

Sileby Parish Neighbourhood Plan

Housing Needs Report

February 2017

Prepared by *YourLocale*

SILEBY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Sileby Parish had an estimated population of 7,835 residents living in 3,390 households dispersed across 928 hectares. There were 111 vacant dwellings representing a 3% vacancy rate. At the time of the Census the Parish contained 13 communal establishments providing accommodation for 81 residents. Since 2001 the number of residents living in the Parish is estimated to have grown by around 14% (958 people). The number of dwellings (occupied and vacant) also increased, up by 507 (18%). Furthermore, more recent small area population estimates¹ suggest the number of people living in the parish has continued to grow increasing by around 270, representing a 3% increase between 2011 and 2014.

At the time of the 2011 Census around 19% of residents were aged under 16 which is close to the regional and national rates but 2 percentage points above the regional rate. Around 67% of residents were aged between 16 and 64 which was close to the district but above the regional and national (65%) rates. Older people (aged 65+) represented 14% of total residents which is somewhat lower than the district (16%), regional (17%) and national (16%) rates. The median age of people living in the Parish was 39 which is in line with the district and national average but slightly below the regional rate (40).

Table 1: Usual Residents by Age Band, 2011

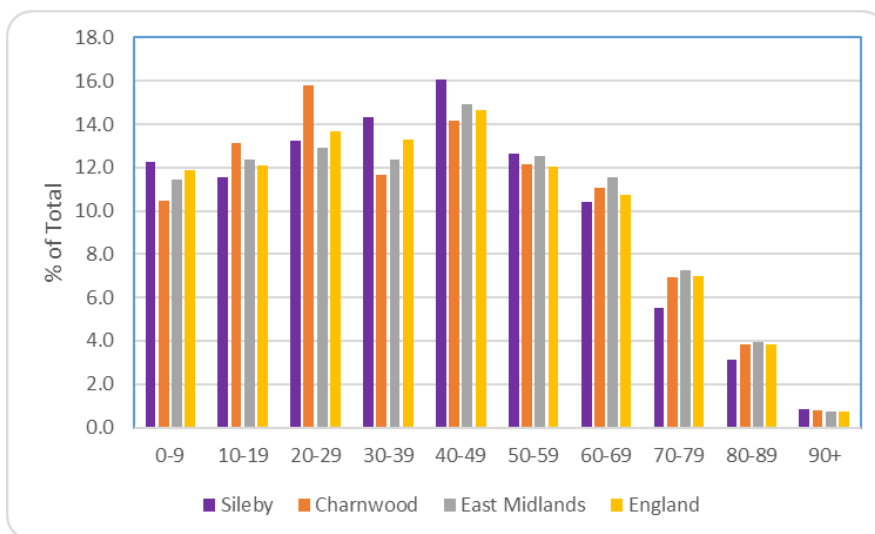
	Sileby		Charnwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	517	6.6	5.5	6.0	6.3
Aged 5-15	967	12.3	11.5	12.5	12.6
Aged 16-64	5,273	67.3	66.6	64.5	64.8
Aged 65+	1,078	13.8	16.4	17.1	16.3
All Usual Residents	7,835	100.0	100.0	100.0	100.0
Median age	39		39	40	39

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 Sileby has a higher concentration of residents aged between 30 and 49 and children aged 0-9.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

Although the area has a higher than average share of young residents, there is also evidence of an ageing population as the proportion of residents aged 60 and over increased from 17.6% in 2001 to 19.9% in 2011. The Census shows that the number of residents aged 60+ rose by 29% (346 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 Charnwood’s 65 plus age group is forecast to grow by around 55% between 2014 and 2034.

Deprivation

The English Indices of Deprivation (ID) measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Sileby parish comprises of five LSOAs - E01025748, E01025749, E01025750, E01025751, E01025674 LSOAs. It should be noted, however, that E01025674 also takes in neighbouring Barrow upon Soar so ID data does not fully compliment the parish boundary. The overall Index of Multiple Deprivation (IMD) shows some disparities within the local area with one LSOA (E01025749) ranked in the 4th decile and another (E01025750) in the 9th decile (1 is most deprived 10% and 10 is the least deprived 10% in England).

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 Sileby Parish this accounts for 75% of the population. At 77% Sileby Parish's economic activity rate is higher than the district (68%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Sileby has a higher than average share of residents employed on a full time basis and at the time of the 2011 Census, the unemployment rate was lower than region and national rates.

Table 2: Economic Activity and Inactivity, 2011

	Sileby		Charnwood	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	5,841	100.0	100.0	100.0	100.0
Economically Active Total	4,471	76.5	67.7	69.3	69.9
Employee, Full-time	2,747	47.0	38.1	38.8	38.6
Employee, Part-time	863	14.8	13.8	14.4	13.7
Self Employed	498	8.5	6.4	8.7	9.8
Unemployed	216	3.7	3.1	4.2	4.4
Full-time Student economically active	147	2.5	4.4	3.3	3.4
Economically inactive Total	1,370	23.5	32.3	30.7	30.1
Retired	686	11.7	13.7	15.0	13.7
Student including Full-Time Students	227	3.9	11.4	5.8	5.8
Looking After Home or Family	202	3.5	3.1	4.0	4.4
Long-Term Sick or Disabled	181	3.1	2.8	4.1	4.0
Other	74	1.3	1.3	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Sileby Parish was 2.4 people which is in line with the district and national rates but slightly higher than the 2.3 regional average. The average number of rooms per household stood at 5.4 equal to the England rate but below that of the region (5.4) and district (5.7) averages.

The average number of bedrooms per household stood at 2.7 which is the same as the national average but below the district (2.9) and region (2.8) 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 above the district (72%), regional (67%) and national (63%) rates. It is also worth noting that a higher than average share (45%) of households are buying their homes with a mortgage or loan when compared to that of the district (36%), region (35%) and England (33%). Social rented properties account for 9% of tenure which is lower than the district (12%), region (16%) and England (18%) rates. Around 13% of households live in

privately rented homes against 14% for the district, 15% regional and 17% for England as a whole.

Table 3: Tenure, 2011

	Sileby		Charnwood	East Midlands	England
				%	%
All occupied Households	3,279	100.0	100.0	100.0	100.0
Owned; Owned Outright	1,038	31.7	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	1,463	44.6	36.4	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	9	0.3	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	271	8.3	8.0	10.1	9.4
Social Rented; Other	35	1.1	3.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	396	12.1	12.9	13.6	15.4
Private Rented; Other	39	1.2	1.2	1.3	1.4
Living Rent Free	28	0.9	1.2	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the Parish to have a higher than average concentration of semi-detached residential dwellings (43%) which is above the district (39%), regional (35%) and national (31%) shares. There is also a higher than average proportion of terraced housing accounting for over 27% of the housing stock against 19% for the district, 21% for the region and 25% nationally. Detached housing represents around 20% of residential housing stock which is close to the 22% national rate but somewhat lower than the district (30%) and region (32%) rates. Detached and semi-detached represent 63% of the total housing stock in the Sileby Parish whereas terraced housing and flats provide 37% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Sileby		Charnwood	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	3,390	100.0	100.0	100.0	100.0
Detached	687	20.3	30.3	32.2	22.3
Semi-Detached	1,443	42.6	38.5	35.1	30.7
Terraced	937	27.6	18.7	20.6	24.5
Flat, Maisonette or Apartment	304	9.0	12.0	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

Just under half (49%) of households live in houses with three bedrooms which is higher than the district (44%), regional (45%) and England

(41%) rates. Results from the 2011 Census show there to be an under representation of households with 4 or more bedrooms and there is also an under representation of housing for single people with just 6% of dwellings having one bedroom against 9% for the district, 8% for the region and 12% for England as a whole.

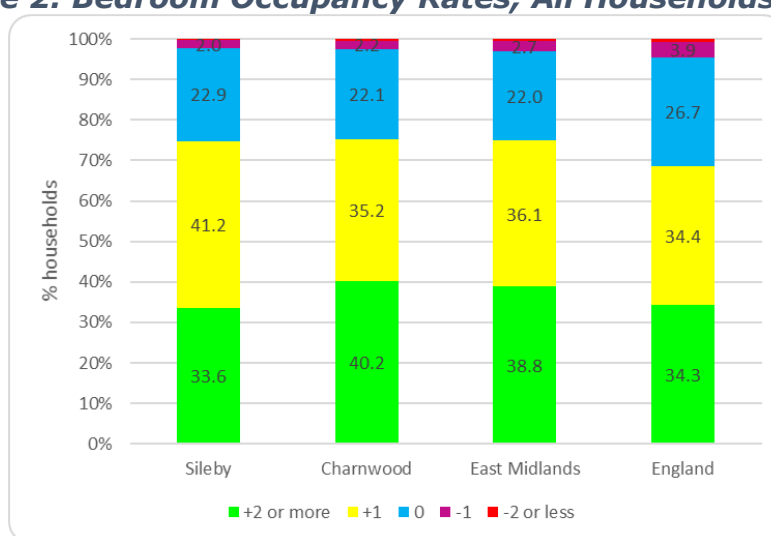
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Sileby Parish		Charnwood	East Midlands	England
All households	3,279	100.0	100.0	100.0	100.0
1 bedroom	195	5.9	8.6	8.3	12.0
2 bedrooms	1,042	31.8	24.0	26.5	27.9
3 bedrooms	1,603	48.9	44.2	45.4	41.2
4 or more bedrooms	439	13.4	23.2	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of some 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 34% of all occupied households in the Sileby Parish have two or more spare bedrooms and around 41% have one spare bedroom. Under occupancy is higher than the 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 a third of households with 4 or more bedrooms occupied by just one or two people, however, this is a lower than average rate when compared to the district, region and England as a whole.

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

	Sileby		Charnwood	East Midlands	England
HHs with 4 or more bedrooms	439	100.0	100.0	100.0	100.0
1 person in household	33	7.5	9.7	10.4	10.6
2 people in household	109	24.8	30.7	32.3	30.3
3 people in household	106	24.1	18.9	18.8	18.3
4 or more people in household	191	43.5	40.7	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 51% 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 30% non-pensioner household rate.

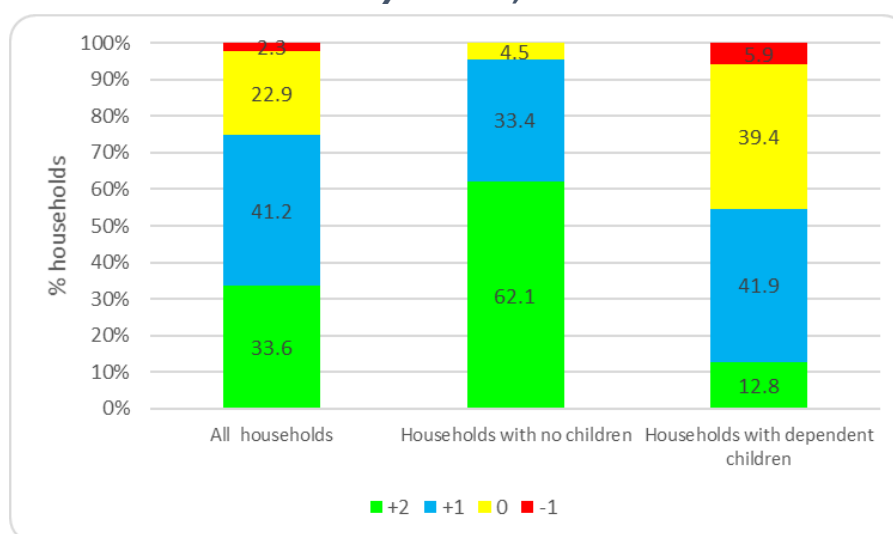
Figure 3: Bedroom Occupancy rating of Older Person Households, Sileby Parish, 2011



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 number of families with dependent children living in overcrowded households in Sileby.

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



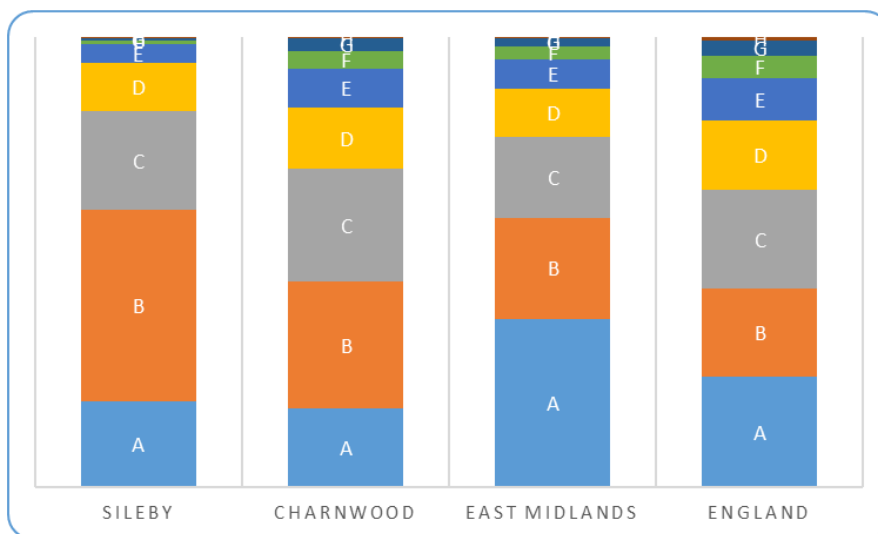
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Sileby Parish by council tax band compared to the district, region and national averages at 2011. Domestic properties with Council Tax band B make up the largest group (approximately 43% of the total) in the parish. It has a lower proportion of properties with high value council tax bands with just 6% of dwellings having a Council Tax Band E or above against 16% for the district, 11% for the region and 19% for England as a whole.

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



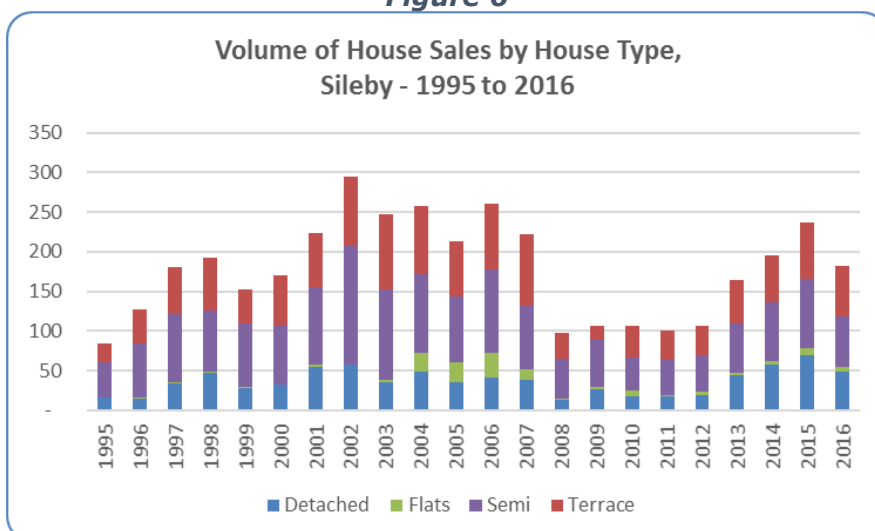
Source: Valuation Office Agency³

Residential Sales

Land Registry price paid data shows some 3,924 residential property sales were recorded by the Land Registry in the Sileby Parish between 1995 and 2016. Semi-detached housing represented 43% of sales during this time, 33% were terraced properties, 20% were detached and 4% 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.

³ [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](#)

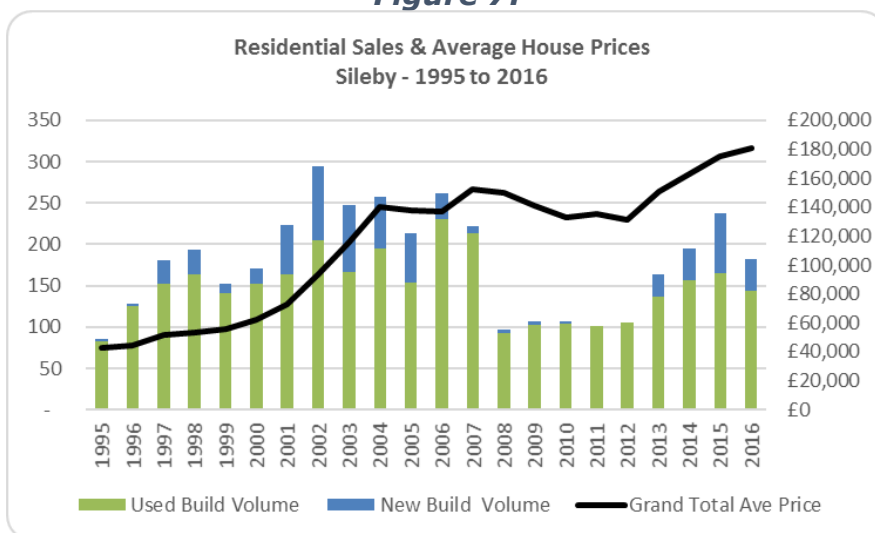
Figure 6



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

There is evidence of new build housing market activity in the local area with 674 new build residential sales recorded between 1995 and 2015, representing 17% of total sales recorded by the Land Registry. During this period around 38% of new build residential sales were detached properties, 34% semi-detached, 17% terraced and 11% 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 7:



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 2011/12⁴ presents an opportunity for detailed housing affordability analysis. In England and Wales in 2014, the average MSOA

⁴[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

had an average house price equal to 380 times net weekly household income. The MSOA (E02005355) which covers the Sileby Parish was 312 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.

Summary of Future Housing Need

At the time of the 2011 Census, Sileby was home to around 7,835 residents living in 3,390 households. Analysis of the Census suggests that between 2001 and 2011 the parish population grew by around 14% (958 people). During this period the number of dwellings rose by 18% (507). Furthermore, a more recent and alternative data source suggests the number of people living in the parish has continued to grow, increasing by around 270 between 2011 and 2014, representing a 3% population growth rate.

The area has a higher than average concentration of working age residents and school age children. 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.

There is evidence of under occupancy suggesting a need for smaller homes of up 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.

Analysis of Land Registry data shows indication of significant housing development with new build residential sales representing 17% of all recorded residential sales between 1995 and 2015. Home ownership is relatively high and there is a particularly high share of households who own their homes with a mortgage or loan.