

**Great Glen
Parish
Neighbourhood
Plan**

**Housing
Needs Report**

June 2016

Prepared by *YourLocale*

GREAT GLEN PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Great Glen Parish had an estimated population of 3,662 residents living in 1,523 households dispersed across 927 hectares. There were 36 household spaces with no usual residents representing a 2% vacancy rate. Since 2001 the number of residents has increased by around 440 (+13.7%) and the number of households by 169 (+12.5%). The 2011 Census shows there were 1,559 dwellings situated in the parish which was an increase of 179 (+13%) since 2001.

Around 19% of residents are aged under 16 which is in line with the district, regional and national averages. Around 60% 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 over two fifths (21.2%) 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 45 which is older than the district (43), regional (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

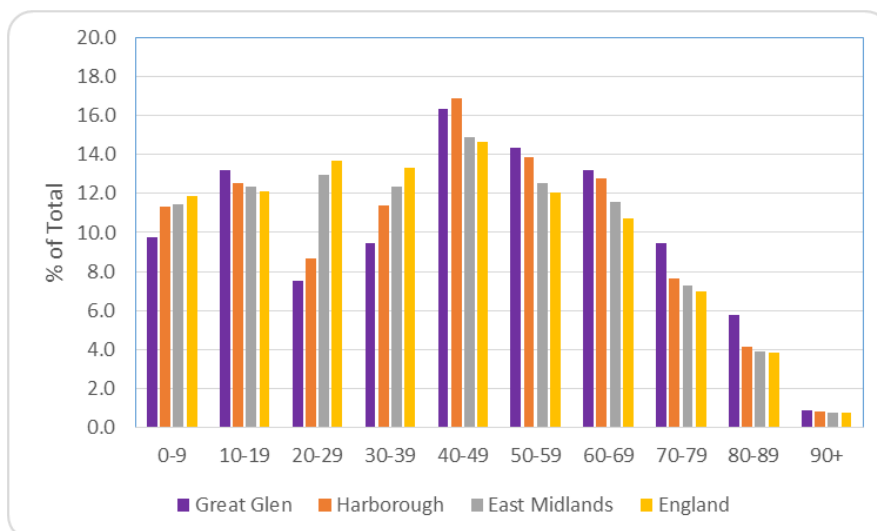
	Great Glen		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	190	5.2	5.5	6.0	6.3
Aged 5-15	499	13.6	13.7	12.5	12.6
Aged 16-64	2,196	60.0	62.6	64.5	64.8
Aged 65+	777	21.2	18.3	17.1	16.3
All Usual Residents	3,662	100.0	100.0	100.0	100.0
Median age	45		43	40	39

Source: Census 2011, KS102

With the exception of the 10 to 19 age band there is a low propensity of young people residing in the parish, particularly amongst the 20 to 29 year age band. The parish has an ageing population and more detailed breakdown reveals the Great Glen Parish has a predominantly higher than

average share of residents aged between over 50 when compared to the district, regional and national average.

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 grew by 25% (+155). At 2011, over 65's represented over 21% 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 Glen Parish this accounts for 71% of the population. At 72% Great Glen Parish's economic activity rate was lower than the district (74%) but above the regional (69%) and national (70%) rates. Around 18% 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 14% the parish self-employment rate is higher than the district (13%), 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

	Great Glen		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	2,602	100.0			
Economically Active Total	1,868	71.8	74.0	69.3	69.9
Employee, Full-time	974	37.4	40.9	38.8	38.6
Employee, Part-time	397	15.3	15.2	14.4	13.7
Self Employed	374	14.4	12.9	8.7	9.8
Unemployed	53	2.0	2.5	4.2	4.4
Full-time Student economically active	70	2.7	2.5	3.3	3.4
Economically inactive Total	734	28.2	26.0	30.7	30.1
Retired	463	17.8	15.5	15.0	13.7
Student including Full-Time Students	126	4.8	3.9	5.8	5.8
Looking After Home or Family	88	3.4	3.0	4.0	4.4
Long-Term Sick or Disabled	25	1.0	2.0	4.1	4.0
Other	32	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 Great Glen Parish was 2.4 people which is in line with the district and national averages but slightly above the 2.3 regional rate. However, the average number of rooms per household at 6.6 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Great Glen 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 3.3 which is higher than the district (3.1), the region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with over four fifths (82%) 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 7% of tenure which is lower than the district (8%), region (16%) and England (18%) rates. Around 9% of households live in privately rented homes which is lower than the district (11%), regional (15%) and England (17%) rates.

Table 3: Tenure, 2011

	Great Glen		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	1,523	100.0	100.0	100.0	100.0
Owned; Owned Outright	671	44.1	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	584	38.3	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	10	0.7	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	13	0.9	1.4	10.1	9.4
Social Rented; Other	90	5.9	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	125	8.2	10.1	13.6	15.4
Private Rented; Other	16	1.1	1.1	1.3	1.4
Living Rent Free	14	0.9	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (62%) of residential dwellings are detached which is significantly higher than the district (48%), regional (32%) and national (22%) share. Semi-detached housing accounts for a quarter (25%) 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 87% of the total housing stock in the Great Glen Parish whereas terraced housing and flats provide 13% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Great Glen		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	199	100.0	100.0	100.0	100.0
Detached	124	62.3	47.6	32.2	22.3
Semi-Detached	49	24.6	28.6	35.1	30.7
Terraced	21	10.6	15.2	20.6	24.5
Flat, Maisonette or Apartment	5	2.5	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 40% 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 around 4% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

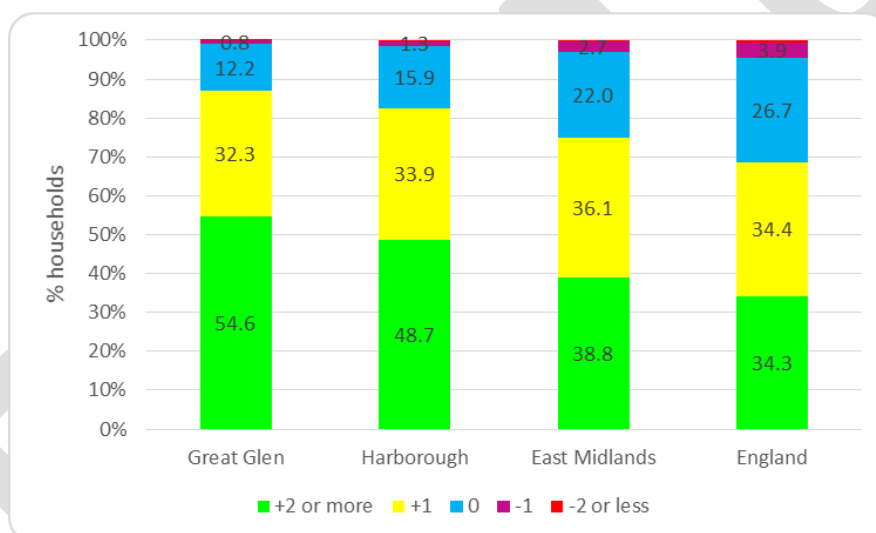
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Great Glen Parish		Harborough	East Midlands	England
All households	1,523	100.0	100.0	100.0	100.0
1 bedroom	67	4.4	6.0	8.3	12.0
2 bedrooms	312	20.5	22.5	26.5	27.9
3 bedrooms	531	34.9	37.3	45.4	41.2
4 or more bedrooms	613	40.2	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 half (55%) of all households in the Great Glen 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 43% of households with 4 or more bedrooms occupied by just one or two people.

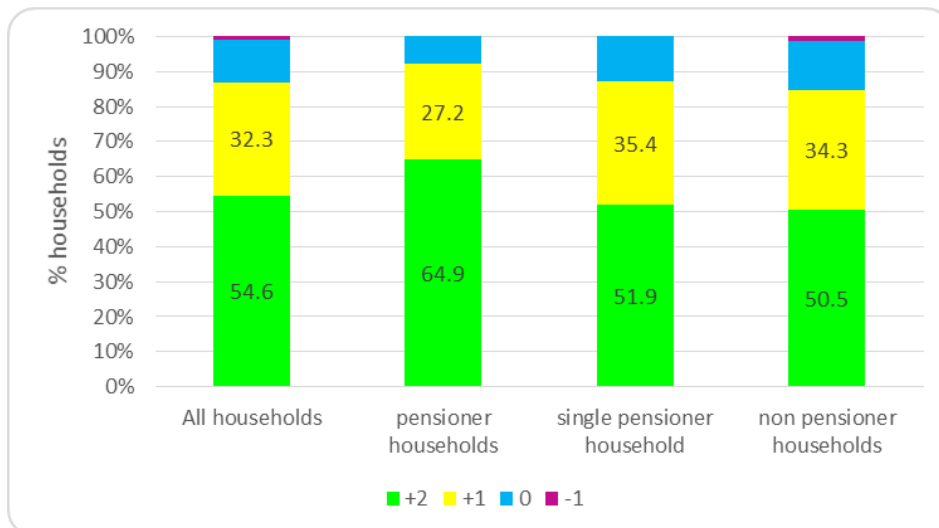
Table 6 Household with 4 or more bedrooms by household size, 2011

	Great Glen		Harborough	East Midlands	England
HHs with 4 or more bedrooms	613	100.0	100.0	100.0	100.0
1 person in household	59	9.6	9.2	10.4	10.6
2 people in household	205	33.4	35.2	32.3	30.3
3 people in household	117	19.1	18.0	18.8	18.3
4 or more people in household	232	37.8	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 65% 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 51% non-pensioner household rate.

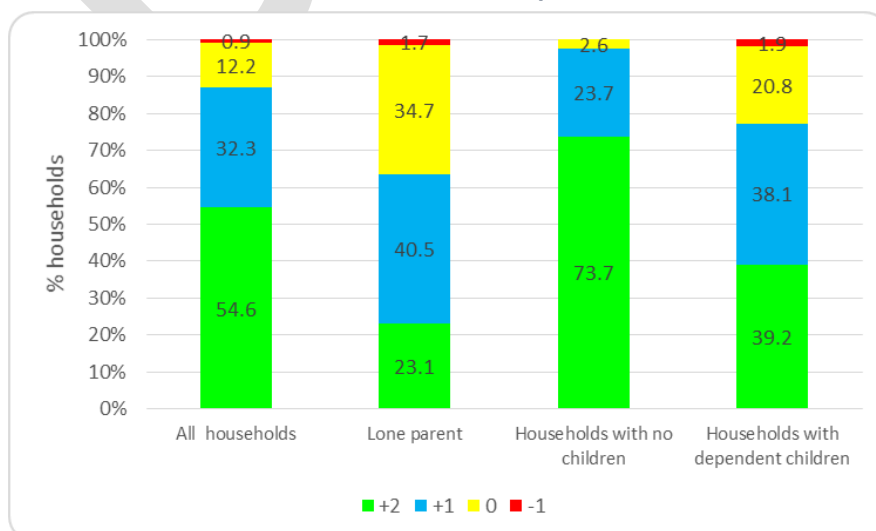
Figure 3: Bedroom Occupancy rating of Older Person Households, Great Glen Parish, 2011



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 (14) of families living in overcrowded households in the Great Glen Parish including some lone parent households.

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



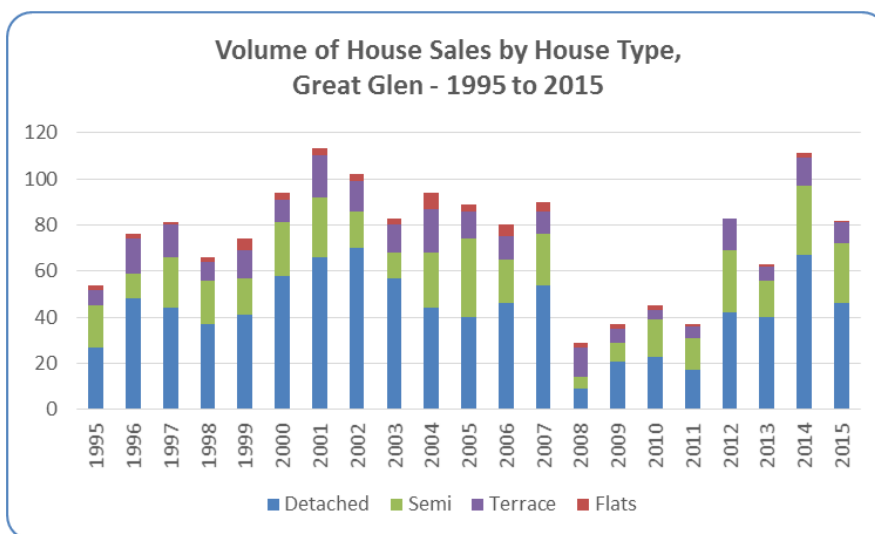
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows that some 1,583 residential property sales were recorded by the Land Registry in the Great Glen Parish between 1995 and 2015. Detached housing represented 57% of sales during this time, 25% were semi-detached, 15% terraced properties and 3% flats or apartments. 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.

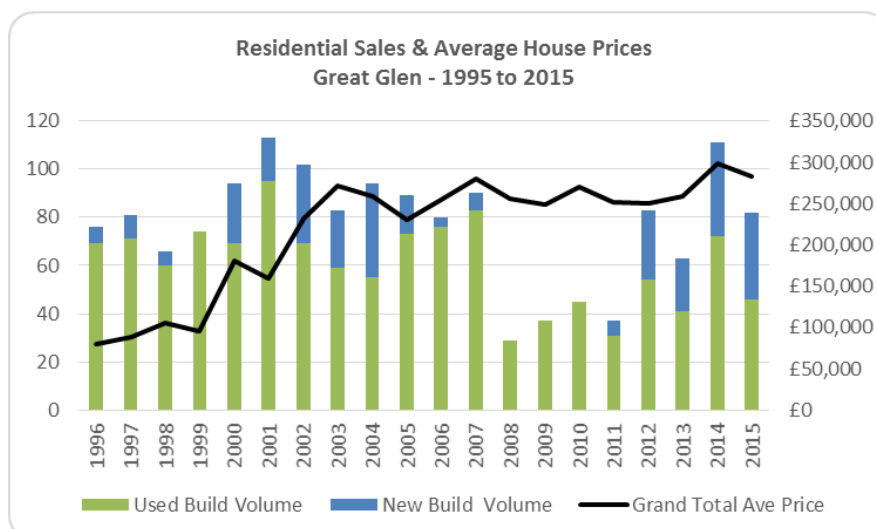
Figure 5



Data produced by Land Registry © Crown copyright 2016 (data available at 3.5.16)

There is evidence of new build housing in the local area with 327 new build residential sales recorded between 1995 and 2015, representing 21% of total sales recorded by the Land Registry in the area. With the exception of the downturn years of 2008 to 2010, there has been a steady flow of new build housing entering the housing market, especially over the last two years. This figure may rise as there can be a time lag of new registrations entering Land Registry records. 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 7 below shows the volume of sales by build type together with the overall annual average house price.

Figure 6: Volume of Residential Sales, Great Glen, 1995 to 2015



Data produced by Land Registry © Crown copyright 2016 (data available at 3.5.16)

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 in 2014, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005369) which covers the Great Glen Parish was 422 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

The Open Event from September 2015 drew support for smaller homes for older people and for more affordable accommodation for local residents. This echoed the consultation findings from an open event held in 2014.

Summary of Future Housing Need

Great Glen is a rural parish and at the time of the 2011 Census was home to 3,662 residents living in 1,523 households. Analysis of the Census shows that between 2001 and 2011 the parish population increased by around 14% (+440 people) and the number of households by 13%. The area has a higher than average propensity of older people. 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 new housing developments occurring in the parish with 327 new build house sales registered between 1995 and 2015 and of these 71% 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.