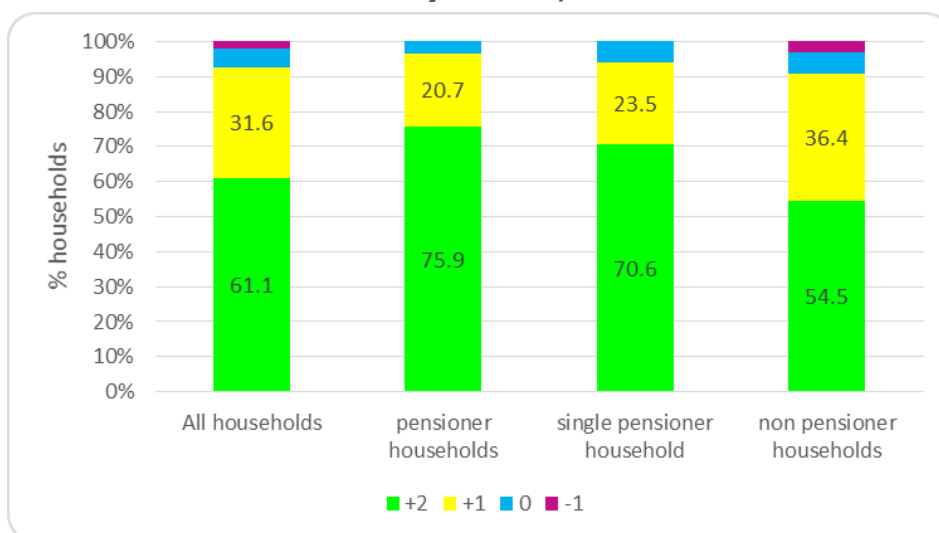
Table 6 Household with 4 or more bedrooms by household size, 2011

	Shearsby		Harborough	East Midlands	England
	Count	%			
HHs with 4 or more bedrooms	42	100.0	100.0	100.0	100.0
1 person in household	7	16.7	9.2	10.4	10.6
2 people in household	15	35.7	35.2	32.3	30.3
3 people in household	3	7.1	18.0	18.8	18.3
4 or more people in household	17	40.5	37.6	38.5	40.8

Source: Census 2011, LC4405EW

The Census data also 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 76% 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 55% non-pensioner household rate.

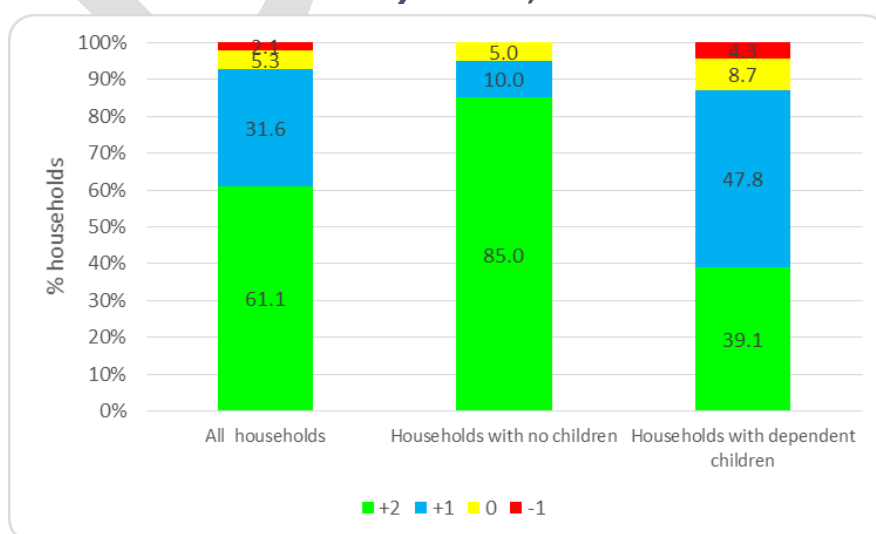
Figure 3: Bedroom Occupancy rating of Older Person Households, Shearsby Parish, 2011



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 with dependent children living in overcrowded households in Shearsby.

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



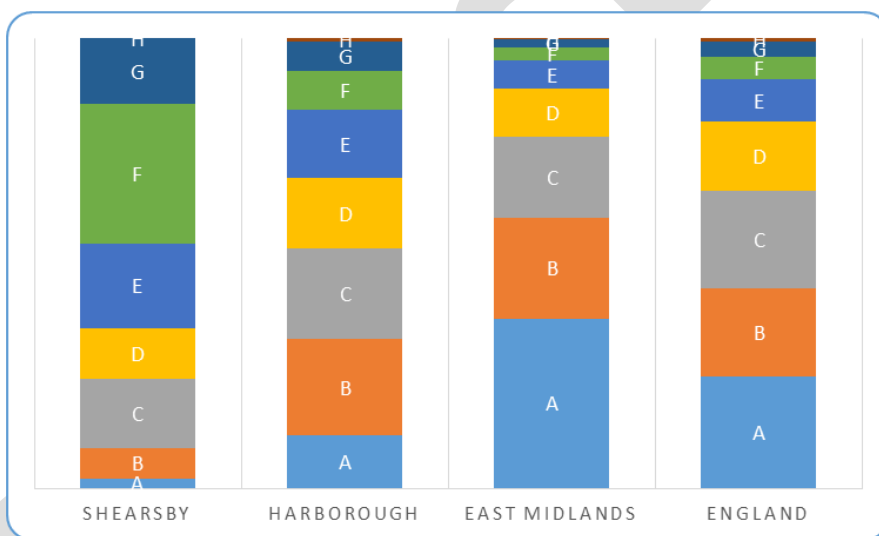
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Shearby Parish by council tax band compared to the district, region and national averages at 2011. Domestic properties with Council Tax band F make up the largest group (approximately 31% of the total) in the parish. It has a larger proportion of properties with high value council tax bands with around 46% 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 Shearsby Parish, 2011

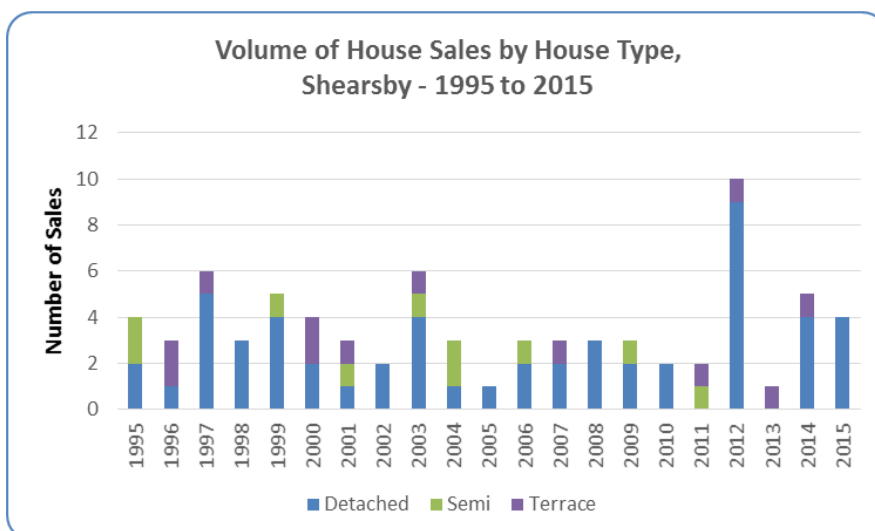


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

Land Registry price paid data shows that some 76 residential property sales were recorded by the Land Registry in the Shearsby Parish between 1995 and 2015. Detached housing represented 71% of sales during this time, 13% were semi-detached and 16% terraced properties. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders.

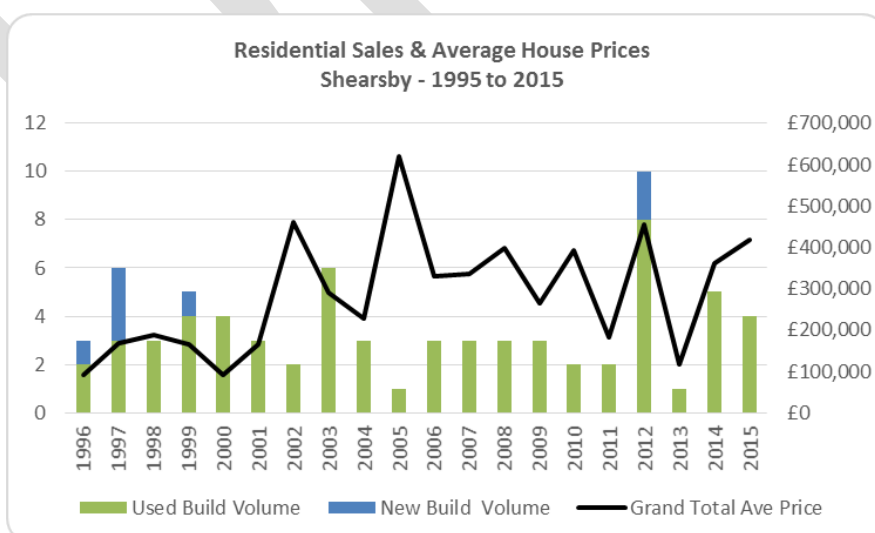
Figure 6



Data produced by Land Registry © Crown copyright 2016 (data available at 6.5.16)

There is evidence of a small number of new homes being built in the parish with 7 new build residential sales recorded between 1995 and 2015, representing 9% of total sales in the area recorded by the Land Registry. All new builds sold in the parish during this period were detached. It should be noted the number of sales could be under recorded as there can be a time lag of new registrations being entered onto Land Registry records. It should also 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 7 below shows the volume of sales by build type together with the overall annual average house price.

Figure 7: Volume of Residential Sales, Shearsby, 1995 to 2015



Data produced by Land Registry © Crown copyright 2016 (data available at 6.5.16)

The publication of middle layer super output area (MSOA) level income estimates for 2011/12² presents an opportunity for detailed housing

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

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 (E02005372) which covers the Shearsby Parish was 437 times the net weekly household income which is the 2nd 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.

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'.

The Proposed Submission Local Plan states that 'new housing should complement the existing accommodation and provide the additional types of housing required'.

Summary of Future Housing Need

Shearsby is a small rural parish and at the time of the 2011 Census was home to around 240 residents living in 95 households. Analysis of the Census shows that between 2001 and 2011 the parish population increased by around 8% (+18 people) and the number of households by 11% (9). The area has a higher than average propensity of people aged over 50. 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 very high and there is a high share of detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is evidence of a small number of new build residential sales occurring in the parish with 7 new build house sales registered between 1995 and 2015 and of these all were detached dwellings.

The high level of under occupancy suggests a need for smaller homes of under three 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.