

**Dunton Bassett
Local Area
Neighbourhood
Plan**

**Housing
Needs Report**

August 2019

Prepared by *YourLocale*

DUNTON BASSETT LOCAL AREA NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Dunton Bassett Parish 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 Dunton Bassett local area Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Dunton Bassett Parish had an estimated population of 759 residents living in 321 households dispersed across 550 hectares, equating to a population density of 1.4 persons per hectare which is in line with the borough average but below the region (2.9) and England (4.1) averages. There were 9 vacant dwellings representing a 2.7% vacancy rate. It is estimated that the number of people living in the parish decreased between 2001 and 2011 falling by 5% (6 people). During the same period the number of dwellings (occupied and vacant) increased by 2% (6 dwellings).

At the time of the 2011 Census, around 18% of residents were aged under 16 which was close to the district (19%), regional (18%) and national (19%) rates. Around 65% of residents were aged between 16 and 64 which was higher than the district (63%) and region (64%) and equal to the England (65%) rate.

Older people (aged 65+) account for 17% of total residents against 18% for the borough, 17% for the region and 16% for England as a whole. The median age of people living in the local area was 46 which is older than the district (43), region (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

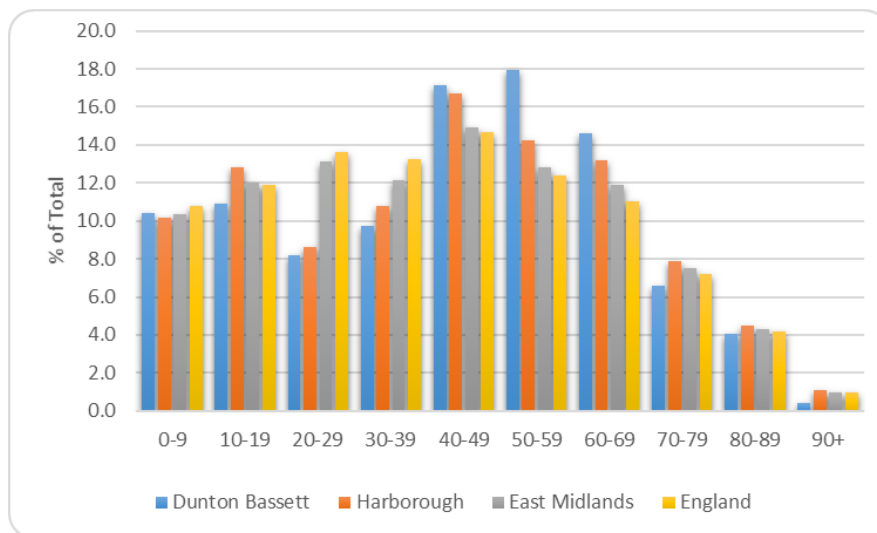
	Dunton Bassett		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	33	4.3	5.5	6.0	6.3
Aged 5-15	103	13.6	13.7	12.5	12.6
Aged 16-64	495	65.2	62.6	64.5	64.8
Aged 65+	128	16.9	18.3	17.1	16.3
All Usual Residents	759	100.0	100.0	100.0	100.0
Median age	46		43	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Dunton Bassett had a high representation of residents aged

between 40 and 69 compared with the national average. It has a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 16% (18 residents) between 2001 and 2011. Over 65s represented 14% of total population in 2001 compared with 17% 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 Harborough’s 65 plus age group is forecast to grow by around 59% between 2016 and 2036.

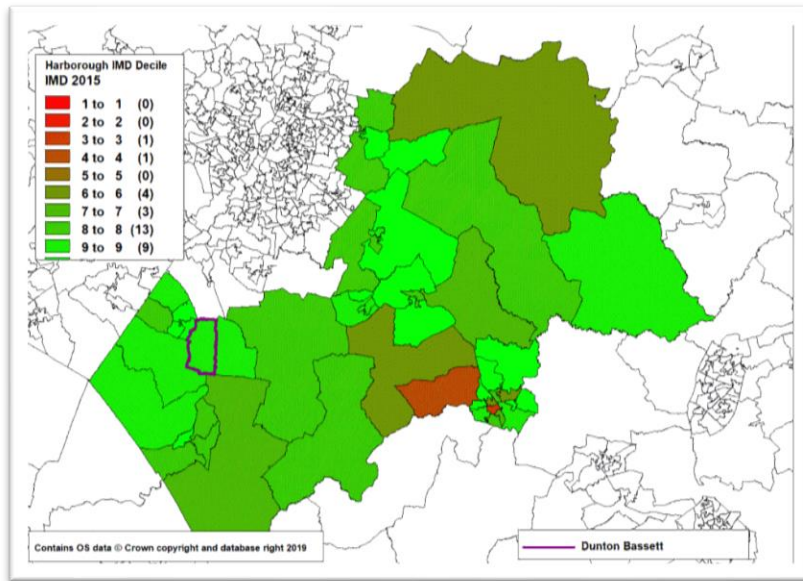
Deprivation

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 Dunton Bassett Parish is situated within one LSOA (E01025777) which also includes several other small settlements (Leire, Frolesworth, Ashby Parva).

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 9th decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the Harborough district. The Dunton Bassett Parish is denoted by a purple boundary to the west of the district. However, on closer inspection of the IMD sub domains, the area ranks high (2nd decile) on the Barriers to Housing and Services and Living Environment domains which may indicate difficulty to access owner-occupation or the private rental market.

¹ Subnational Population Projections for Local Authorities in England: 2016 based
 Dunton Bassett Parish Housing Need Evidence, 17.8.19 V1

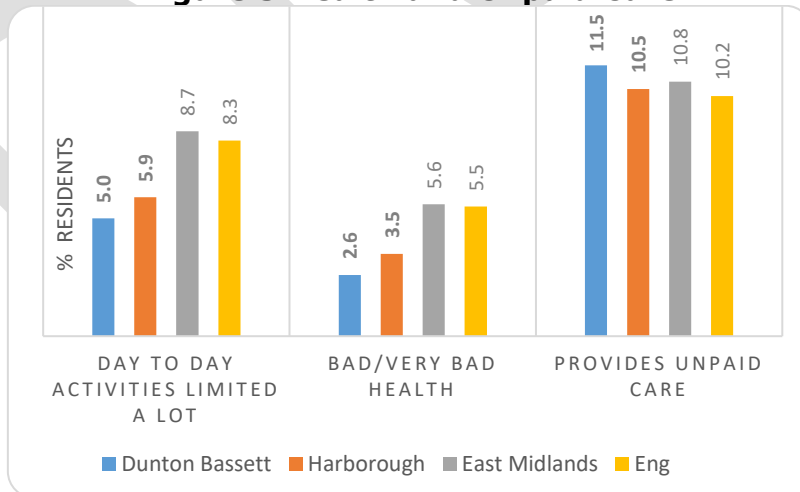
Figure 2 Index of Multiple Deprivation Deciles, 2015, Harborough



Health

The Census highlights ill health and disability is an issue for some residents. Figure 3 shows that at 2.6% the proportion of residents reporting to be in bad or very bad health was below the district (3.5%), region (5.6%) and England (5.5%) rates. However local residents are more likely to be providing unpaid care.

Figure 3 Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Dunton Bassett Parish this accounts for 75% of the population. At 76% the Parish economic activity rate is higher than district (73%), regional (69%) and national (70%) rates. It has a higher than average share of self employed residents. At the time of the 2011 Census the unemployment rate was low.

Table 2: Economic Activity and Inactivity, 2011

	Dunton Bassett		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	568	100.0	100.0	100.0	100.0
Economically Active Total	433	76.2	73.5	69.3	69.9
Employee, Part-time	73	12.9	13.9	38.8	38.6
Employee, Full-time	259	45.6	44.6	14.4	13.7
Self Employed	82	14.4	8.9	8.7	9.8
Unemployed	10	1.8	3.6	4.2	4.4
Full-time Student (econ active)	9	1.6	2.5	3.3	3.4
Economically inactive Total	135	23.8	26.5	30.7	30.1
Retired	88	15.5	14.7	15.0	13.7
Student (including Full-Time Students)	18	3.2	3.9	5.8	5.8
Looking After Home or Family	15	2.6	3.5	4.0	4.4
Long-Term Sick or Disabled	3	0.5	2.8	4.1	4.0
Other	11	1.9	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Dunton Bassett Parish was 2.4 people which was in line with the district and England but above the region (2.3) rates. The average number of rooms per household stood at 6.6 which was above the district (6.3), regional (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.2 which was higher than the district (3.1), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are high with around 83% 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. Around 8% of households live in private rented accommodation which is lower than the district (11%), region (15%) and England (17%) averages. Some 8% of households live in social rented accommodation which was lower than the district (8%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Dunton Bassett		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	321	100.0	100.0	100.0	100.0
Owned; Owned Outright	137	42.7	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	130	40.5	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)	7	2.2	1.4	10.1	9.4
Social Rented; Other	20	6.2	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	23	7.2	10.1	13.6	15.4
Private Rented; Other	3	0.9	1.1	1.3	1.4
Living Rent Free	1	0.3	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (54%) of residential dwellings were detached which is somewhat higher than the district (48%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 30% of the housing stock against 29% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 16% of accommodation spaces which is lower than the district (23%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Dunton Bassett		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	330	100.0	100.0	100.0	100.0
Detached	178	53.9	47.7	32.2	22.3
Semi-Detached	98	29.7	28.6	35.1	30.7
Terraced	48	14.5	15.2	20.6	24.5
Flat, Maisonette or Apartment	6	1.8	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

Around two fifths (38%) of households live in houses with four or more bedrooms which is higher than the district (34%), regional (20%) and national (19%) averages. 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.

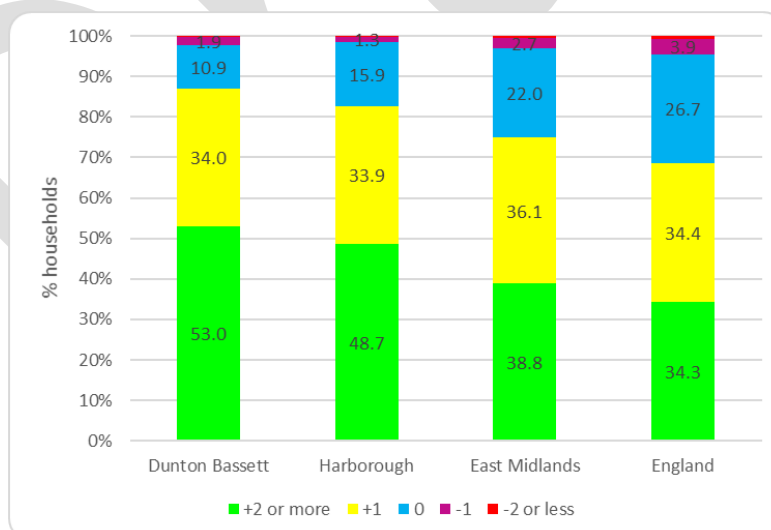
Table 5 Households by number of bedrooms, 2011

Bedrooms	Dunton Bassett		Harborough	East Midlands	England
All occupied Household Spaces	321	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	11	3.4	5.8	8.1	11.8
2 Bedrooms	68	21.2	22.5	26.5	27.9
3 Bedrooms	121	37.7	37.3	45.4	41.2
4 Bedrooms	91	28.3	25.7	15.4	14.4
5 or More Bedrooms	30	9.3	8.5	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 53% of all occupied households in Dunton Bassett have two or more spare bedrooms and around 34% have one spare bedroom. Under occupancy is higher than district, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 48% of households with 4 or more bedrooms occupied by just one or two people. This is higher than district (44%), regional (43%) and England (41%) rates.

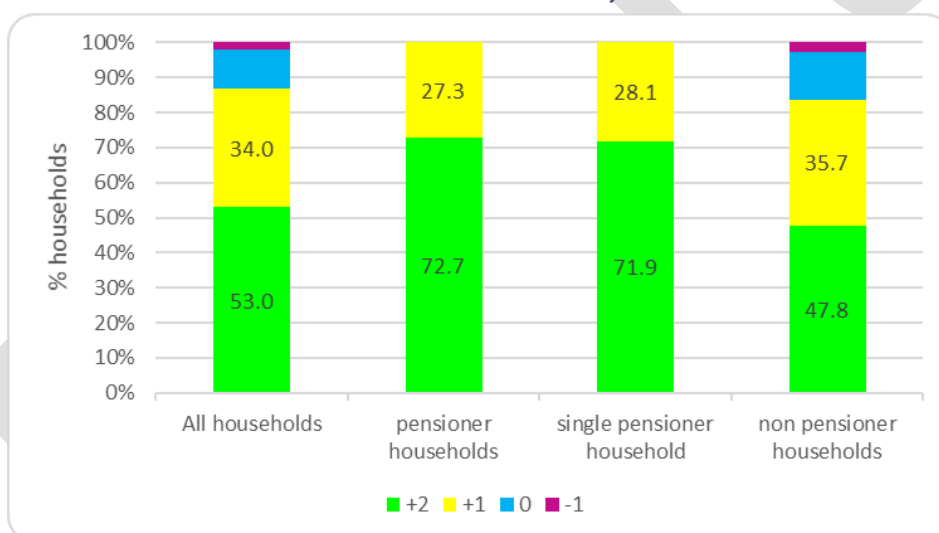
Table 6 Households with 4 or more bedrooms by household size, 2011

	Dunton Bassett		Harborough	East Midlands	England
HHs with 4 or more bedrooms	121	100.0	100.0	100.0	100.0
1 person in household	11	9.1	9.2	10.4	10.6
2 people in household	47	38.8	35.2	32.3	30.3
3 people in household	21	17.4	18.0	18.8	18.3
4 or more people in household	42	34.7	37.6	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that 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 73% 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 48% non-pensioner household rate.

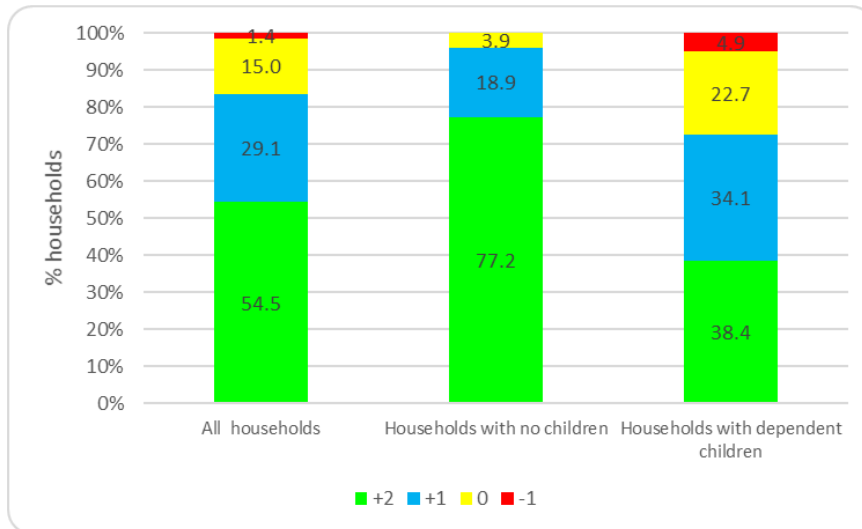
Figure 5: Bedroom Occupancy rating of Older Person Households, Dunton Bassett Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area, 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 Dunton Bassett.

**Figure 6: Bedroom Occupancy rating of Family Households
Dunton Bassett, 2011**



Source: Census 2011, LC4105EW

Draft

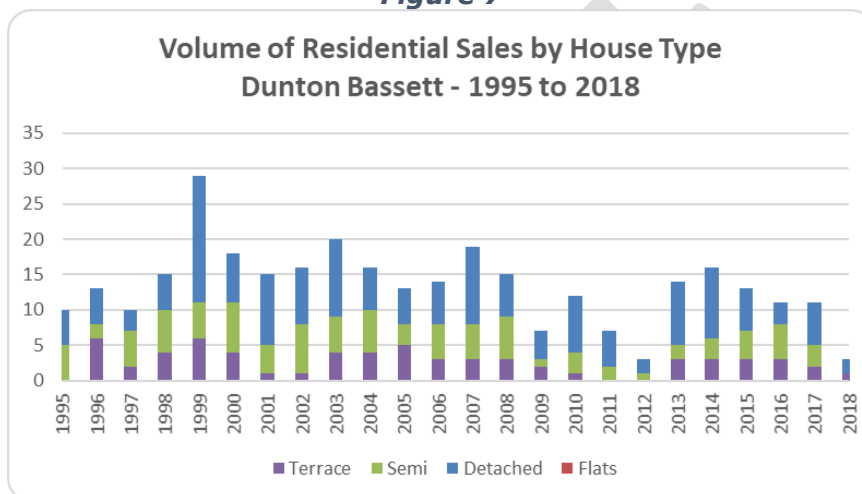
Housing Market

Council Tax Bands

Residential Sales

Land Registry price paid data shows around 320 residential property sales were recorded in the Dunton Bassett Parish between 1995 and 2018. At 50% detached housing accounted for the majority of sales, 30% were semi-detached and 20% terraced. 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 will be excluded.

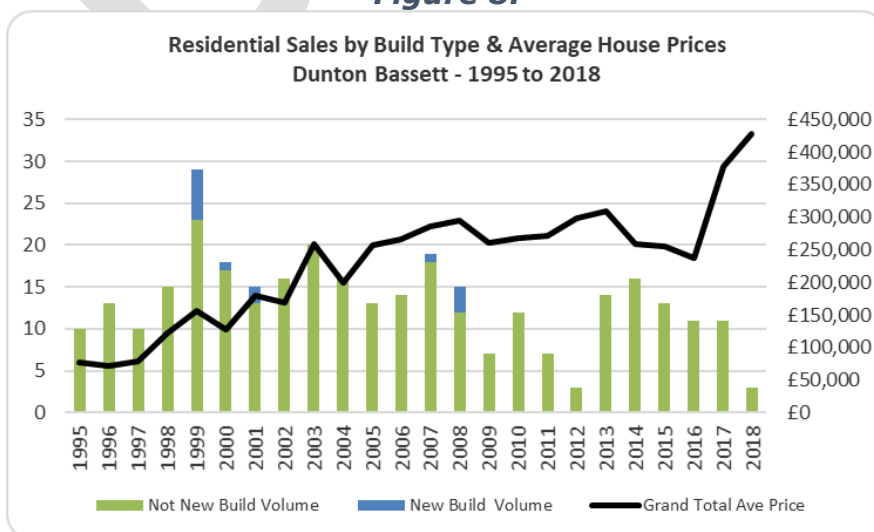
Figure 7



Data produced by Land Registry © Crown copyright 2018 (data available at 15.8.19)

There is evidence of new build housing in the local area with 13 new build residential sales recorded between 1995 and 2018, representing 4% of total sales recorded by the Land Registry in the area. Figure 8 below shows the volume of sales together with the overall annual average house price.

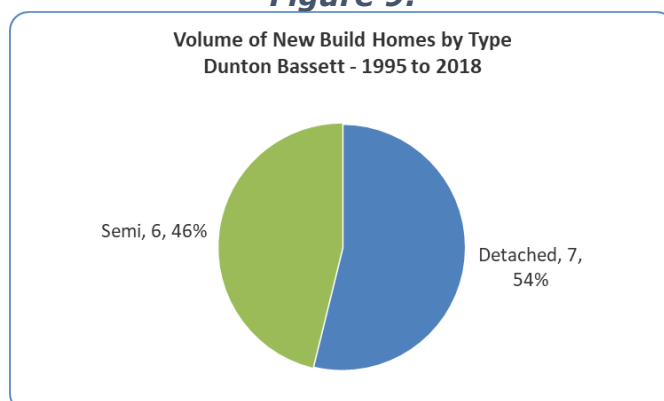
Figure 8:



Data produced by Land Registry © Crown copyright 2018 (data available at 15.11.18)

During this period, the majority (54%) of new build residential sales were detached (Figure 9). 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:



Data produced by Land Registry © Crown copyright 2018 (data available at 15.8.19)

Summary of Future Housing Need

At the time of the 2011 Census, the Dunton Bassett Parish was home to around 795 residents living in 321 households. Analysis of the Census suggests that between 2001 and 2011 the local area population decreased by around 5% (36 people). During this period, it is estimated the number of dwellings increased by 2% (6).

Although the population declined between 2001 and 2011 there is evidence of an ageing population with the number of older residents rising by 16% and up from 14% of total population in 2001 to 17% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 85% of households owning their homes outright or with a mortgage or loan and at 5% the share of households living in social rented accommodation is very low when compared with regional and national rates.

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 large detached and an under representation of housing for single people with just 3% of dwellings having one bedroom.

Land Registry data indicates there has been some new build housing market activity over recent years, but this has been predominantly high value detached housing.

Deprivation is not a significant issue in the local area but IMD domain data suggests that some residents may find it difficult to access owner-occupation or access the private rental market.