

**Wetherley
Neighbourhood
Plan**

**Housing
Needs Report**

July 2018

Prepared by *YourLocale*

WITHERLEY LOCAL AREA NEIGHBOURHOOD PLAN

HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Witherley 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 and small area model-based income estimates. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Witherley local area Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Witherley Parish had an estimated population of 1,373 residents living in 616 households dispersed across 1,573 hectares, equating to a population density of 0.9 persons per hectare. This compares with 3.5 for Hinckley and Bosworth, 2.9 for East Midlands and 4.1 for England as a whole. There were 16 vacant dwellings representing a 2.5% vacancy rate. There were no communal establishments situated in the local area boundary. There was negative population growth between 2001 and 2011 with the number of residents declining by 85 (5.8%). There is, however, evidence that the population is ageing with the number of those aged 65 and over increasing by 28.2% (85 people).

During the same period the number of dwellings (occupied and vacant) increased, rising by 17 (12.8%).

At the time of the 2011 Census, around 14% of residents were aged under 16 which was below the borough, regional (18%) and national (19%) rates. Around 58% of residents were aged between 16 and 64 65% for England and 64% borough and region rates.

There is a high representation of older people (aged 65+) accounting for 28% of total residents which was above the borough (18%), regional (17%) and national (16%) rates. The median age of people living in the parish was 52 which is older than the borough (43), region (40) and national (39) rates.

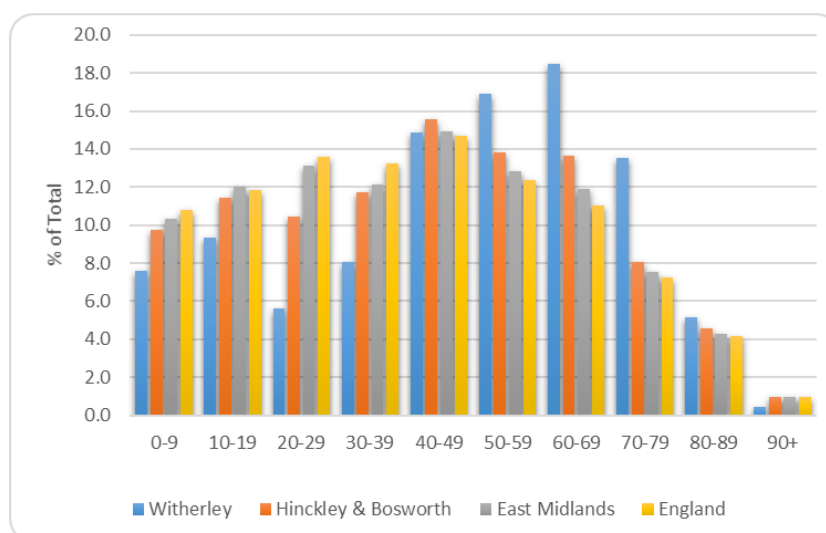
Table 1: Usual Residents by Age Band, 2011

	Witherley		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
Aged 0-4	54	3.9	5.5	6.0	6.3
Aged 5-15	133	9.7	12.2	12.5	12.6
Aged 16-64	800	58.3	64.0	64.5	64.8
Aged 65+	386	28.1	18.4	17.1	16.3
All Usual Residents	1,373	100.0	100.0	100.0	100.0
Median age	52		43	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Witherley had a high representation of residents aged 50+ particularly amongst those aged 60 to 79. Conversely it has a lower share of young people, especially of those 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

There is further evidence of an ageing population with the proportion of residents aged 65+ increasing from 21% in 2001 to 28% of total population in 2011. The Census shows the number of residents aged 65+ rose by 28% (85 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 projections¹ suggest that Hinckley and Bosworth’s 65 plus age group is forecast to grow by around 51% between 2014 and 2034.

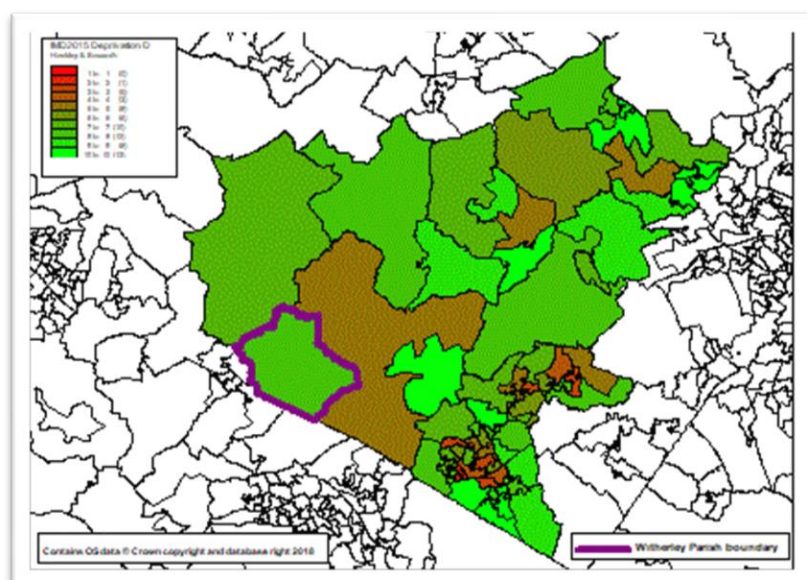
¹ Subnational Population Projections for Local Authorities in England: 2014 based
 Witherley Local Area Housing Need Evidence, 15.7.18 V1

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 Witherley Parish is situated within one LSOA (E01025881).

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 8th decile on the overall 2015 Index. However, on closer inspection of the IMD sub domains, this area ranks high (1st decile) on the Barriers to Housing and Services domain which may indicate difficulty to access owner-occupation or the private rental market. The following map illustrates overall Index of Multiple Deprivation deciles within the Hinckley & Bosworth borough. The Witherley Parish is denoted by a purple boundary to the west of the borough.

Figure 2 Index of Multiple Deprivation Deciles, 2015, Hinckley & Bosworth



Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Witherley Parish this accounts for 74% of the population. At 67% Witherley's economic activity rate is lower than the borough (74%), regional (69%) and national (70%) rates. It has a higher than average share of retired residents which reflects the higher prevalence of older residents. At the time of the 2011 Census the unemployment rate was low.

Table 2: Economic Activity and Inactivity, 2011

	Witherley		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,032	100.0	100.0	100.0	100.0
Economically Active Total	691	67.0	73.5	69.3	69.9
Employee, Part-time	135	13.1	13.9	38.8	38.6
Employee, Full-time	379	36.7	44.6	14.4	13.7
Self Employed	148	14.3	8.9	8.7	9.8
Unemployed	18	1.7	3.6	4.2	4.4
Full-time Student (econ active)	11	1.1	2.5	3.3	3.4
Economically inactive Total	341	33.0	26.5	30.7	30.1
Retired	261	25.3	14.7	15.0	13.7
Student (including Full-Time Students)	24	2.3	3.9	5.8	5.8
Looking After Home or Family	20	1.9	3.5	4.0	4.4
Long-Term Sick or Disabled	23	2.2	2.8	4.1	4.0
Other	13	1.3	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 Witherley Parish was 2.2 people which was below the borough, region (2.3) and national (2.4) rates. The average number of rooms per household stood at 6.6 which was above the borough (5.8), regional (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.2 which was higher than the borough (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are very high with around 85% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the borough (77%), regional (67%) and national (63%) rates. Around 8% of households live in private rented accommodation which is lower than the borough (11%), region (15%) and national (17%) rates. Just 5% of households live in social rented accommodation which was lower than the borough (10%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Witherley		Hinckley & Bosworth	East Midlands	England
				%	%
All occupied Households	616	100.0	100.0	100.0	100.0
Owned; Owned Outright	311	50.5	37.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	215	34.9	39.6	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	-	0.0	0.6	0.7	0.8
Social Rented; Rented from Council (Local Authority)	24	3.9	7.1	10.1	9.4
Social Rented; Other	9	1.5	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	42	6.8	10.3	13.6	15.4
Private Rented; Other	5	0.8	1.1	1.3	1.4
Living Rent Free	10	1.6	1.0	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (72%) of residential dwellings were detached which is somewhat higher than the borough (37%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 22% of the housing stock against 38% for the borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 6% of accommodation spaces which is lower than the borough (25%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Witherley		Hinckley & Bosworth	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	632	100.0	100.0	100.0	100.0
Detached	453	71.7	37.1	32.2	22.3
Semi-Detached	141	22.3	38.1	35.1	30.7
Terraced	34	5.4	16.0	20.6	24.5
Flat, Maisonette or Apartment	4	0.6	8.5	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 a third (33%) of households live in houses with four or more bedrooms which is in somewhat higher than the borough (22%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 1.6% of dwellings having one bedroom against 6% for the borough, 8% for the region and 12% for England as a whole.

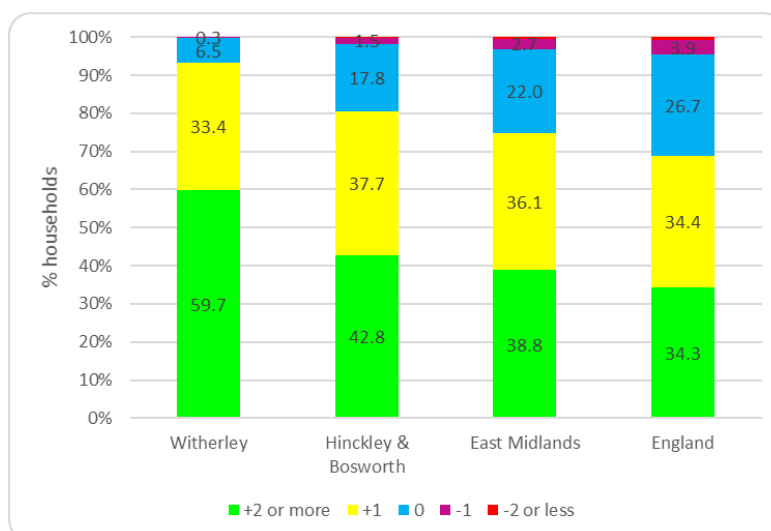
Table 5 Households by number of bedrooms, 2011

Bedrooms	Witherley		Hinckley & Bosworth	East Midlands	England
All occupied Household Spaces	616	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	10	1.6	5.8	8.1	11.8
2 Bedrooms	138	22.4	26.7	26.5	27.9
3 Bedrooms	265	43.0	45.5	45.4	41.2
4 Bedrooms	148	24.0	17.4	15.4	14.4
5 or More Bedrooms	55	8.9	4.4	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 60% of all occupied households in Witherley have two or more spare bedrooms and around 33% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

Figure 3: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around half (47%) of households with 4 or more bedrooms occupied by just one or two people. This is above borough (44%), regional (43%) and England (41%) rates.

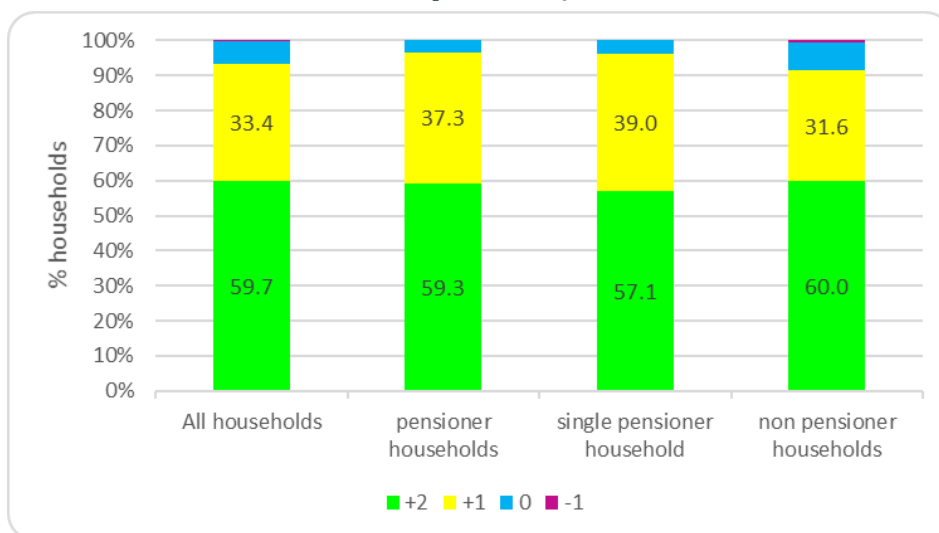
Table 6 Household with 4 or more bedrooms by household size, 2011

	Witherley		Hinckley & Bosworth	East Midlands	England
HHs with 4 or more bedrooms	203	100.0	100.0	100.0	100.0
1 person in household	21	10.3	9.7	10.4	10.6
2 people in household	74	36.5	34.6	32.3	30.3
3 people in household	51	25.1	19.6	18.8	18.3
4 or more people in household	57	28.1	36.0	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 97% of pensioner households live in households that have at least one more bedrooms than are technically required by the household) and is somewhat higher than the 92% non-pensioner household rate.

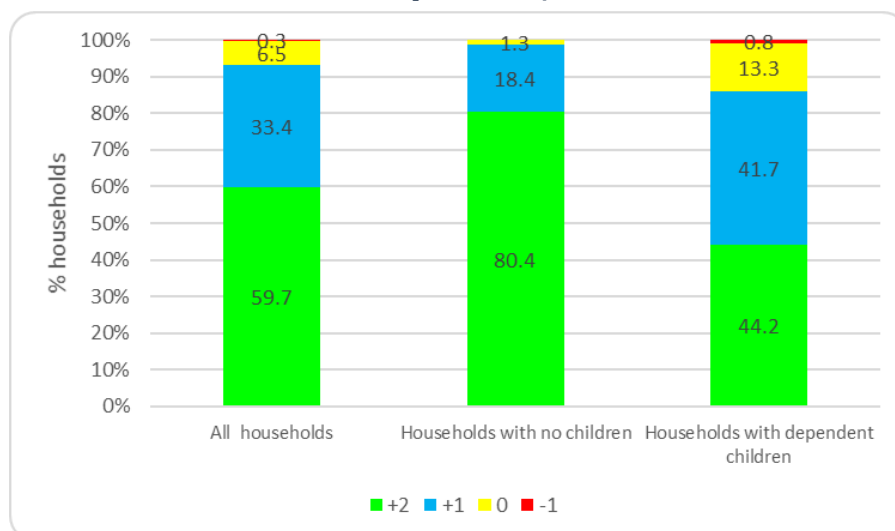
Figure 4: Bedroom Occupancy rating of Older Person Households, Witherley Parish, 2011



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.

Figure 5: Bedroom Occupancy rating of Family Households Witherley Parish, 2011



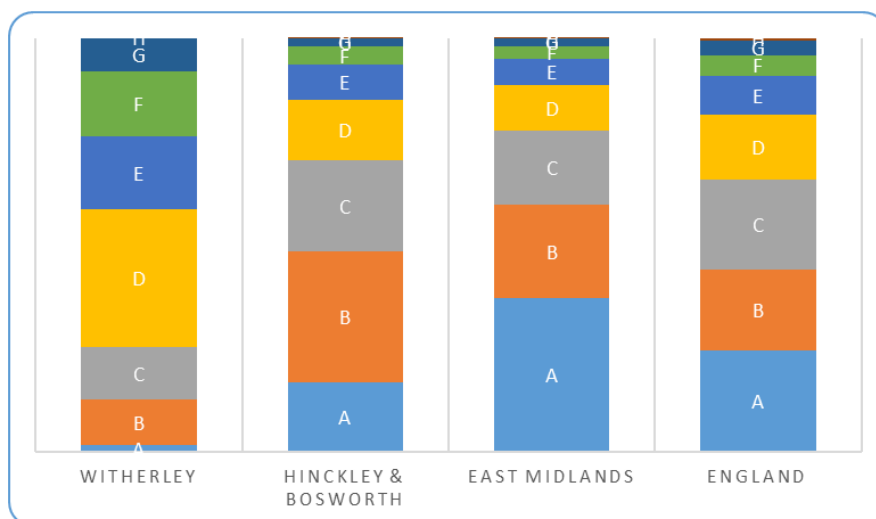
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Witherley area by council tax band compared to the borough, region and national averages at 2017. Domestic properties with Council Tax Band D make up the largest group (approximately 33% of the total) in the area. It has a higher proportion of properties with high value council tax bands with 23% of dwellings having a Council Tax Band F or above against 6% for the borough, 5% for the region and 9% for England as a whole.

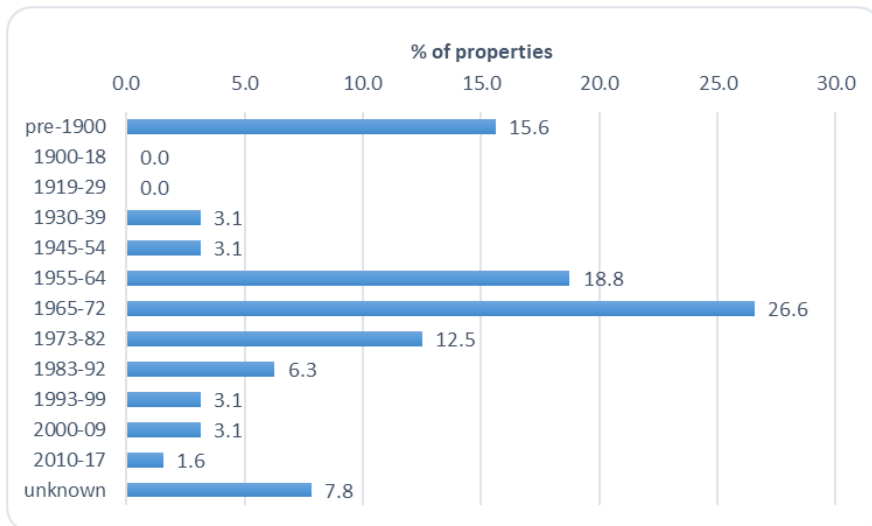
Figure 6: Dwelling Stock by Council Tax Band 2016/17



Council Tax Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA

Analysis of Council Tax data for 2017 published by the Valuation Office (VOA) which provides a breakdown of the number of properties by Council Tax band and build period suggest that around a 16% of residential properties in the Witherley Parish area were built before 1900. This is lower than the borough rate (8.5%) but somewhat lower than the regional (14%) and England (15.8%) averages. Figure 7 provides a breakdown of properties by built period and shows evidence of new homes being built during more recent years, particularly between 1955 and 1972. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 8% of the total number of properties in this local area.

Figure 7 Build Period of Property

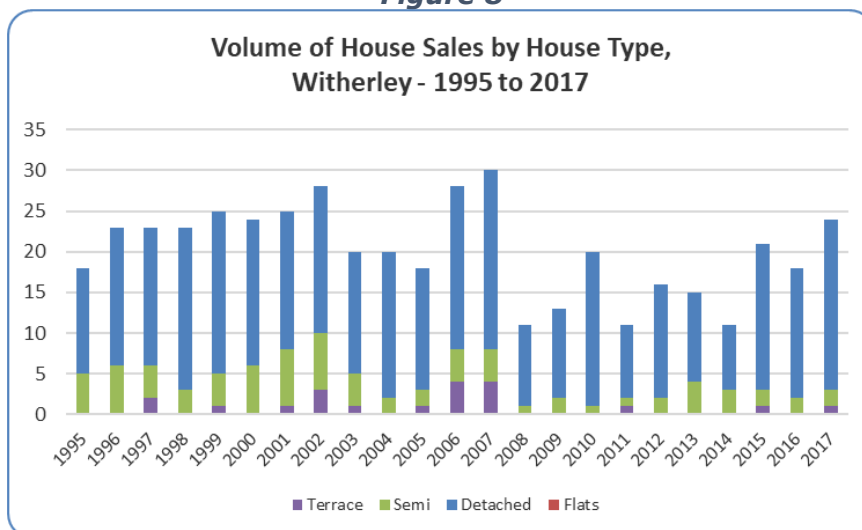


Council Tax Table CTSOP 4.1, Stock of Properties in LSOA E01025881, England and Wales, 2017 VOA

Residential Sales

Land Registry price paid data shows around 367 residential property sales were recorded in the Witherley Parish between 1995 and 2017. At 79% detached housing accounted for the majority of sales, 17% were semi-detached and 4% 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.

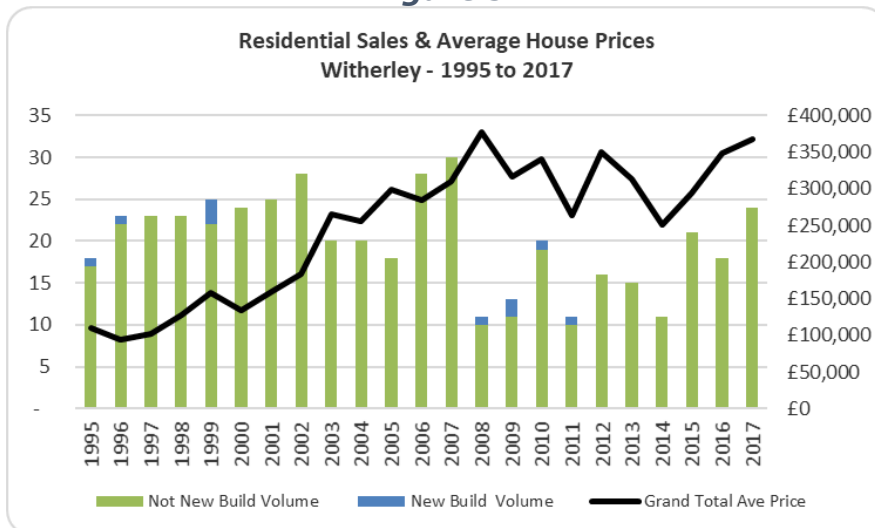
Figure 8



Data produced by Land Registry © Crown copyright 2018 (data available at 14.7.18)

As outlined above, there is evidence of a small supply of new build housing in the local area with 10 new build residential sales recorded between 1995 and 2017, representing 2.2% of total sales recorded by the Land Registry in the area. Figure 9 below shows the volume of sales together with the overall annual average house price.

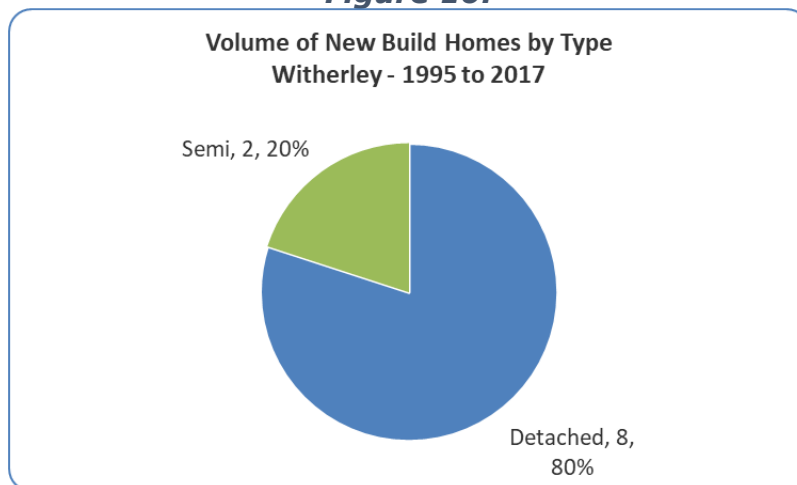
Figure 9:



Data produced by Land Registry © Crown copyright 2018 (data available at 14.7.18)

During this period, the majority (80%) of new build residential sales were detached (Figure 10). 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 10:



Data produced by Land Registry © Crown copyright 2018 (data available at 27.6.18)

Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for housing affordability analysis.

The data reveals the cost of an entry-level² property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was

² The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

nearly £180,000. The data³ also shows that home-ownership prospects vary across the country.

In the Witherley local area a low to mid-priced property costs on average £179,950 which is somewhat higher than the national average. Assuming a 15% deposit⁴, those entering the property market in the area would require a household income of £33,991 (£26,444 E&W average) and savings of £30,092.

Prospective buyers would require an estimated £2,000 for legal and moving costs and £32,250 for a 15% deposit, £1,099 for stamp duty coming to £30,092 in total which is a challenge for many entry level households.

Summary of Future Housing Need

At the time of the 2011 Census, Witherley was home to around 1,373 residents living in 616 households. Analysis of the Census suggests that between 2001 and 2011 the local area population decreased by around 6% (12 people). During this period, the number of dwellings rose by 3% (17)

There is evidence of a higher than average representation of older residents living in the local area with over 28% of residents aged 65 which is higher than the borough, region and national averages. There is also evidence that the population is ageing with the share of residents aged 65 and over increasing from 21% of the total population in 2001 to 28% in 2011. The Census shows that the number of residents aged 65+ rose by 56% during this period. 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 borough, 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 1.6% of dwellings having one bedroom.

³ Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

⁴ [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

Land Registry and council tax 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 the area's relatively high ranking in the Barriers to Housing and Services domain of the 2015 Indices of Deprivation suggests that some residents may find it difficult to access owner-occupation or access the private rental market.