

**Tugby and  
Keythorpe  
Local Area  
Neighbourhood  
Plan**

**Housing  
Needs Report**

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# TUGBY & KEYTHORPE LOCAL AREA NEIGHBOURHOOD PLAN HOUSING NEEDS

## Introduction

This report provides an analysis of housing issues in the Tugby and Keythorpe local 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 Tugby & Keythorpe local area Neighbourhood Plan.

## Population Age Profile

According to the 2011 Census, the Tugby and Keythorpe Parish had an estimated population of 330 residents living in 136 households dispersed across 893 hectares, equating to a population density of 0.4 persons per hectare. This compares with 1.4 for Harborough, 2.9 for East Midlands and 4.1 for England as a whole. There were 2 vacant dwellings representing a 1.4% vacancy rate. It is estimated that the number of people living in the parish increased between 2001 and 2011 rising by 5% (16 people). During the same period the number of dwellings (occupied and vacant) increased by 10% (12 dwellings).

At the time of the 2011 Census, around 17% of residents were aged under 16 which was below the district (19%), regional (18%) and national (19%) rates. Around 60% of residents were aged between 16 and 64 which was lower than the district (63%), region (64%) and England (65%) rates.

There is a high representation of older people (aged 65+) accounting for 23% of total residents which was above the district (18%), regional (17%) and national (16%) rates. The median age of people living in the local area was 48 which is older than the district (43), region (40) and national (39) rates.

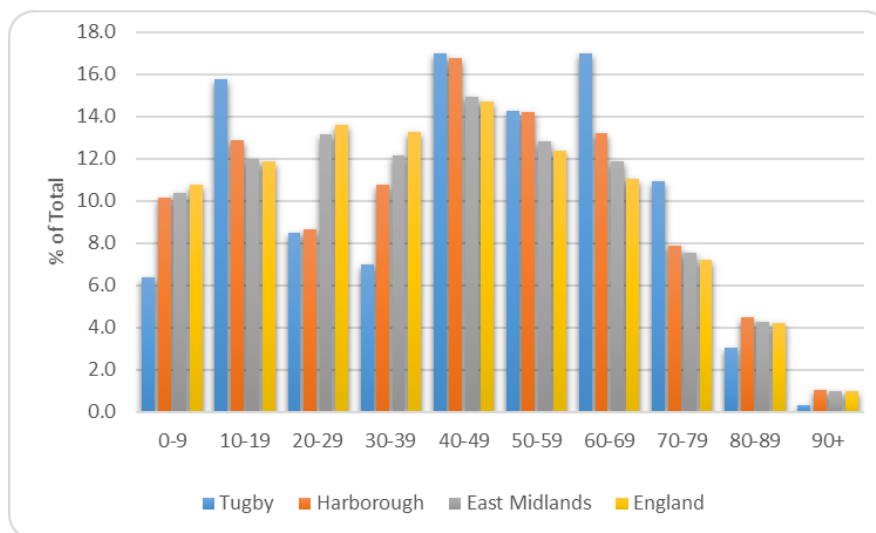
**Table 1: Usual Residents by Age Band, 2011**

	<b>Tugby &amp; Keythorpe</b>	<b>Tugby &amp; Keythorpe</b>	<b>Harborough</b>	<b>East Midlands</b>	<b>England</b>
	<b>No</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Aged 0-4	11	3.3	5.5	6.0	6.3
Aged 5-15	44	13.3	13.7	12.5	12.6
Aged 16-64	199	60.3	62.6	64.5	64.8
Aged 65+	76	23.0	18.3	17.1	16.3
All Usual Residents	330	100.0	100.0	100.0	100.0
Median age	48	48	43	40	39

*Source: Census 2011, KS102*

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Tugby & Keythorpe had a high representation of residents aged between 60 and 70 compared with the national average. It has a lower share of people aged between 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 residing in the parish doubling between 2001 and 2011. Over 65s represented 12% of total population in 2001 compared with 23% 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 projections<sup>1</sup> suggest that Harborough’s 65 plus age group is forecast to grow by around 65% between 2014 and 2034.

## Deprivation

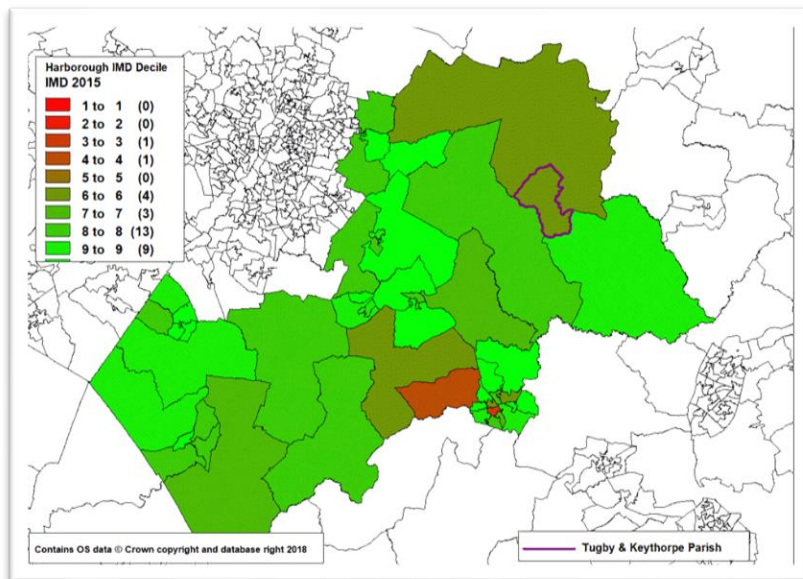
The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Tugby and Keythorpe Parish is situated within one LSOA (E01025815) which also includes several other settlements.

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 6<sup>th</sup> decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the Harborough district. The Tugby and Keythorpe Parish is denoted by a purple boundary to the north east of the district. However, on closer inspection of the IMD sub domains, the area ranks high (1<sup>st</sup> decile) on the Barriers to Housing and Services and Living

<sup>1</sup> Subnational Population Projections for Local Authorities in England: 2014 based  
Tugby & Keythorpe Local Area Housing Need Evidence, 24.2.19 V1

Environment domains which may indicate difficulty to access owner-occupation or the private rental market.

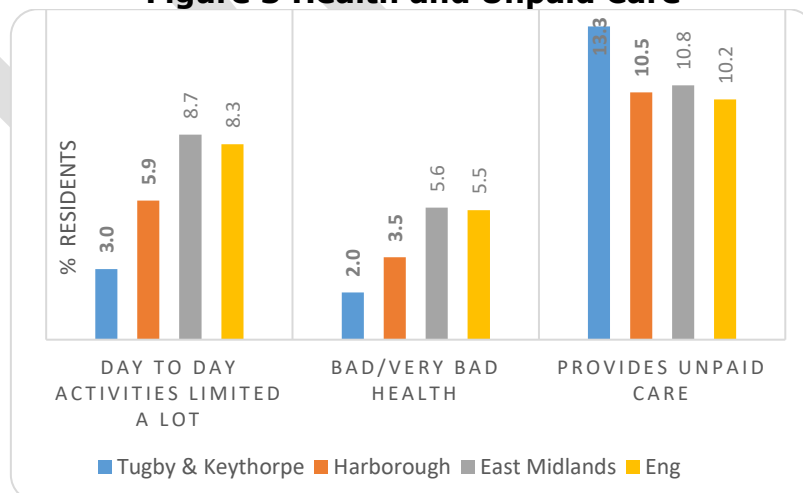
**Figure 2 Index of Multiple Deprivation Deciles, 2015, Harborough**



## Health

The Census highlights ill health and disability is an issue for some residents. However, Figure 3 shows that at 2% 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. Tugby and Keythorpe 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 Tugby and Keythorpe Parish this accounts for 78% of the population. At 64% Tugby and Keythorpe's economic activity rate is lower than the district (73%), regional (69%) and national (70%) rates. It has a higher than average share of self employed and retired residents. At the time of the 2011 Census the unemployment rate was low.

**Table 2: Economic Activity and Inactivity, 2011**

	Tugby & Keythorpe		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	257	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>165</b>	<b>64.2</b>	<b>73.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Part-time	38	14.8	13.9	38.8	38.6
Employee, Full-time	76	29.6	44.6	14.4	13.7
Self Employed	43	16.7	8.9	8.7	9.8
Unemployed	5	1.9	3.6	4.2	4.4
Full-time Student (econ active)	3	1.2	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>92</b>	<b>35.8</b>	<b>26.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	57	22.2	14.7	15.0	13.7
Student (including Full-Time Students)	20	7.8	3.9	5.8	5.8
Looking After Home or Family	9	3.5	3.5	4.0	4.4
Long-Term Sick or Disabled	3	1.2	2.8	4.1	4.0
Other	3	1.2	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 Tugby and Keythorpe 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 7.6 which was above the district (6.3), regional (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.7 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 85% 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 7% of households live in private rented accommodation which is lower than the district (11%), region (15%) and England (17%) averages. Just 5% of households live in social rented accommodation which was lower than the district (8%), regional (16%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Tugby & Keythorpe		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	136	100.0	100.0	100.0	100.0
Owned; Owned Outright	71	52.2	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	44	32.4	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)	1	0.7	1.4	10.1	9.4
Social Rented; Other	6	4.4	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	6	4.4	10.1	13.6	15.4
Private Rented; Other	3	2.2	1.1	1.3	1.4
Living Rent Free	5	3.7	1.1	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows the majority (66%) of residential dwellings were detached which is somewhat higher than the district (48%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 20% of the housing stock against 29% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 14% of accommodation spaces which is lower than the district (23%), region (32%) and national (47%) shares.

**Table 4: Accommodation Type, 2011**

	Tugby & Keythorpe		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	138	100.0	100.0	100.0	100.0
Detached	91	65.9	47.7	32.2	22.3
Semi-Detached	28	20.3	28.6	35.1	30.7
Terraced	18	13.0	15.2	20.6	24.5
Flat, Maisonette or Apartment	1	0.7	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

More than half (58%) of households live in houses with four or more bedrooms which is somewhat higher than the district (34%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 1.5% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

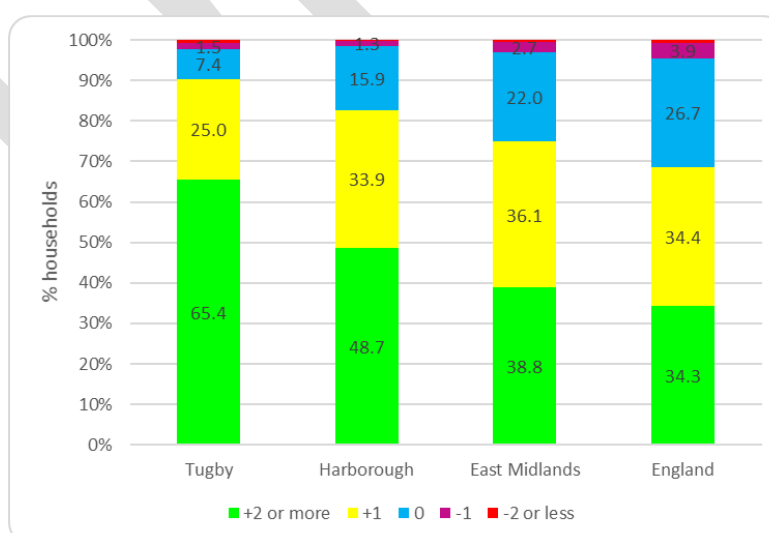
**Table 5 Households by number of bedrooms, 2011**

Bedrooms	Tugby & Keythorpe	Tugby & Keythorpe	Harborough	East Midlands	England
All occupied Household Spaces	136	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	2	1.5	5.8	8.1	11.8
2 Bedrooms	19	14.0	22.5	26.5	27.9
3 Bedrooms	36	26.5	37.3	45.4	41.2
4 Bedrooms	56	41.2	25.7	15.4	14.4
5 or More Bedrooms	23	16.9	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 65% of all occupied households in Tugby and Keythorpe have two or more spare bedrooms and around 25% 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 58% of households with 4 or more bedrooms occupied by just one or two people. This is somewhat higher than district (44%), regional (43%) and England (41%) rates.

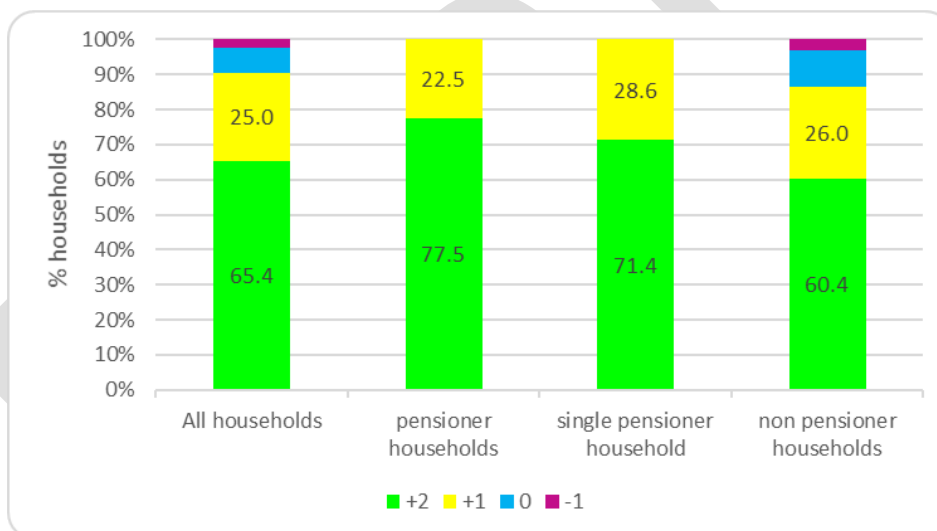
**Table 6 Households with 4 or more bedrooms by household size, 2011**

	Tugby & Keythorpe		Harborough	East Midlands	England
HHs with 4 or more bedrooms	79	100.0	100.0	100.0	100.0
1 person in household	13	16.5	9.2	10.4	10.6
2 people in household	33	41.8	35.2	32.3	30.3
3 people in household	16	20.3	18.0	18.8	18.3
4 or more people in household	17	21.5	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 78% 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 5: Bedroom Occupancy rating of Older Person Households, Tugby and Keythorpe Parish, 2011**

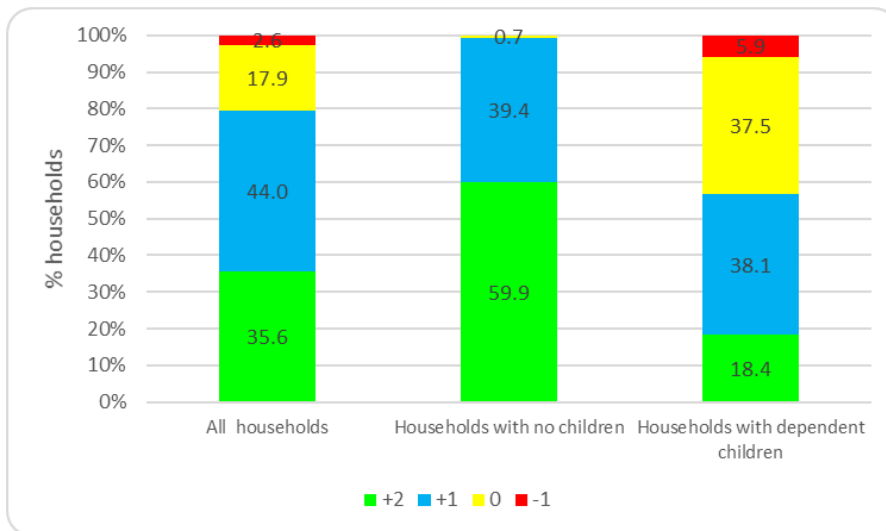


Source: Census 2011, LC4105EW

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 Tugby and Keythorpe.



**Figure 6: Bedroom Occupancy rating of Family Households  
Tugby & Keythorpe Parish, 2011**



Source: Census 2011, LC4105EW

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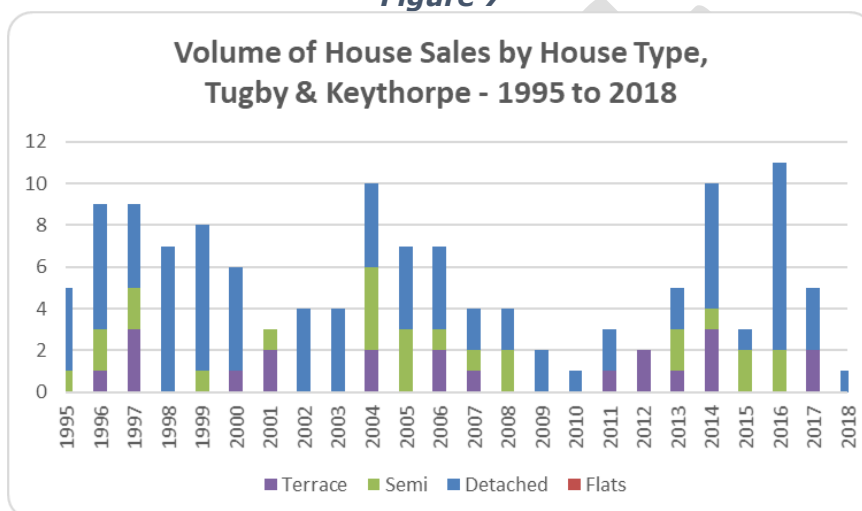
# Housing Market

## Council Tax Bands

### Residential Sales

Land Registry price paid data shows around 84 residential property sales were recorded in the Tugby and Keythorpe Parish between 1995 and 2018. At 65% detached housing accounted for the majority of sales, 19% were semi-detached and 16% 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.

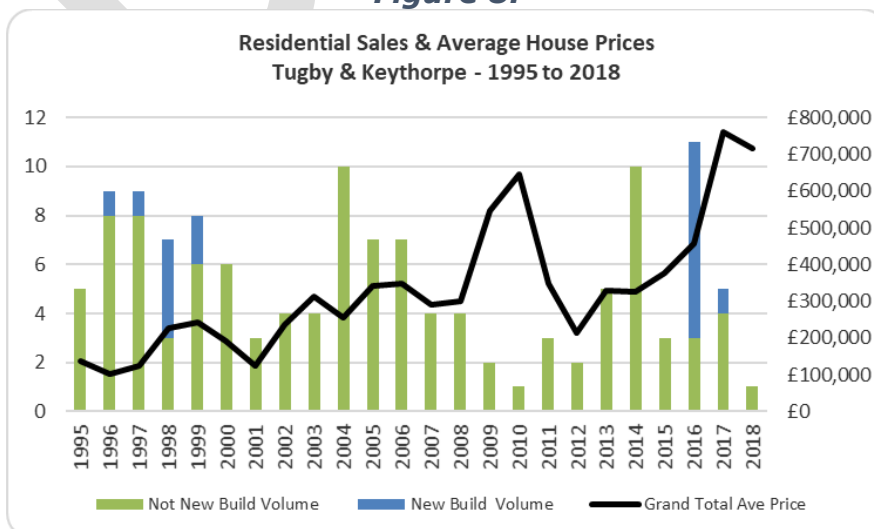
**Figure 7**



Data produced by Land Registry © Crown copyright 2018 (data available at 15.2.19)

There is evidence of new build housing in the local area with 17 new build residential sales recorded between 1995 and 2018, representing 13% 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.

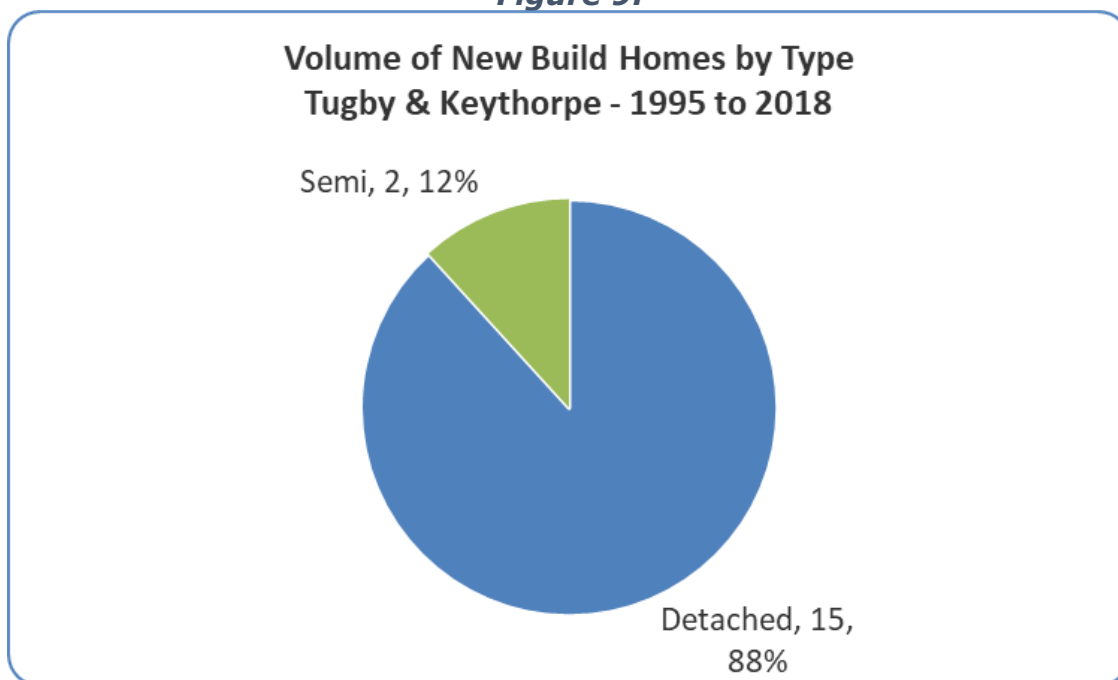
**Figure 8:**



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

During this period, the majority (88%) 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 15.11.18)*

### **Summary of Future Housing Need**

At the time of the 2011 Census, the Tugby and Keythorpe Parish was home to around 330 residents living in 136 households. Analysis of the Census suggests that between 2001 and 2011 the local area population increased by around 5% (16 people). During this period it is estimated the number of dwellings increased by 10% (12).

There is evidence of a higher than average representation of older residents living in the local area with over 23% of residents aged 65 and over which is higher than the district, region and national averages. 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 high value housing. There is an under representation of housing for single people with just 1% 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.

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