

# Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan, Submission Version

## Appendix D: Housing Needs Report

### Introduction

This report was prepared by YourLocale Ltd in October 2016. It provides an analysis of housing issues in the Waltham on the Wolds and Thorpe Arnold (WOTWATA) 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 WOTWATA Neighbourhood Plan.

### Population Age Profile

According to the 2011 Census, the WOTWATA Parish had an estimated total population of 967 residents living in 398 households dispersed across 1,693 hectares. There were 17 household spaces with no usual residents representing a 4.1% vacancy rate.

Between 2001 and 2011 the number of people living in the parish has remained at a similar level, however, the number of occupied households rose by 7.3% (+27). The 2011 Census shows there were 415 dwellings situated in the parish which was an increase of 37 (+9.8%) on 2001.

Around 16% of residents are aged under 16 which is below the district (18%), regional and national (19%) rates. Working age residents represent 63% of the total population which is in line with the district rate but below the regional and national (65%) rates. The parish has a higher than average representation of older people (aged 65+) accounting for 21% of total residents which is above the district (18%), region (17%) and national (16%) rates. It should be noted, however, that at the time of the 2011 Census there was a communal home providing accommodation for 44 residents which will contribute to the elderly population share. The median age of people living in the Parish is 47 which is higher than the district (43), region (40) and England (39) rates.

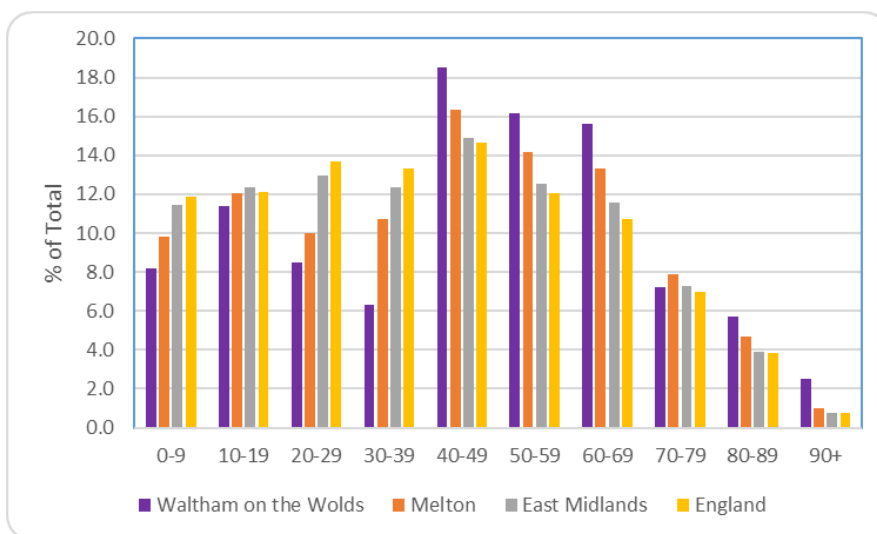
**Table 1: Usual Residents by Age Band, 2011**

	WOTWATA		Melton	East Midlands	England
	No	%	%	%	%
Aged 0-4	46	4.8	5.5	6.0	6.3
Aged 5-15	110	11.4	12.6	12.5	12.6
Aged 16-64	609	63.0	63.5	64.5	64.8
Aged 65+	202	20.9	18.4	17.1	16.3
All Usual Residents	967	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the WOTWATA Parish has a higher than average share of residents aged between 40 and 69 and those aged 80 and over.

**Figure 1 Population by 10 year age bands, 2011**



Source: Census 2011, QS103

There is evidence of an ageing population with the number of residents aged 60+ increasing by 23% (+53) between 2001 and 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 Melton’s 65 plus age group is forecast to grow by around 60% between 2014 and 2034.

**Economic Activity**

The following table illustrates the working status of residents aged 16 to 74. In the Parish, this accounts for 73% of the population. At 74%, the Parish’s economic activity rate is in line with the district average and higher than regional (69%) and national (70%) rates. At 20% the parish self-employment rate is lower than the district (22%) rate but somewhat higher than the regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was low.

<sup>1</sup> [Subnational Population Projections for Local Authorities in England: 2014 based](#)

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

	WOTWATA		Melton	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	709	100.0			
<b>Economically Active Total</b>	<b>526</b>	<b>74.2</b>	<b>74.2</b>	<b>69.3</b>	<b>69.9</b>
Employee, Full-time	267	37.7	41.9	38.8	38.6
Employee, Part-time	90	12.7	15.3	14.4	13.7
Self Employed	140	19.7	21.6	8.7	9.8
Unemployed	11	1.6	2.9	4.2	4.4
Full-time Student economically active	18	2.5	2.7	3.3	3.4
<b>Economically inactive Total</b>	<b>183</b>	<b>25.8</b>	<b>25.8</b>	<b>30.7</b>	<b>30.1</b>
Retired	110	15.5	15.8	15.0	13.7
Student including Full-Time Students	26	3.7	3.3	5.8	5.8
Looking After Home or Family	21	3.0	3.4	4.0	4.4
Long-Term Sick or Disabled	14	2.0	2.1	4.1	4.0
Other	12	1.7	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 WOTWATA Parish was 2.3 people which is in line with the district and regional averages but below that of England (2.4) as a whole. The average number of rooms per household at 6.9 is higher than the district (6.1), regional (5.6) and national (5.4) rates.

People living in the WOTWATA Parish are also more likely to live in homes with a higher number of bedrooms with the average number per household standing at 3.3 which is higher than the district (3.0), region (2.8) and national (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are relatively high with around 80% of households owning their homes outright or with a mortgage or loan which is somewhat higher than the district (72%), regional (67%) and national (63%) averages. Social rented properties account for just 6% of tenure which is below the district (11%), region (16%) and England (18%) rates. Around 11% of households live in privately rented homes that is below the district (14%), regional (15%) and England (17%) rates.

**Table 3: Tenure, 2011**

	WOTWATA		Melton	East Midlands	England
	No	%	%	%	%
All occupied Households	398	100.0	100.0	100.0	100.0
Owned; Owned Outright	156	39.2	36.0	32.8	30.6
Owned; Owned with a Mortgage or Loan	164	41.2	36.2	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	0.9	0.7	0.8
Social Rented; Rented from Council (Local Authority)	13	3.3	8.4	10.1	9.4
Social Rented; Other	10	2.5	2.7	5.7	8.3
Private Rented; Private Landlord or Letting Agency	43	10.8	12.7	13.6	15.4
Private Rented; Other	2	0.5	1.5	1.3	1.4
Living Rent Free	10	2.5	1.6	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that the majority (57%) of residential dwellings are detached which is somewhat above the district (41%), regional (32%) and national (22%) share. Semi-detached housing accounts for 29% of residential housing stock compared with 36% for the district, 35% for the region and 31% for England as a whole. Terraced housing and flats provide 14% of accommodation spaces.

**Table 4: Accommodation Type, 2011**

	Waltham		Melton	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	415	100.0	100.0	100.0	100.0
Detached	235	56.6	40.6	32.2	22.3
Semi-Detached	120	28.9	35.9	35.1	30.7
Terraced	51	12.3	15.7	20.6	24.5
Flat, Maisonette or Apartment	8	1.9	7.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.2	0.3	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 43% of households live in housing with more than 4 bedrooms which is somewhat higher than the district rate (26%), regional (20%) and England (19%) averages. There is also an under representation of housing for single people with less than 2% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

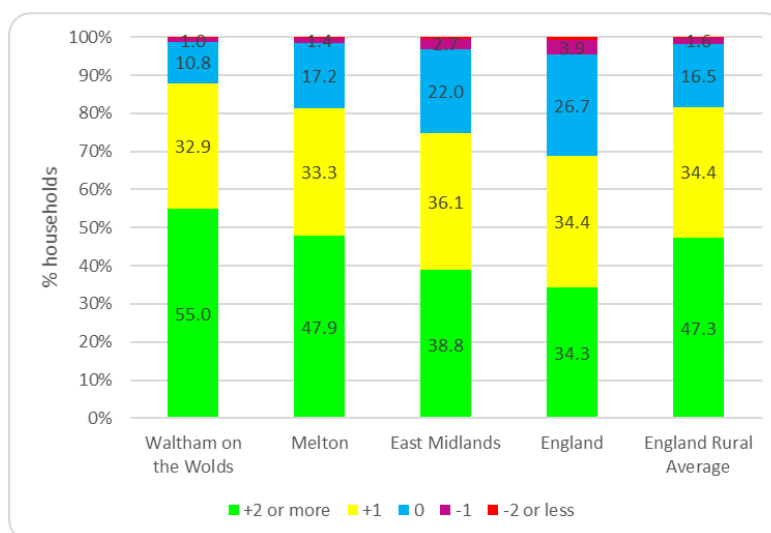
**Table 5 Household size by number of bedrooms, 2011**

Bedrooms	Waltham		Melton	East Midlands	England
All households	398	100.0	100.0	100.0	100.0
1 bedroom	5	1.3	6.0	8.3	12.0
2 bedrooms	98	24.6	21.7	26.5	27.9
3 bedrooms	124	31.2	46.3	45.4	41.2
4 or more bedrooms	171	43.0	26.0	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 Waltham Parish have two or more spare bedrooms and a third 33% 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 is particularly evident in larger properties with more than half (56%) of households with 4 or more bedrooms occupied by only one or two people which is somewhat higher than the district (48%), regional (43%) and England (41%) averages.

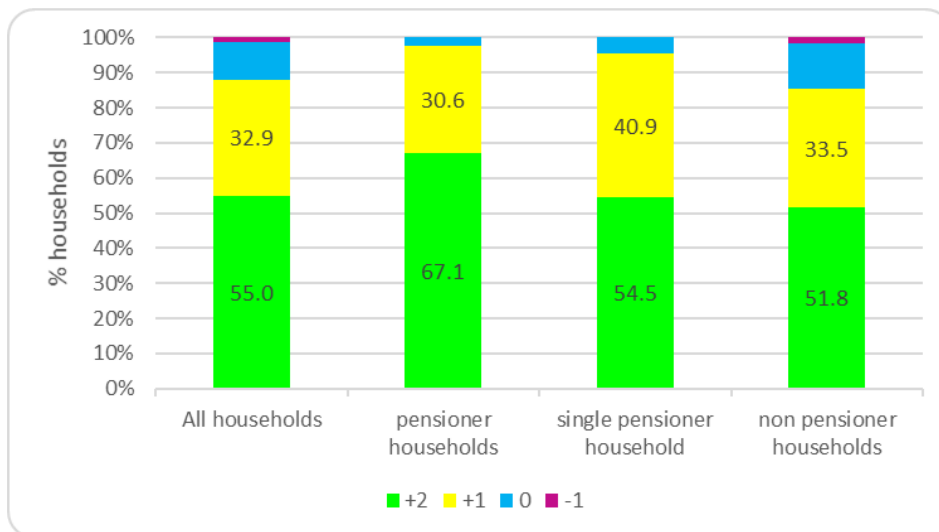
**Table 6 Household with 4 or more bedrooms by household size, 2011**

	Waltham		Melton	East Midlands	England
HHs with 4 or more bedrooms	171	100.0	100.0	100.0	100.0
1 person in household	24	14.0	11.5	10.4	10.6
2 people in household	72	42.1	36.3	32.3	30.3
3 people in household	19	11.1	17.9	18.8	18.3
4 or more people in household	56	32.7	34.3	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 67% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two or more bedrooms that are technically required by the household) against 52% for none pensioner households.

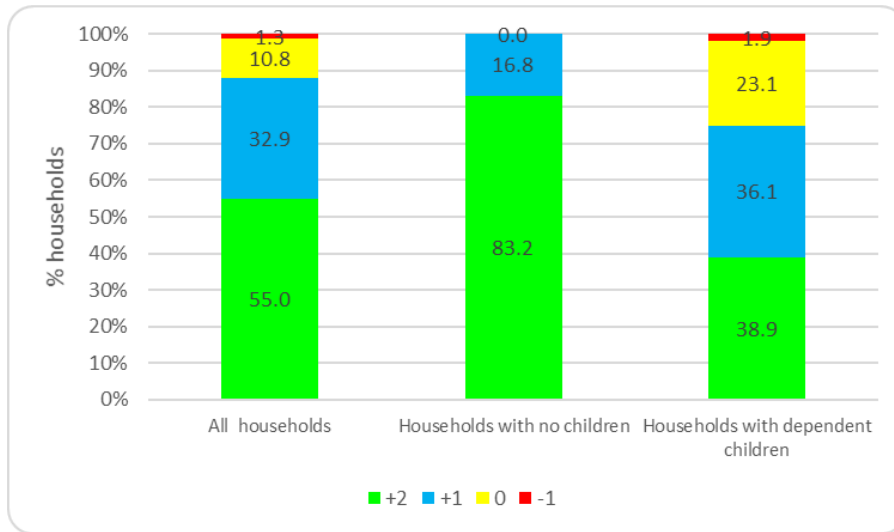
**Figure 3: Bedroom Occupancy rating of Older Person Households, Waltham Parish, 2011**



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the Parish, however, research shows that households with children are more likely to be overcrowded. The Census implies there is evidence of overcrowding in a very small number of households with dependent children.

**Figure 4: Bedroom Occupancy rating of Family Households Waltham Parish, 2011**



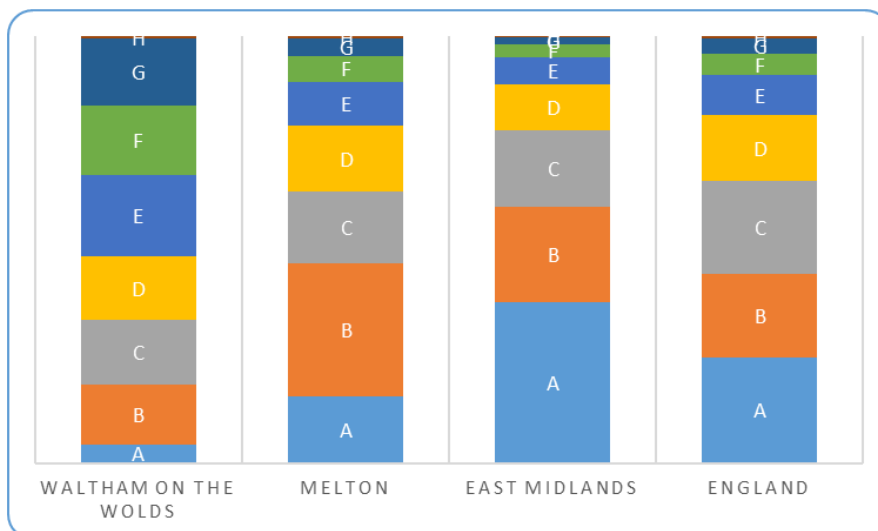
Source: Census 2011, LC4105EW

## Housing Market

### Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Waltham Parish by council tax band compared to the district, region and national averages at 2011. In Waltham domestic properties with Council Tax band E make up the largest group (approximately 19% of the total). The parish has a larger proportion of properties with high value council tax bands with over 32% of dwellings having a Council Tax Band F or above against 11% for the district, 5% for the region and 9% for England as a whole.

**Figure 5: Dwelling Stock by Council Tax Band Waltham Parish, 2011**

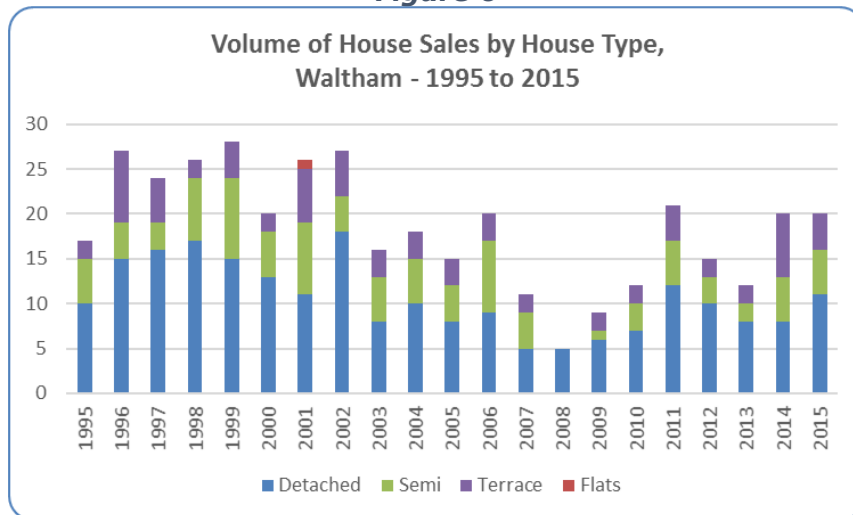


Source: Valuation Office Agency, Neighbourhood Statistics

## Residential Sales

Land Registry price paid data shows that some 389 residential property sales were recorded by the Land Registry in the Waltham Parish between 1995 and 2015 (data available at 18.10.16). During this time, detached housing represented 57% of sales, 24% semi-detached, 18% terraced and 0.1% were flats. 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.

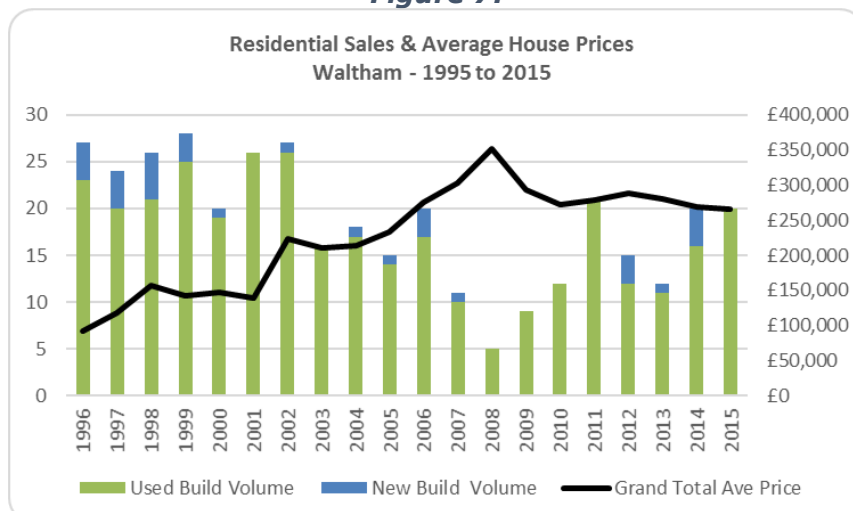
**Figure 6**



Data produced by Land Registry © Crown copyright 2016, 18.10.16

There is evidence of new homes being built and sold in the local area with 34 new build residential sales recorded between 1995 and 2015, representing 8.7% of total sales recorded by the Land Registry in the area during this period. Of these, 65% were detached, 20% terraced and 15% semi detached. It should be noted that not all new builds are captured in Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 8 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:**



Data produced by Land Registry © Crown copyright 2016, data correct at 18.10.16



The publication of middle layer super output area (MSOA) level income estimates for 2011/12<sup>2</sup> presents an opportunity for detailed housing affordability analysis. In England and Wales, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005396) which covers the Waltham Parish was 501 times the net weekly household income. The data also shows that household income is relatively high in this area 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.

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

Waltham is a small rural parish and at the time of the 2011 Census was home to around 967 residents living in 398 households. Analysis of the Census shows that between 2001 and 2011 the parish population has stayed at a similar level whereas the number of dwellings went up by 10% (+37). There is a higher than average share of elderly residents and evidence that the population is ageing. 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 some new housing being built between 1995 and 2015 and of these 57% 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.

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