

Ab Kettleby Parish Neighbourhood Plan

Housing Needs Report

August 2016

Prepared by YourLocale

AB KETTLEBY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Ab Kettleby Parish had an estimated total population of 529 residents living in 229 households dispersed across 1,269 hectares. There were 14 household spaces with no usual residents representing a 5.8% vacancy rate.

Since 2001 the number of people living in the parish grew by 5.2% (+26) and the number of occupied households rose by 7.5% (+16). The 2011 Census shows there were 243 dwellings situated in the parish which was an increase of 18 (+8%) on 2001.

Around 13% of residents are aged under 16 which is below the district (18%), regional and national (19%) rates. There is a higher than average share of working age residents with 70% aged between 16 and 64 which is above the district (64%), regional and national (65%) rates. Older people (aged 65+) represent 17% of total residents which is in line with the regional and in between the district (18%) and national (16%) rates. The median age of people living in the Parish is 47 which is higher than the district (43), region (40) and England (39) rates.

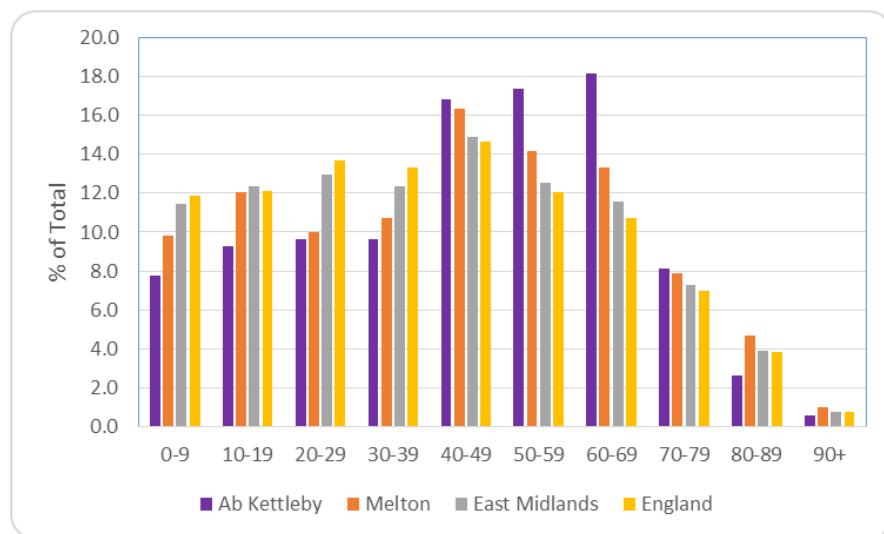
Table 1: Usual Residents by Age Band, 2011

	Ab Kettleby		Melton	East Midlands	England
	No	%	%	%	%
Aged 0-4	25	4.7	5.5	6.0	6.3
Aged 5-15	44	8.3	12.6	12.5	12.6
Aged 16-64	369	69.8	63.5	64.5	64.8
Aged 65+	91	17.2	18.4	17.1	16.3
All Usual Residents	529	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Ab Kettleby Parish has a higher than average share of residents aged between 40 and 69, particularly amongst the 60 to 69 age band.

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 38% (+43) 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 projections¹ suggest that Melton's 65 plus age group is forecast to grow by around 60% between 2012 and 2032.

Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In Ab Kettleby Parish this accounts for 79% of the population. At 75% the Parish's economic activity rate is higher than the district (74%), regional (69%) and national (70%) rates. At 21% the parish self-employment rate is close to the district (22%) rate and somewhat higher than the regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was low.

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

Table 2: Economic Activity and Inactivity, 2011

	Ab Kettleby		Melton	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	418	100.0			
Economically Active Total	314	75.1	74.2	69.3	69.9
Employee, Full-time	156	37.3	41.9	38.8	38.6
Employee, Part-time	60	14.4	15.3	14.4	13.7
Self Employed	86	20.6	21.6	8.7	9.8
Unemployed	7	1.7	2.9	4.2	4.4
Full-time Student economically active	5	1.2	2.7	3.3	3.4
Economically inactive Total	104	24.9	25.8	30.7	30.1
Retired	66	15.8	15.8	15.0	13.7
Student including Full-Time Students	13	3.1	3.3	5.8	5.8
Looking After Home or Family	10	2.4	3.4	4.0	4.4
Long-Term Sick or Disabled	7	1.7	2.1	4.1	4.0
Other	8	1.9	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 Ab Kettleby 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 6.7 is higher than the district (6.1), regional (5.6) and national (5.4) rates.

People living in the Ab Kettleby Parish are also more likely to live in homes with a higher number of bedrooms with the average number of bedrooms per household standing at 3.1 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 72% of households owning their homes outright or with a mortgage or loan which is in line with the district rate and above the regional (67%) and national (63%) averages. Social rented properties account for 10% of tenure which is below the district (11%), region (16%) and England (18%) rates. Around 14% of households live in privately rented homes which is in line with the district and below the 15% regional and 17% England rates.

Table 3: Tenure, 2011

	Ab Kettleby		Melton	East Midlands	England
	No	%	%	%	%
All occupied Households	229	100.0	100.0	100.0	100.0
Owned; Owned Outright	91	39.7	36.0	32.8	30.6
Owned; Owned with a Mortgage or Loan	73	31.9	36.2	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	1	0.4	0.9	0.7	0.8
Social Rented; Rented from Council (Local Authority)	23	10.0	8.4	10.1	9.4
Social Rented; Other	-	0.0	2.7	5.7	8.3
Private Rented; Private Landlord or Letting Agency	31	13.5	12.7	13.6	15.4
Private Rented; Other	2	0.9	1.5	1.3	1.4
Living Rent Free	8	3.5	1.6	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (55%) of residential dwellings are detached which is somewhat above the district (41%), regional (32%) and national (22%) share. Semi-detached housing accounts for 24% of residential housing stock compared with 36% for the district, 35% for the region and 31% for England as a whole. Detached and semi-detached dwellings account for 79% of the total housing stock in the Ab Kettleby Parish whereas terraced housing and flats provide 20% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Ab Kettleby		Melton	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	243	100.0	100.0	100.0	100.0
Detached	134	55.1	40.6	32.2	22.3
Semi-Detached	59	24.3	35.9	35.1	30.7
Terraced	41	16.9	15.7	20.6	24.5
Flat, Maisonette or Apartment	8	3.3	7.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.4	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 a third (33%) of households live in housing with more than 4 bedrooms which is above the district (26%), regional (20%) and England (19%) averages. There is also an under representation of housing for single people with just 4% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

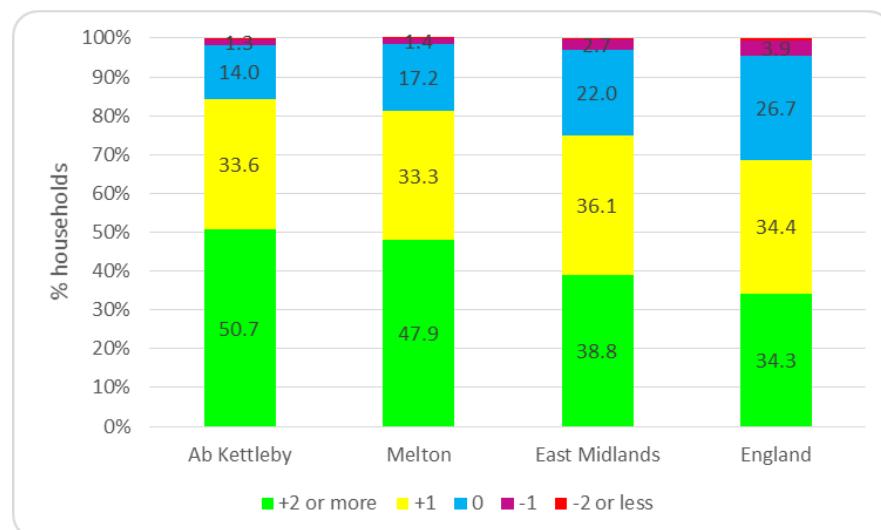
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Ab Kettleby	Melton	East Midlands	England
All households	229	100.0	100.0	100.0
1 bedroom	10	4.4	6.0	8.3
2 bedrooms	62	27.1	21.7	26.5
3 bedrooms	81	35.4	46.3	45.4
4 or more bedrooms	76	33.2	26.0	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 51% of all households in the Ab Kettleby Parish have two or more spare bedrooms and 34% 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 just under half (47%) of households with 4 or more bedrooms occupied by only one or two people.

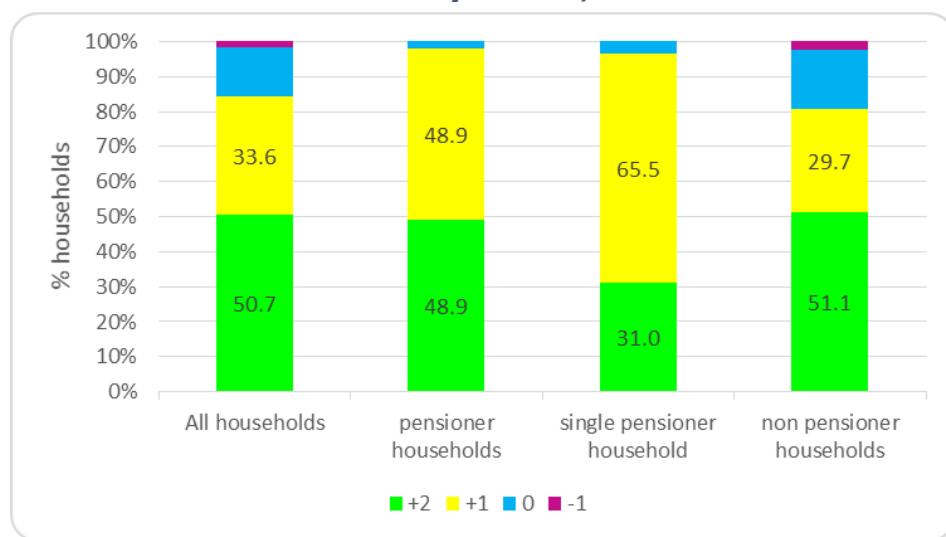
Table 6 Household with 4 or more bedrooms by household size, 2011

	Ab Kettleby	Melton	East Midlands	England
HHs with 4 or more bedrooms	140	100.0	100.0	100.0
1 person in household	18	12.9	11.5	10.4
2 people in household	59	42.1	36.3	32.3
3 people in household	27	19.3	17.9	18.8
4 or more people in household	36	25.7	34.3	38.5

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 98% of pensioner households have an occupancy rating of +1 or more (meaning there are at least one more bedroom than are technically required by the household) against 81% for none pensioner households.

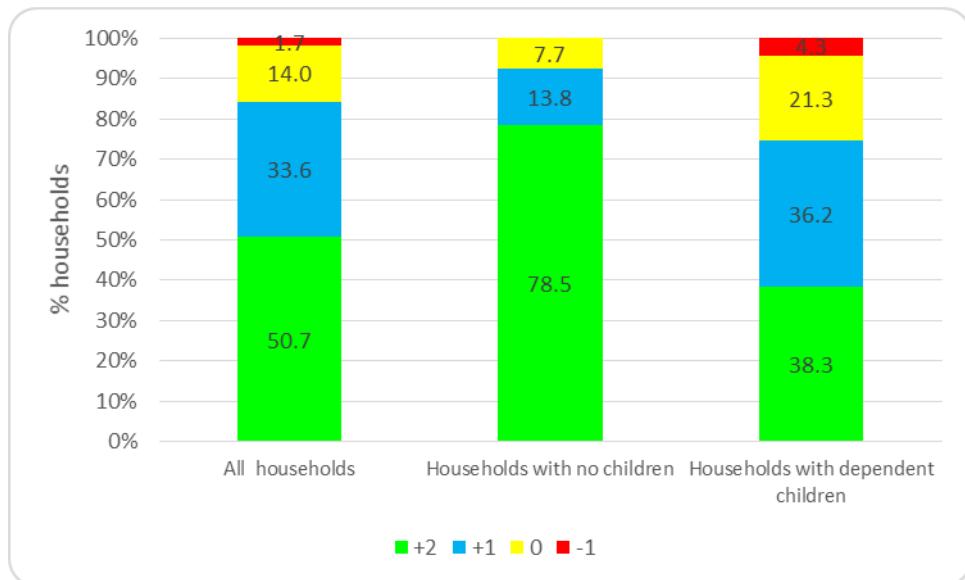
Figure 3: Bedroom Occupancy rating of Older Person Households, Ab Kettleby Parish, 2011



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 small number of households with dependent children.

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



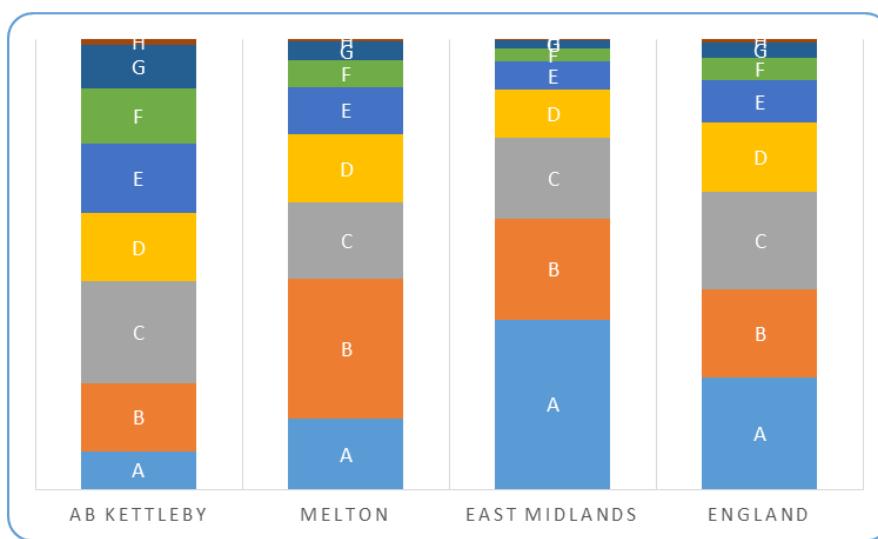
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Ab Kettleby Parish by council tax band compared to the district, region and national averages at 2011. In Ab Kettleby domestic properties with Council Tax band C make up the largest group (approximately 23% of the total). The parish has a larger proportion of properties with high value council tax bands with over 23% 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
Ab Kettleby Parish, 2011**

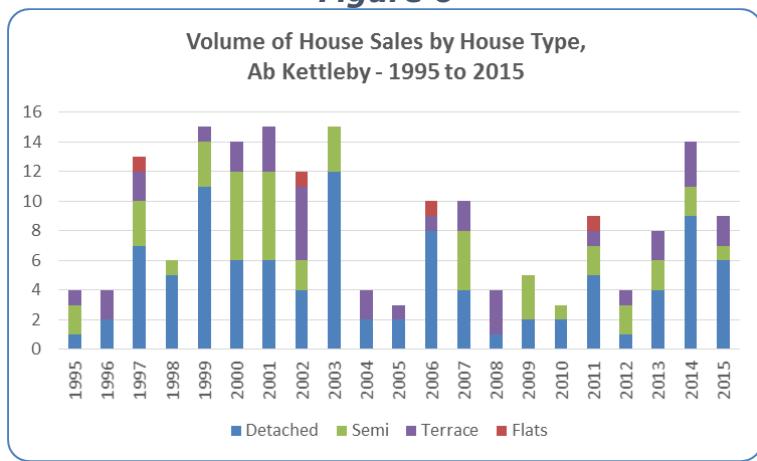


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

Land Registry price paid data shows that some 181 residential property sales were recorded by the Land Registry in the Ab Kettleby Parish between 1995 and 2015 (data available at 16.8.16). During this time, detached housing represented 55% of sales, 24% semi-detached, 19% terraced and 2% 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.

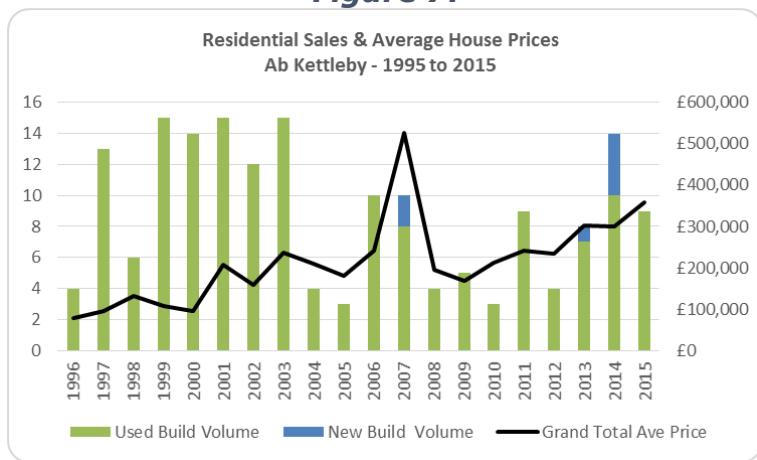
Figure 6



Data produced by Land Registry © Crown copyright 2016, 16.8.16

There is evidence of a small number of new houses being built in the local area with 7 new build residential sales recorded between 1995 and 2015, representing 4% of total sales recorded by the Land Registry in the area, the majority being detached. 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 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 3.5.16

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, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005393) which covers the Ab Kettleby Parish was 321 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

Ab Kettleby is a small rural parish and at the time of the 2011 Census was home to 529 residents living in 229 households. Analysis of the Census shows that between 2001 and 2011 the parish population rose by 5.2% (+26 people) and the number of dwellings went up by 8% (+18). There is a higher than average share of residents aged 16 to 74. There is also 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. 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.

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