

Neighbourhood Plan

Appendix 4

**Newbold
Verdon Parish
Neighbourhood
Plan**

**Housing
Needs Report**

April 2017

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NEWBOLD VERDON PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Newbold Verdon Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry, Valuation Office Agency, 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 Newbold Verdon Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Newbold Verdon Parish had an estimated population of 3,012 residents living in 1,311 households dispersed across 809 hectares. There were 36 vacant dwellings representing a 3% vacancy rate. At the time of the Census the Parish contained one communal establishment providing accommodation for 12 residents. Since 2001 the number of residents living in the Parish is estimated to have fallen by around 6% (181 people). Conversely, the number of dwellings (occupied and vacant) went up by 54 (4%). However, it should be noted that more recent small area population estimates suggest the number of people living in the parish has increased since 2011 and at 2014 was estimated to be around 3,150, representing a 5% increase.¹

At the time of the 2011 Census around 15% of residents were aged under 16 which is lower than the district (18%), regional and national (19%) rates. Around 61% of residents were aged between 16 and 64 which was lower than the district (64%), regional and national (65%) rates. Older people (aged 65+) represented 24% of total residents which is somewhat higher than the district (18%), regional (17%) and national (16%) rates. The median age of people living in the Parish was 47 which is older than the district (43), region (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

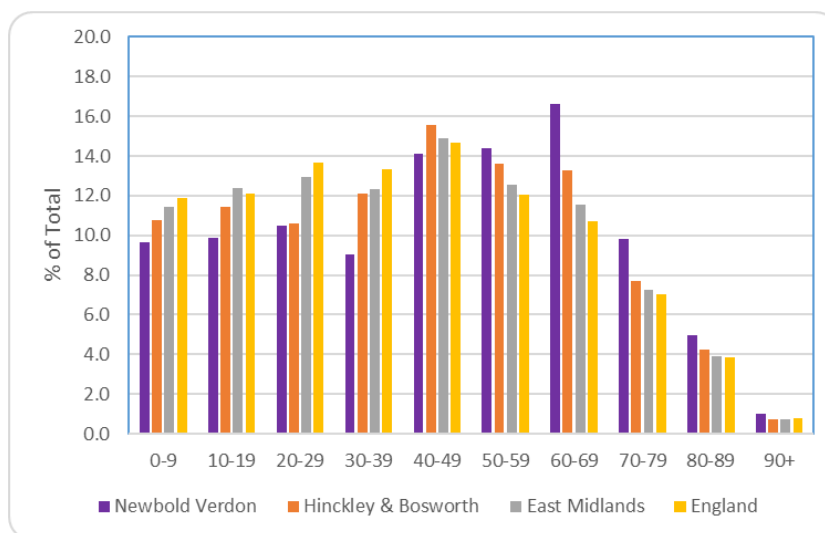
	Newbold Verdon		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
Aged 0-4	158	5.2	5.5	6.0	6.3
Aged 5-15	299	9.9	12.2	12.5	12.6
Aged 16-64	1,841	61.1	63.9	64.5	64.8
Aged 65+	714	23.7	18.4	17.1	16.3
All Usual Residents	3,012	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

¹ Mid-2014 Lower Layer Super Output Area population estimates for England and Wales (E01033413 LSOA)

A more detailed breakdown of age bands reveals that Newbold Verdon has a higher proportion of older residents (ie those aged 65+) and this is particularly evident amongst those aged between 60 and 79.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is clear evidence of an ageing population as the proportion of residents aged 65 and over increased from 18.2% in 2001 to 23.7% in 2011. The Census shows that the number of residents aged 65+ rose by 23% (133 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 projections² suggest that Hinckley and Bosworth’s 65 plus age group is forecast to grow by around 51% 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 Newbold Verdon parish comprises of two LSOAs - E01025875 to the north and E01025872 in the south. The Indices of Deprivation 2015 indicate some disparities within the local area with people living in the northern part of the parish more likely to be experiencing deprivation. The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area to be ranked within the 5th decile of the 2015 Index whereas the LSOA to the south of the parish is listed in the 10th decile and displays very low levels of deprivation. On closer inspection of the domain indices, employment, education and skills deprivation is a contributing factor to the overall index score in the north of the parish. Most of the indicators used for these statistics are from 2012/13.

² 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 Newbold Verdon Parish this accounts for 75% of the population. At 68% Newbold Verdon Parish's economic activity rate was lower than the district (73%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Newbold Verdon has a higher than average share of retired residents reflecting the parish's older age profile. At the time of the 2011 Census, the unemployment rate was lower than district, region and national rates.

Table 2: Economic Activity and Inactivity, 2011

	Newbold Verdon		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	2,244	100.0	100.0	100.0	100.0
Economically Active Total	1,520	67.7	72.7	69.3	69.9
Employee, Full-time	845	37.7	42.6	38.8	38.6
Employee, Part-time	350	15.6	14.7	14.4	13.7
Self Employed	227	10.1	10.3	8.7	9.8
Unemployed	58	2.6	3.1	4.2	4.4
Full-time Student economically active	40	1.8	2.4	3.3	3.4
Economically inactive Total	724	32.3	27.3	30.7	30.1
Retired	484	21.6	16.6	15.0	13.7
Student including Full-Time Students	81	3.6	3.4	5.8	5.8
Looking After Home or Family	66	2.9	3.2	4.0	4.4
Long-Term Sick or Disabled	73	3.3	2.8	4.1	4.0
Other	20	0.9	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 Newbold Verdon Parish was 2.3 people which is in line with the district and regional rates but slightly below the 2.4 national average. The average number of rooms per household stood at 5.8 in line with the district rate and higher than the region (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.0 which is higher than the district (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 76% of households owning their homes outright or with a mortgage or loan. This is close to the district (77%) rate and higher than the regional (67%) and national (63%) rates. It is also worth noting that a higher than average share (44%) of households own their homes outright when compared to the district (37%), region (33%) and England (31%) which could be attributable to an older demographic. Social rented properties account for 16% of tenure which is higher than the district (10%) rate and close to the region (16%) and England (18%) rates. Around 6% of households live

in privately rented homes which is lower than the district (11%), regional (15%) and England (17%) rates.

Table 3: Tenure, 2011

	Newbold Verdon		Hinckley & Bosworth	East Midlands	England
				%	%
All occupied Households	1,311	100.0	100.0	100.0	100.0
Owned; Owned Outright	583	44.5	37.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	413	31.5	39.6	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	1	0.1	0.6	0.7	0.8
Social Rented; Rented from Council (Local Authority)	177	13.5	7.1	10.1	9.4
Social Rented; Other	37	2.8	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	66	5.0	10.3	13.6	15.4
Private Rented; Other	9	0.7	1.1	1.3	1.4
Living Rent Free	25	1.9	1.0	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that over two fifths (41%) of residential dwellings are semi-detached which is in line with the district rate and higher than both regional (35%) and national (31%) shares. There is a higher than average share of terraced housing accounting for over 29% of the housing stock against 17% for the district, 21% for the region and 25% nationally. Detached housing represents around 37% of residential housing stock which is equal to the district rate and above the region (32%) and England (22%) as a whole. Detached and semi-detached represent 78% of the total housing stock in the Newbold Verdon Parish whereas terraced housing and flats provide 22% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Newbold Verdon		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	1,347	100.0	100.0	100.0	100.0
Detached	496	36.8	37.0	32.2	22.3
Semi-Detached	549	40.8	38.1	35.1	30.7
Terraced	214	15.9	16.0	20.6	24.5
Flat, Maisonette or Apartment	87	6.5	8.5	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.0	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

More than half (55%) of households live in houses with three bedrooms which is somewhat higher when compared with the district (46%),

regional (45%) and England (41%) rates. Results from the 2011 Census show that 20% of households live in housing with more than 4 bedrooms which is close to district, regional and national rates. 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.

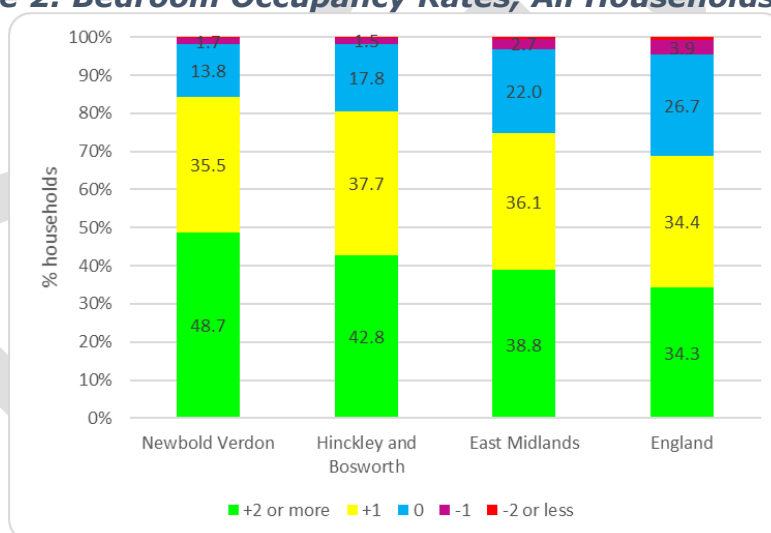
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Newbold Verdon Parish		Hinckley & Bosworth	East Midlands	England
All households	1,311	100.0	100.0	100.0	100.0
1 bedroom	35	2.7	6.0	8.3	12.0
2 bedrooms	295	22.5	26.7	26.5	27.9
3 bedrooms	720	54.9	45.5	45.4	41.2
4 or more bedrooms	261	19.9	21.9	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 49% of all occupied households in the Newbold Verdon Parish have two or more spare bedrooms and around 39% 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 around 58% of households with 4 or more bedrooms occupied by just one or two people.

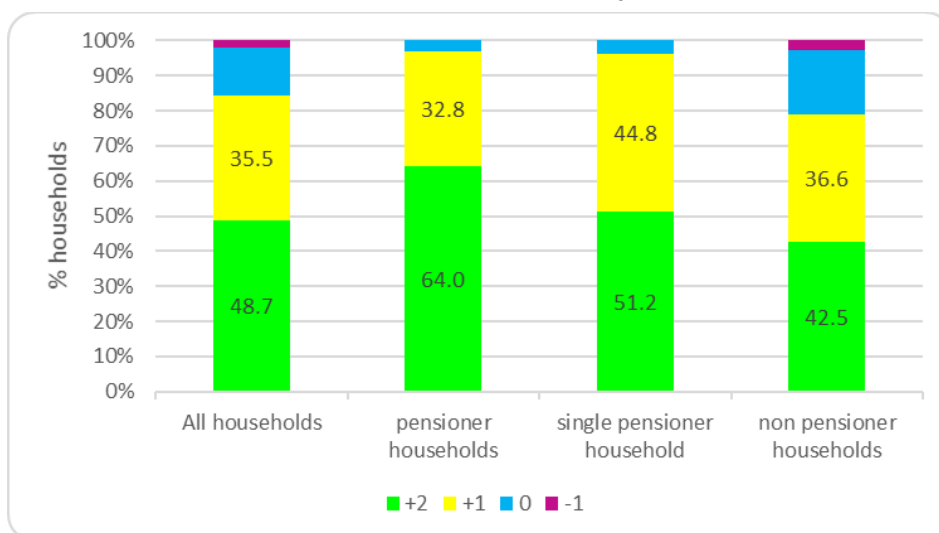
Table 6 Household with 4 or more bedrooms by household size, 2011

	Newbold Verdon		Hinckley & Bosworth	East Midlands	England
HHs with 4 or more bedrooms	261	100.0	100.0	100.0	100.0
1 person in household	26	10.0	9.7	10.4	10.6
2 people in household	125	47.9	34.6	32.3	30.3
3 people in household	40	15.3	19.6	18.8	18.3
4 or more people in household	70	26.8	36.0	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that on the whole 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 64% 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 43% non-pensioner household rate.

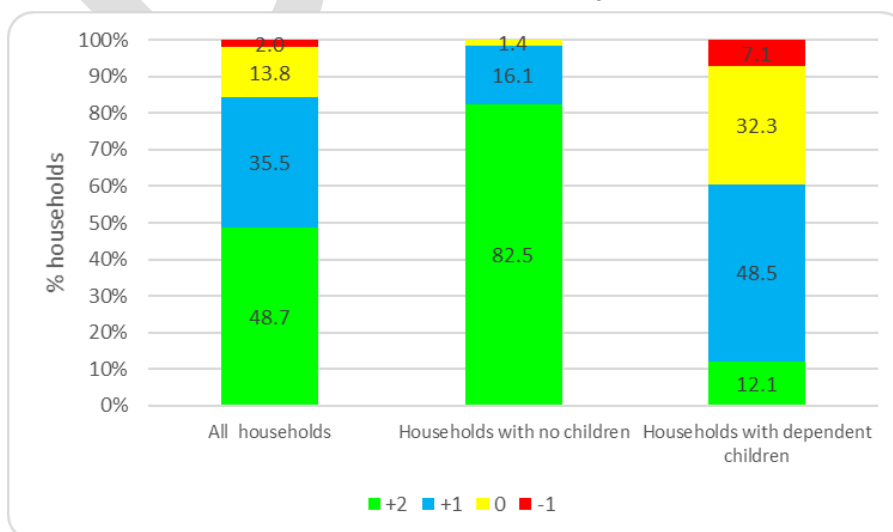
Figure 3: Bedroom Occupancy rating of Older Person Households, Newbold Verdon Parish, 2011



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 Newbold Verdon.

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



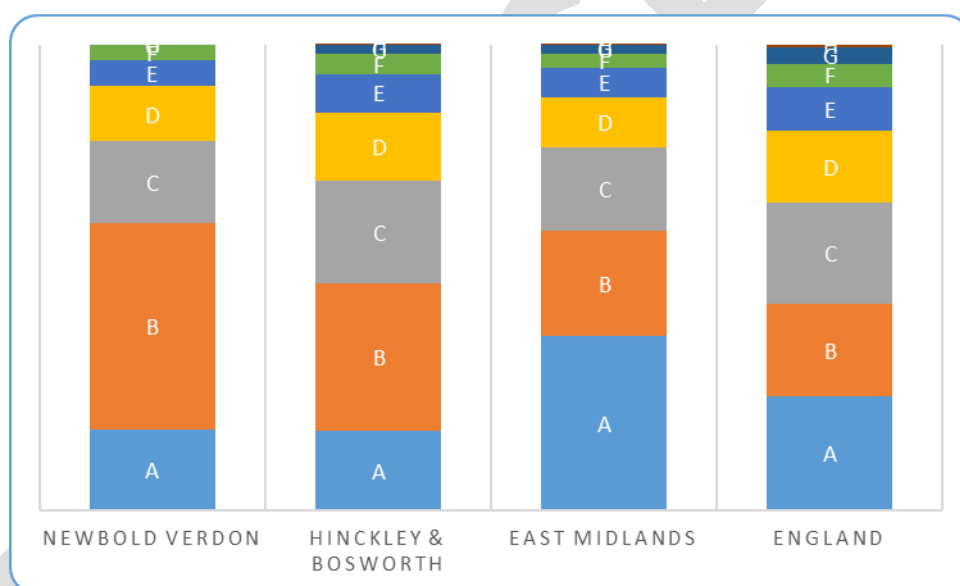
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Newbold Verdon Parish by council tax band compared to the district, region and national averages at 2015. Domestic properties with Council Tax band B make up the largest group (approximately 44% of the total) in the parish. It has a lower proportion of properties with high value council tax bands with just 9% of dwellings having a Council Tax Band E or above against 15% for the district, 11% for the region and 19% for England as a whole.

**Figure 5: Dwelling Stock by Council Tax Band
Newbold Verdon Parish³ 2015**



Source: Valuation Office Agency⁴

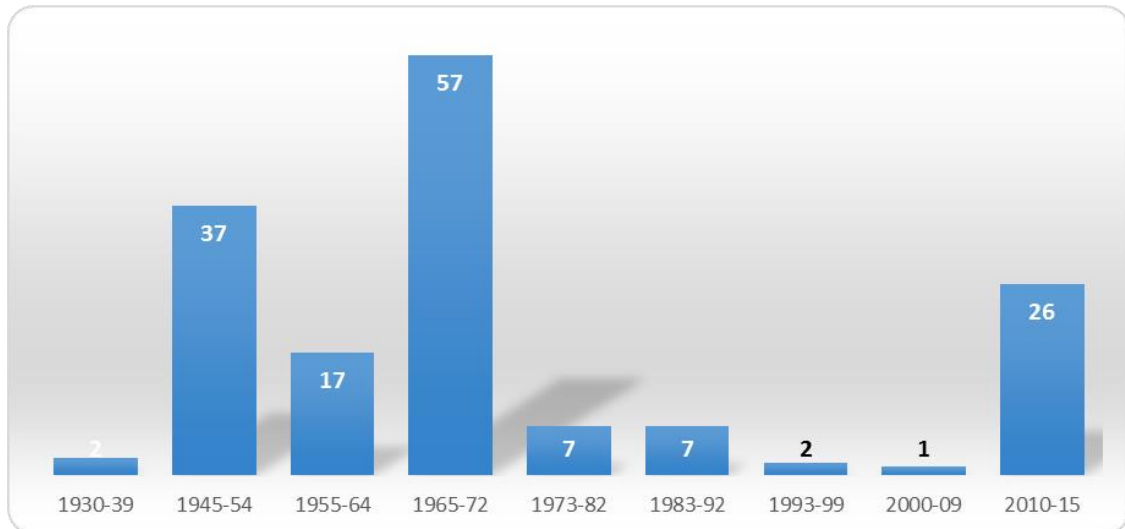
An analysis of publication that combines Council Tax Valuation Lists summary and Property Attributes counts) suggest that around 8% (120) of residential properties in the Newbold Verdon Parish Area were built before 1900. Figure 6 gives an indication of the average number of new homes built each year since 1930. It shows the return of house building during the post war period and peaking during the 1965 to 1972 period. There is evidence of recent house building in the 2010 to 2015 period and this is also reflected in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2015. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 1% of the total number of properties.

³ Based on LSOAs (E01025875, E01025872) best fit to parish boundary

⁴ [Table CTSOP4.1: Number of properties by Council Tax band, property build period and region, county, local authority district and lower and middle super output area, 29.10.15](#)

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data is derived by using LSOA boundary geography which best fits the parish boundary.

Figure 6 Average Annual Number of New Properties by Build Period in the Newbold Verdon Parish Plan Area

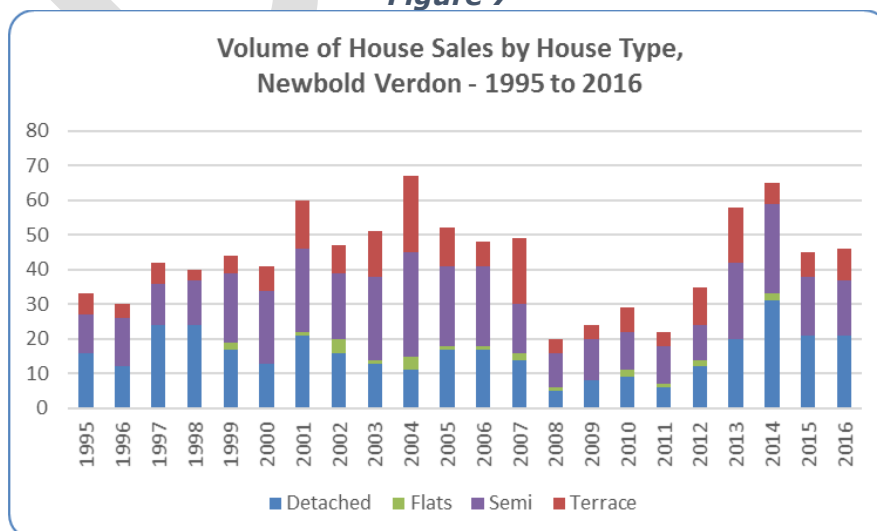


Council Tax: Stock of Properties, England and Wales, 2015, VOA

Residential Sales

Land Registry price paid data shows that some 948 residential property sales were recorded by the Land Registry in the Newbold Verdon Parish between 1995 and 2016. Semi-detached housing represented 40% of sales during this time, 37% were detached, 20% were terraced properties and 3% were flats or apartments. 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.

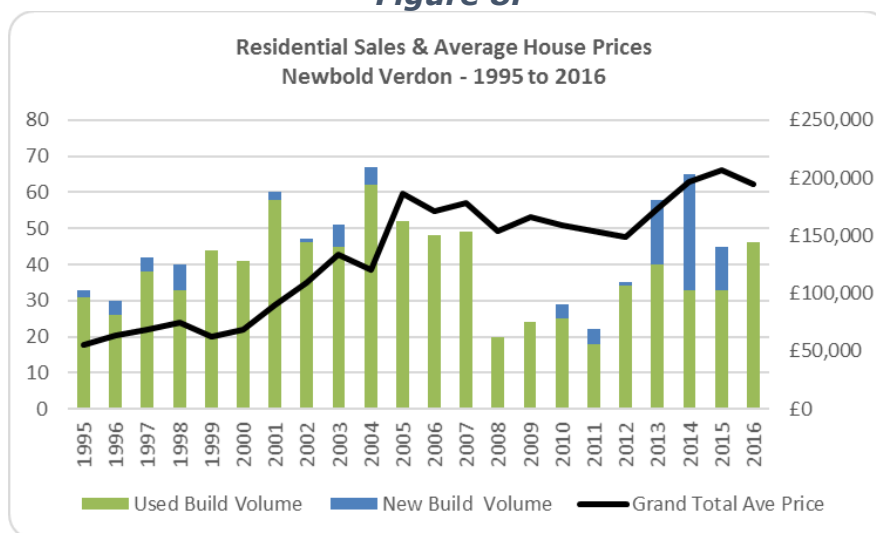
Figure 7



Data produced by Land Registry © Crown copyright 2016 (data available at 30.1.17)

There is evidence of new build housing market activity with 102 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 55% of new build residential sales were detached properties, 28% semi-detached, 15% terraced and 2% flats or apartments. 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 9 below shows the volume of sales together with the overall annual average house price. However, because of the small number of sales recorded in some years, average prices should be viewed with some caution.

Figure 8:



Data produced by Land Registry © Crown copyright 2016, data correct at 30.1.17

The publication of middle layer super output area (MSOA) level income estimates for 2011/12⁵ 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 (E02006906) which covers the Newbold Verdon Parish was 360 times the net weekly household income which although below the national average suggests it would be difficult for those on lower income such as first time buyers to enter the current housing market.

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.

⁵[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

Hinckley & Bosworth District Council Strategic Policies

Community Consultation

Draft

Summary of Future Housing Need

At the time of the 2011 Census, Newbold Verdon was home to around 3,012 residents living in 1,311 households. Analysis of the Census suggests that between 2001 and 2011 the parish population decreased by around 6% (-181 people). During this period the number of dwellings rose by 4% (54). However, a more recent and alternative data source suggests the number of people living in the parish has increased since 2011 and stood at 3,150 in 2014, representing a 5% population growth rate.⁶

The area has a higher than average concentration of older people. There is further 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 relatively high and there is a particularly high share of households who own their homes outright.

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 semi detached housing and low value council tax banded properties. There is evidence of some overcrowding in households with dependent children.

There is evidence of some deprivation disparities within the parish with the northern part of the local area ranked in the 5th decile of the 2015 Index of Multiple Deprivation whereas the southern part of the parish displays a lower level of deprivation ranking in the 10th decile (1 is most deprived and 10 least deprived in England). The indices show that employment, education and skills deprivation could be an issue for some residents

⁶ Mid-2014 Lower Layer Super Output Area population estimates for England and Wales (E01033413 LSOA)