

**Burton Overy
Parish
Neighbourhood
Plan**

**Housing
Needs Report**

November 2017

Prepared by *YourLocale*

BURTON OVERY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Burton Overy Parish had an estimated population of 440 residents living in 191 households dispersed across 1,773 hectares. There were 8 household spaces with no usual residents representing a 4% vacancy rate. Since 2001 the number of residents has increased by around 34 (+8.4%) and the number of households by 4 (+2.1%). The 2011 Census shows there were 199 dwellings situated in the parish which was an increase of 9 (+4.7%) since 2001.

Around 57% 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 just over a quarter (25.2%) of total residents which is above the district (18%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 50 which is older than the district (43), regional (40) and national (39) rates.

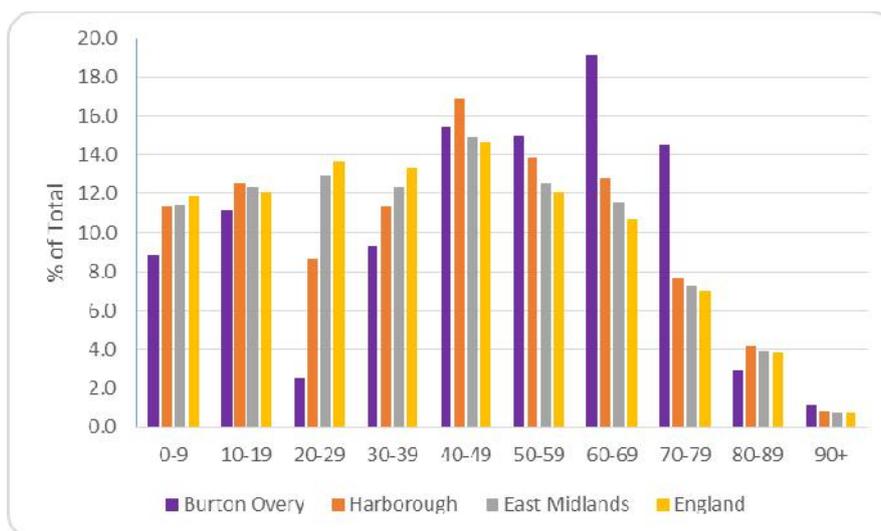
Table 1: Usual Residents by Age Band, 2011

	Burton Overy		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	18	4.1	5.5	6.0	6.3
Aged 5-15	60	13.6	13.7	12.5	12.6
Aged 16-64	251	57.0	62.6	64.5	64.8
Aged 65+	111	25.2	18.3	17.1	16.3
All Usual Residents	440	100.0	100.0	100.0	100.0
Median age	50		43	40	39

Source: Census 2011, KS102

There is a low propensity of young people residing in the parish, particularly amongst the 20 to 29 year age band. A more detailed breakdown reveals the Burton Overy Parish has a predominantly higher than average share of residents aged between 50 and 79 when compared to the district, regional and national average.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Parish has an ageing population. Between 2001 and 2011, the number of residents aged 65 and over grew by 76% (+48). At 2011, over 65's represented over 25% of the population which is up from 16% 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 Burton Overy Parish this accounts for 74% of the population. At 64% Burton Overy Parish's economic activity rate was lower than the district (74%) but above the regional (69%) and national (70%) rates. Around 25% of 16 to 74 year olds are retired which is in above the district (15%), region (15%) and England (14%) rates reflecting the parish's older age profile. At 20% the parish self-employment rate is significantly high when compared with the district (13%), regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was very low.

Table 2: Economic Activity and Inactivity, 2011

	Burton Overy		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	327	100.0			
Economically Active Total	209	63.9	74.0	69.3	69.9
Employee, Full-time	106	32.4	40.9	38.8	38.6
Employee, Part-time	33	10.1	15.2	14.4	13.7
Self Employed	65	19.9	12.9	8.7	9.8
Unemployed	1	0.3	2.5	4.2	4.4
Full-time Student economically active	4	1.2	2.5	3.3	3.4

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

	Burton Overy		Harborough	East Midlands	England
	No	%	%	%	%
Economically inactive Total	118	36.1	26.0	30.7	30.1
Retired	81	24.8	15.5	15.0	13.7
Student including Full-Time Students	11	3.4	3.9	5.8	5.8
Looking After Home or Family	19	5.8	3.0	4.0	4.4
Long-Term Sick or Disabled	5	1.5	2.0	4.1	4.0
Other	2	0.6	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 Burton Overy Parish was 2.3 people which is in line with the regional average but slightly below the 2.4 district and national rate. However, the average number of rooms per household at 7.3 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Burton Overy Parish are also more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.4 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 half (53%) of households owning their homes outright. This is higher than the district (38%), regional (33%) and national (31%) rates. Social rented properties account for just 4% of tenure which is lower than the district (8%), region (16%) and England (18%) rates. Around 17% of households live in privately rented homes which is in line with the national average but above the district (11%) and regional (15%) rates.

Table 3: Tenure, 2011

	Burton Overy		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	191	100.0	100.0	100.0	100.0
Owned; Owned Outright	102	53.4	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	45	23.6	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	1	0.5	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	-	0.0	1.4	10.1	9.4
Social Rented; Other	8	4.2	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	31	16.2	10.1	13.6	15.4
Private Rented; Other	1	0.5	1.1	1.3	1.4
Living Rent Free	3	1.6	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 Burton Overy Parish whereas terraced housing and flats provide 13% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Burton Overy		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 around 43% 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 5% of dwellings having one bedrooms against 6% for the district, 8% for the region and 12% for England as a whole.

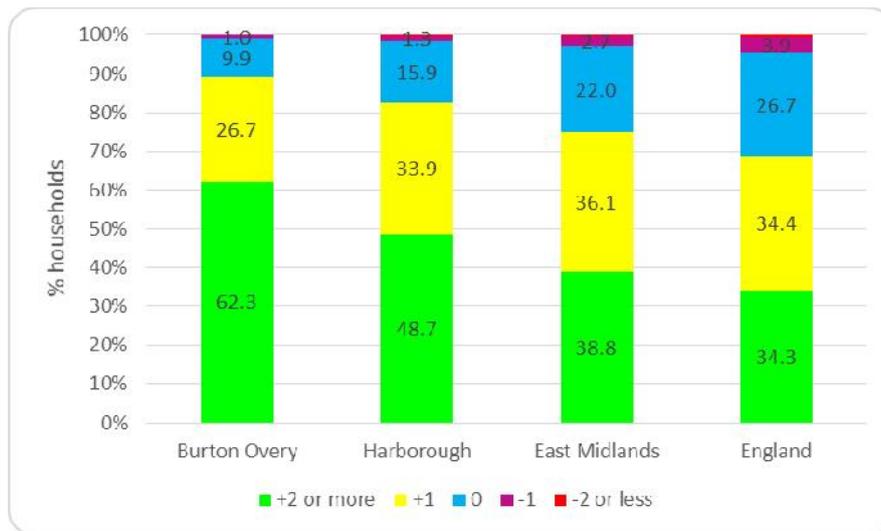
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Burton Overy Parish		Harborough	East Midlands	England
All households	191	100.0	100.0	100.0	100.0
1 bedroom	10	5.2	6.0	8.3	12.0
2 bedrooms	32	16.8	22.5	26.5	27.9
3 bedrooms	67	35.1	37.3	45.4	41.2
4 or more bedrooms	82	42.9	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 (62%) of all households in the Burton Overy Parish have two or more spare bedrooms and more than a quarter (27%) 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 more than half (55%) of households with 4 or more bedrooms occupied by just one or two people.

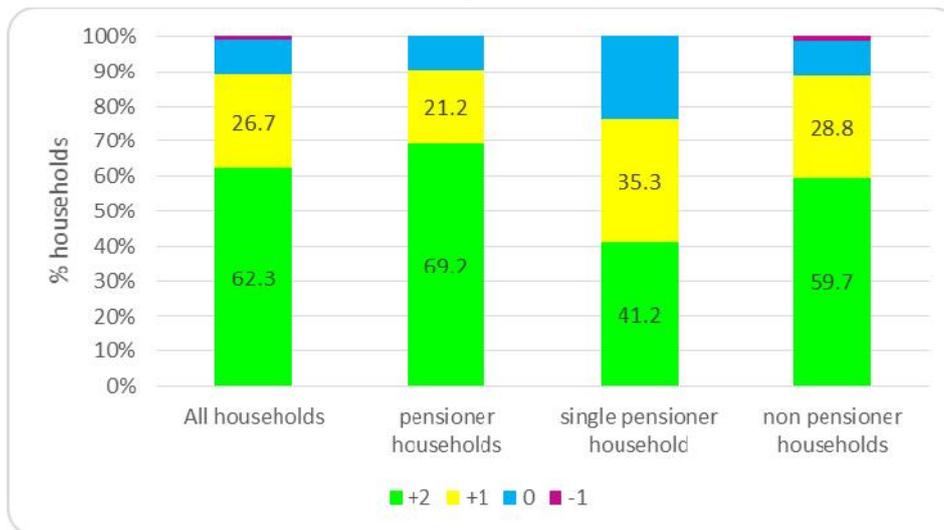
Table 6 Household with 4 or more bedrooms by household size, 2011

	Burton Overy	Harborough	East Midlands	England
HHs with 4 or more bedrooms	82	100.0	100.0	100.0
1 person in household	6	7.3	9.2	10.4
2 people in household	39	47.6	35.2	32.3
3 people in household	16	19.5	18.0	18.8
4 or more people in household	21	25.6	37.6	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 69% 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 60% non-pensioner household rate.

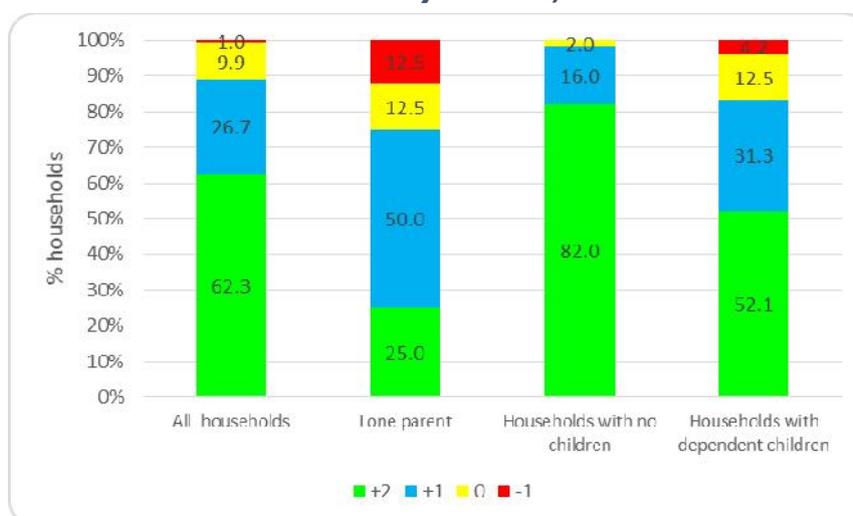
Figure 3: Bedroom Occupancy rating of Older Person Households, Burton Overy Parish, 2011



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 living in overcrowded households in the Burton Overy Parish including some lone parent households.

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



Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Burton Overy Parish by council tax band compared to the district, region and national averages at 2011. In Burton Overy domestic properties with Council Tax band G make up the largest group (approximately 27% of the total). The parish has a larger proportion of properties with high value council tax bands with over 51% 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
Burton Overy Parish, 2011**

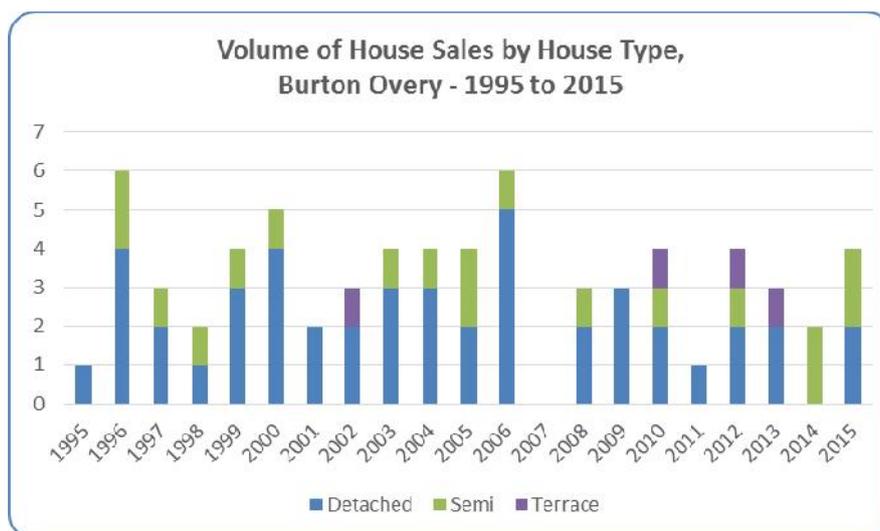


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

Land Registry price paid data shows that some 68 residential property sales were recorded by the Land Registry in the Burton Overy Parish between 1995 and 2015. Detached housing represented 68% of sales during this time, 27% were semi-detached and 6% terraced properties. 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.

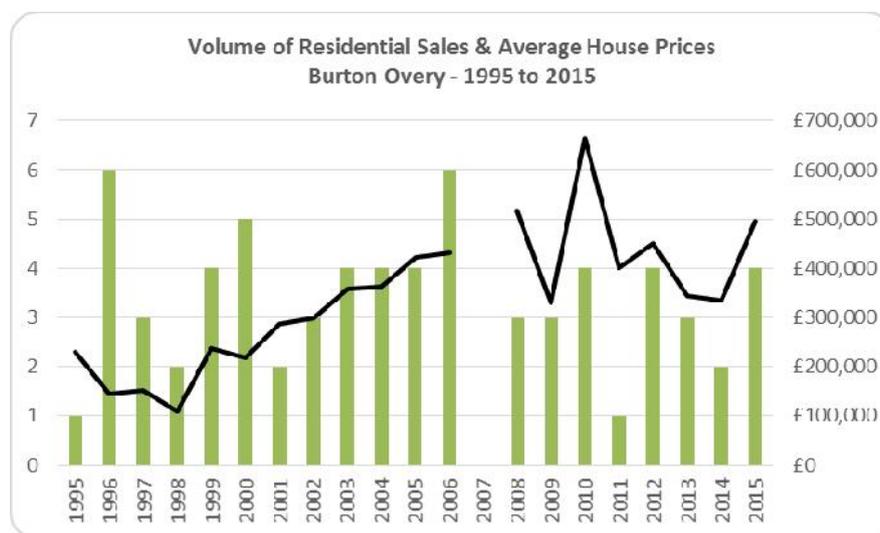
Figure 6



Data produced by Land Registry © Crown copyright 2016

According to Land Registry price paid data there are no records of new build property sales in the parish. It should be noted, however, that not all new builds are 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 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: Volume of Residential Sales, Burton Overy, 1995 to 2015



Data produced by Land Registry © Crown copyright 2016

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 Burton Overy Parish

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

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.

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 draft policies were shared with the community in July 2017. There was very strong support expressed for the all of the policies on display, including the policy relating to housing mix.

Summary of Future Housing Need

Burton Overy is a small parish and at the time of the 2011 Census was home to 440 residents living in 191 households. Analysis of the Census shows that between 2001 and 2011 the parish population increased by around 8% (+34 people) and the number of households by 2%. 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. Although data from the Census suggests the number of dwellings in the parish has increased by around 8 properties there is no evidence of new build home sales being recorded by the Land Registry suggesting that the growth in dwellings could be due to conversions or houses exempt from Land Registry registration.

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