

**Broughton &
Old Dalby
Parish
Neighbourhood
Plan**

**Housing
Needs Report**

June 2016

Prepared by *YourLocale*

BROUGHTON & OLD DALBY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Broughton and Old Dalby 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 Broughton and Old Dalby Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Broughton and Old Dalby Parish had an estimated total population of 1,405 residents living in 579 households dispersed across 2,198 hectares. There were 18 household spaces with no usual residents representing a 3% vacancy rate. At the time of the 2011 Census there was 1 communal establishment which was home to 38 residents.

Since 2001 the number of people living in the parish has remained the same, however, the number of occupied households rose by 25 (+4.5%). The 2011 Census shows there were 597 dwellings situated in the parish which was an increase of 21 (+3.6%) on 2001.

Around 18% of residents are aged under 16 which is in line with the district and regional rate and slightly below the 19% rate for England as a whole.

Around 62% of residents are aged between 16 and 64 which is below the district (64%), regional and national (65%) rates. Older people (aged 65+) represent over 21% of total residents which is above the district (18%), the regional (17%) and national (16%) rates. The median age of people living in the Parish is 45 compared to 43 for the district, 40 for the region and 39 for England as a whole.

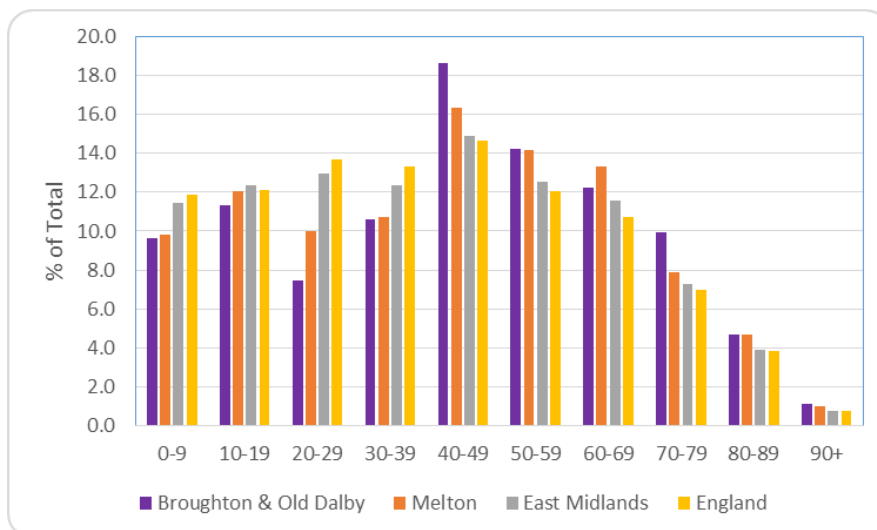
Table 1: Usual Residents by Age Band, 2011

	Broughton & Old Dalby		Melton	East Midlands	England
	No	%	%	%	%
Aged 0-4	72	5.1	5.5	6.0	6.3
Aged 5-15	180	12.8	12.6	12.5	12.6
Aged 16-64	871	62.0	63.5	64.5	64.8
Aged 65+	282	20.1	18.4	17.1	16.3
All Usual Residents	1,405	100.0	100.0	100.0	100.0
Median age	45		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Broughton and Old Dalby Parish has a predominantly higher than average share of residents aged over 40, particularly amongst the 40 to 49 age band. There is a low proportion of residents aged between 20 and 39 when compared to the district, regional and national averages which may be due to young people attending university and away from home.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is evidence of an ageing population with the number of residents aged over 65 increasing by 21% (+49) between 2001 and 2011. In 2001 over 65s accounted for 17% of the total population rising to 20% in 2011. In contrast in 2001 residents aged under 16 represented 22% of the population falling to 18% by 2011. 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 Melton’s 65 plus age group is forecast to grow by around 65% between 2012 and 2032.

Economic Activity

The table below illustrates the working status of usual residents aged 16 to 74. In Broughton and Old Dalby Parish this accounts for 73% of the population. At 75% the Parish’s economic activity rate is higher than the district (74%), the regional (69%) and national (70%) rates. At 15% the parish self-employment rate is lower than the district (22%) but above the regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was low.

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

Table 2: Economic Activity and Inactivity, 2011

	Broughton & Old Dalby		Melton	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,019	100.0			
Economically Active Total	765	75.1	74.2	69.3	69.9
Employee, Full-time	420	41.2	41.9	38.8	38.6
Employee, Part-time	139	13.6	15.3	14.4	13.7
Self Employed	153	15.0	21.6	8.7	9.8
Unemployed	28	2.7	2.9	4.2	4.4
Full-time Student economically active	25	2.5	2.7	3.3	3.4
Economically inactive Total	254	24.9	25.8	30.7	30.1
Retired	170	16.7	15.8	15.0	13.7
Student including Full-Time Students	25	2.5	3.3	5.8	5.8
Looking After Home or Family	40	3.9	3.4	4.0	4.4
Long-Term Sick or Disabled	7	0.7	2.1	4.1	4.0
Other	12	1.2	1.2	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Broughton and Old Dalby Parish was 2.4 people which is in line with the England average and slightly above the district and regional (2.3) rates. The average number of rooms per household at 6.5 is higher than the district (6.1), regional (5.6) and national (5.4) rates.

People living in the Broughton and Old Dalby 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 3.1 which is higher than the district (3.0), region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 77% of households owning their homes outright or with a mortgage or loan which is higher than the district (72%), regional (67%) and England (63%) rates. At 40% a higher than average share of households are owned outright when compared with the district (36%), regional (33%) and national (31%) rates. Social rented properties account for 10% of tenure which is lower than the district (11%), region (16%) and England (18%) rates. Around 10% of households live in privately rented homes which is low when compared with 14% for the district, 15% regional and 17% England rates.

Table 3: Tenure, 2011

	Broughton & Old Dalby		Melton	East Midlands	England
	No	%	%	%	%
All occupied Households	579	100.0	100.0	100.0	100.0
Owned; Owned Outright	229	39.6	36.0	32.8	30.6
Owned; Owned with a Mortgage or Loan	219	37.8	36.2	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	2	0.3	0.9	0.7	0.8
Social Rented; Rented from Council (Local Authority)	43	7.4	8.4	10.1	9.4
Social Rented; Other	15	2.6	2.7	5.7	8.3
Private Rented; Private Landlord or Letting Agency	40	6.9	12.7	13.6	15.4
Private Rented; Other	20	3.5	1.5	1.3	1.4
Living Rent Free	11	1.9	1.6	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 above the district (41%), regional (32%) and national (22%) share. Semi-detached housing accounts for 39% of residential housing stock compared with 36% for the district, 35% for the region and 31% for England as a whole. Detached and semi-detached dwellings account for 85% of the total housing stock in the Broughton and Old Dalby Parish whereas terraced housing and flats provide 15% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Broughton & Old Dalby		Melton	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	597	100.0	100.0	100.0	100.0
Detached	270	45.2	40.6	32.2	22.3
Semi-Detached	235	39.4	35.9	35.1	30.7
Terraced	68	11.4	15.7	20.6	24.5
Flat, Maisonette or Apartment	23	3.9	7.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.2	0.3	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 30% of households live in housing with more than 4 bedrooms which is above the district (26%), regional (20%) and England (19%) averages. There is also an under representation of housing for single people with just 1% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

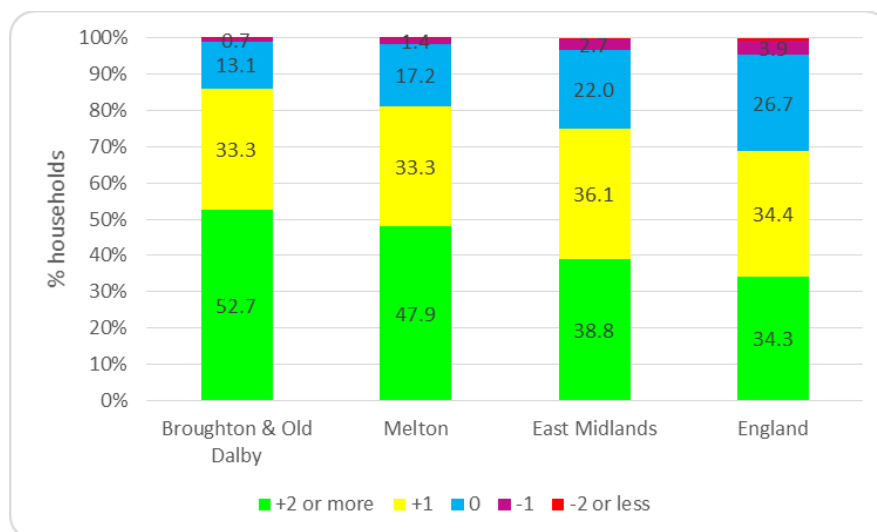
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Broughton & Old Dalby Parish		Melton	East Midlands	England
All households	579	100.0	100.0	100.0	100.0
1 bedroom	8	1.4	6.0	8.3	12.0
2 bedrooms	125	21.6	21.7	26.5	27.9
3 bedrooms	274	47.3	46.3	45.4	41.2
4 or more bedrooms	172	29.7	26.0	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 half (53%) of all households in the Broughton and Old Dalby Parish have two or more spare bedrooms and a third (33%) 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 (49%) of households with 4 or more bedrooms occupied by only one or two people.

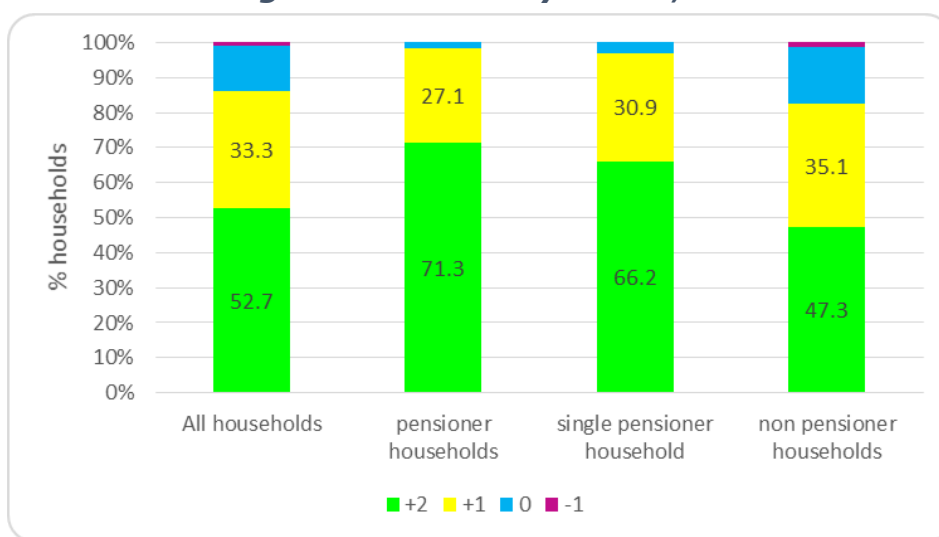
Table 6 Household with 4 or more bedrooms by household size, 2011

	Broughton & Old Dalby		Melton	East Midlands	England
HHs with 4 or more bedrooms	172	100.0	100.0	100.0	100.0
1 person in household	18	10.5	11.5	10.4	10.6
2 people in household	67	39.0	36.3	32.3	30.3
3 people in household	34	19.8	17.9	18.8	18.3
4 or more people in household	53	30.8	34.3	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 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) against 47% for non pensioner households.

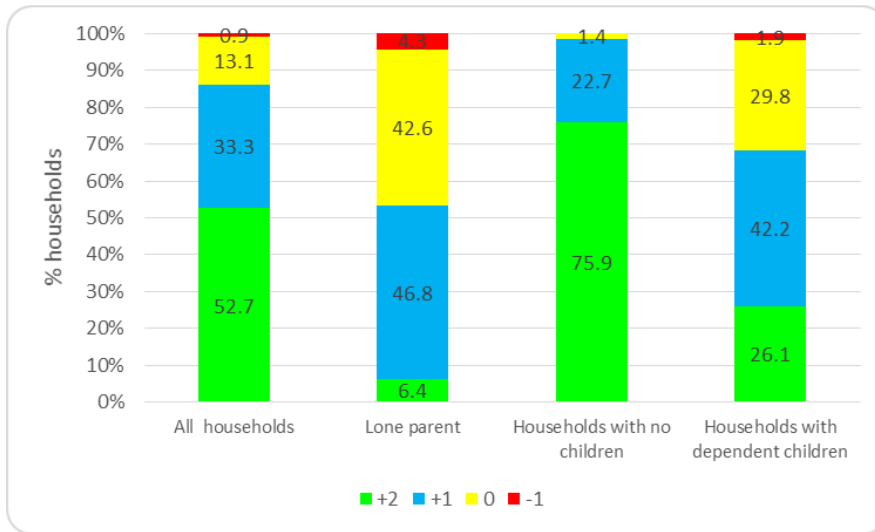
Figure 3: Bedroom Occupancy rating of Older Person Households, Broughton & Old Dalby Parish, 2011



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 evidence of overcrowding in a small number of households (5).

Figure 4: Bedroom Occupancy rating of Family Households Broughton & Old Dalby Parish, 2011



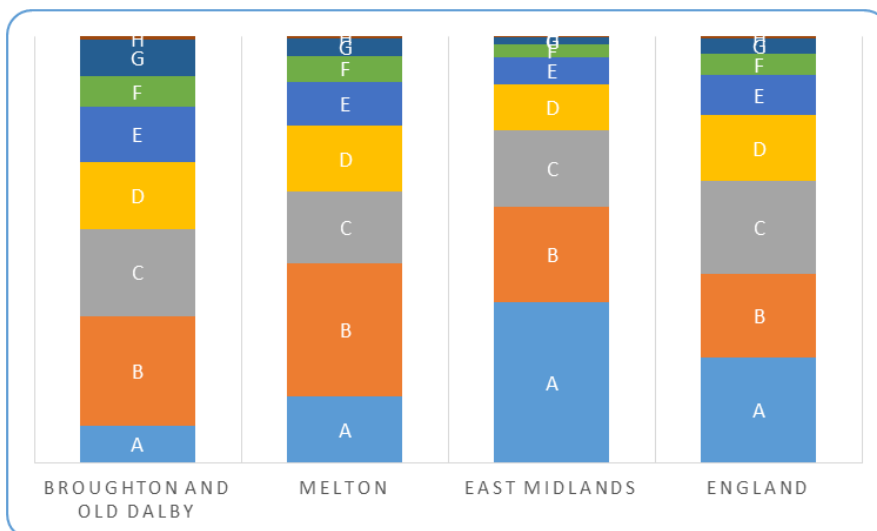
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Broughton & Old Dalby Parish by council tax band compared to the district, region and national averages at 2011. In Broughton & Old Dalby domestic properties with Council Tax band B make up the largest group (approximately 26% of the total). The parish has a larger proportion of properties with high value council tax bands with 17% of dwellings having a Council Tax Band F or above against 11% for the district, 5% for the region and 9% for England as a whole.

Figure 5: Dwelling Stock by Council Tax Band Broughton & Old Dalby Parish, 2011

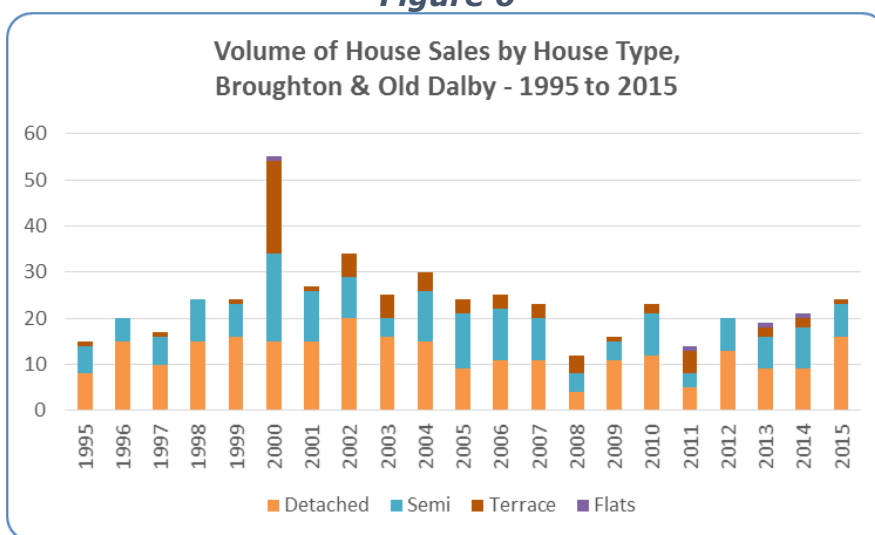


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

Land Registry price paid data shows that some 492 residential property sales were recorded by the Land Registry in the Broughton and Old Dalby Parish between 1995 and 2015. During this time, detached housing represented 52% of sales, 34% were semi-detached, 13% terraced and 1% 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.

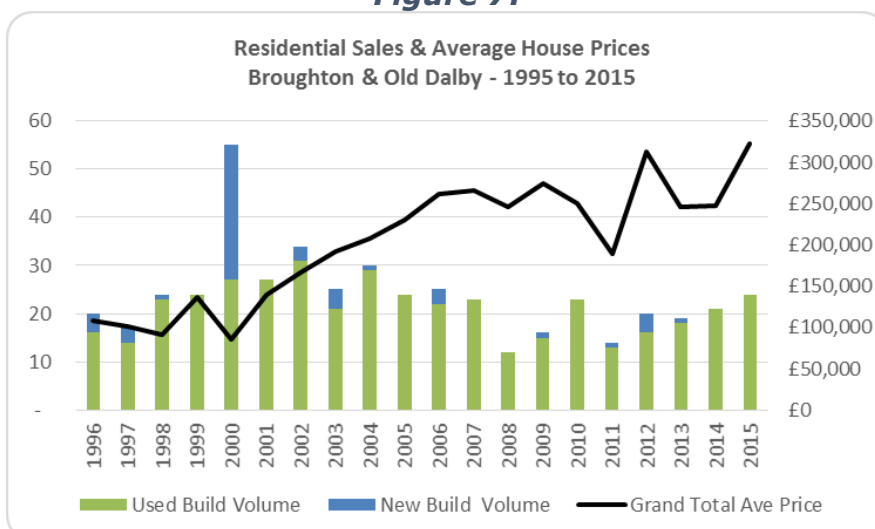
Figure 6



Data produced by Land Registry © Crown copyright 2016, data correct at 12.4.16

There is evidence of new build housing in the local area with 55 new build residential sales recorded between 1995 and 2015, representing 11% of total sales recorded by the Land Registry in the area. During this period around 45% of new build residential sales were detached. The majority of these occurred in 2000 when 28 new home sales were registered with the Land Registry. 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. However, because of the small number of sales average prices should be viewed with some caution.

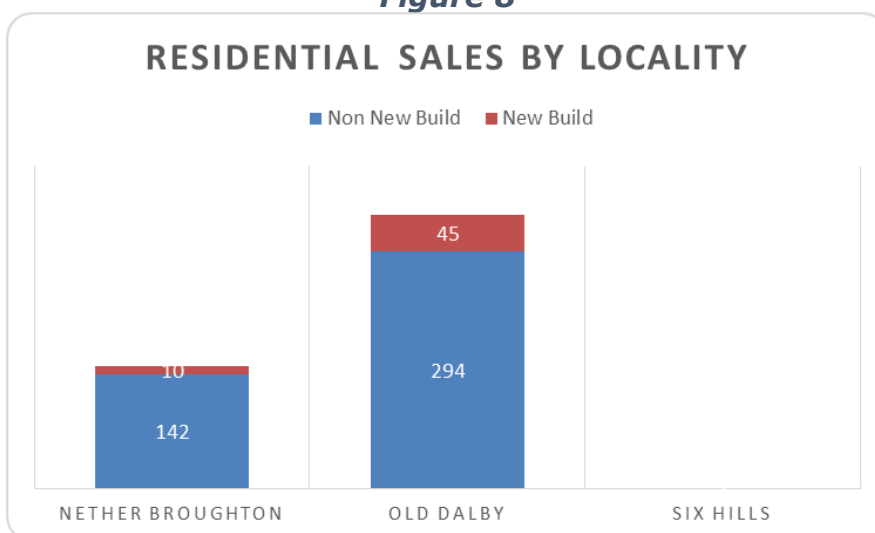
Figure 7:



Data produced by Land Registry © Crown copyright 2016, data correct at 12.4.16

The price paid data shows that 69% of residential sales occurred in Old Dalby, 31% in Nether Broughton and 1 recorded in Six Hills. During the period 1995 to 2015 there were 45 new build sales recorded in Old Dalby and 10 in Nether Broughton.

Figure 8



Data produced by Land Registry © Crown copyright 2016, data correct at 1.5.16

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, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005393) which covers the Broughton and Old Dalby Parish was 321 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.

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

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.

Summary of Future Housing Need

Broughton and Old Dalby is a relatively small parish and at the time of the 2011 Census was home to 1,405 residents living in 579 households. Analysis of the Census shows that between 2001 and 2011 the parish population remained at the same level but the number of occupied households grew by 25 (+4.5%). There is evidence that the population is ageing with the number of over 65s rising by 21% (49 people) 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 new housing developments in the parish with 55 new build 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.