

**Quorndon
Parish
Neighbourhood
Plan**

**Housing
Needs Report**

April 2017

Prepared by *YourLocale*

QUORNDON PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Quorndon Parish had an estimated population of 5,177 residents living in 2,244 households dispersed across 888 hectares. There were 70 vacant dwellings representing a 3% vacancy rate. There were 4 communal establishments providing accommodation for 53 residents. Since 2001 the number of residents living in the Parish is estimated to have increased by around 4% (217 people). The number of dwellings (occupied and vacant) also increased, rising by 193 (9%).

At the time of the 2011 Census around 17% of residents were aged under 16 which is in line with the district rate but slightly under the regional (18%) and national (19%) rates. Around 63% of residents were aged between 16 and 64 which was lower than the district (67%), regional (64%) and national (65%) rates. There is a higher than average representation of older people (aged 65+) accounting for 20% of total residents which is above the district (16%), regional (17%) and national (16%) rates. The median age of people living in the Parish was 45 which is older than the district (39), region (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

	Quorndon		Charnwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	273	5.3	5.5	6.0	6.3
Aged 5-15	624	12.1	11.5	12.5	12.6
Aged 16-64	3,250	62.8	66.6	64.5	64.8
Aged 65+	1,030	19.9	16.4	17.1	16.3
All Usual Residents	5,177	100.0	100.0	100.0	100.0
Median age	45		39	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveal that at the time of the 2011 Census, Quorndon had a higher proportion of residents aged 40+.

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 and over increasing from 17.3% in 2001 to 19.9% in 2011. The Census shows the number of residents aged 65+ rose by 20% (171 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 Charnwood’s 65 plus age group is forecast to grow by around 55% 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 Quorndon parish comprises of four LSOAs (E01025732, E01025733, E01025734, E01025735). The latter LSOA (E01025735) also takes in parts of Mountserrol and Barrow upon Soar. The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows on the whole the parish displays relatively low levels of deprivation with three of the areas ranked within the 8th, 9th and 10th deciles on the overall 2015 Index. However, the LSOA which takes in parts of Mountserrol and Barrow upon Soar displays higher levels of deprivation and is ranked in the 6th decile. On closer inspection of the IMD sub domains, this area ranks particularly high on the indoors living deprivation sub domain which is defined by condition of housing and the availability of central heating.

¹ 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 Quorndon Parish this accounts for 73% of the population. At 72% Quorndon Parish's economic activity rate was higher than the district (68%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Quorndon has a higher than average share of self-employed residents and at the time of the 2011 Census, the unemployment rate was relatively low.

Table 2: Economic Activity and Inactivity, 2011

	Quorndon		Charnwood	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	3,763	100.0	100.0	100.0	100.0
Economically Active Total	2,714	72.1	67.7	69.3	69.9
Employee, Full-time	1,571	41.7	38.1	38.8	38.6
Employee, Part-time	536	14.2	13.8	14.4	13.7
Self Employed	444	11.8	6.4	8.7	9.8
Unemployed	83	2.2	3.1	4.2	4.4
Full-time Student economically active	80	2.1	4.4	3.3	3.4
Economically inactive Total	1,049	27.9	32.3	30.7	30.1
Retired	661	17.6	13.7	15.0	13.7
Student including Full-Time Students	156	4.1	11.4	5.8	5.8
Looking After Home or Family	96	2.6	3.1	4.0	4.4
Long-Term Sick or Disabled	102	2.7	2.8	4.1	4.0
Other	34	0.9	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 Quorndon Parish was 2.3 people which is in line with that of the region and slightly under the national and district (2.4) rate. The average number of rooms per household stood at 6.4 which is above the district (5.7), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.1 which is higher than the district (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are high with around 81% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the district (72%), regional (67%) and national (63%) rates. Over a fifth (11%) of households live in private rented accommodation which is lower than the district (14%), region (15%) and national (17%) rates. Around 6% of households live in social rented accommodation which is lower than the district (12%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Quorndon		Charnwood	East Midlands	England
				%	%
All occupied Households	2,244	100.0	100.0	100.0	100.0
Owned; Owned Outright	969	43.2	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	856	38.1	36.4	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	5	0.2	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	116	5.2	8.0	10.1	9.4
Social Rented; Other	22	1.0	3.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	228	10.2	12.9	13.6	15.4
Private Rented; Other	25	1.1	1.2	1.3	1.4
Living Rent Free	23	1.0	1.2	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (48%) of residential dwellings are detached which is somewhat higher than the district (30%), regional (32%) and national (22%) shares. Semi-detached housing accounts for around 22% of the housing stock against 38% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide 29% of accommodation spaces which is lower than the district (31%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Quorndon		Charnwood	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	2,314	100.0	100.0	100.0	100.0
Detached	1,113	48.1	30.3	32.2	22.3
Semi-Detached	514	22.2	38.5	35.1	30.7
Terraced	475	20.5	18.7	20.6	24.5
Flat, Maisonette or Apartment	205	8.9	12.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

Around two fifths (39%) of households live in houses with four or more bedrooms which is somewhat high when compared with the district (23%), regional (20%) and England (19%) rates. There is an under representation of housing for single people with just 7% of dwellings having one bedroom against 9% for the district, 8% for the region and 12% for England as a whole.

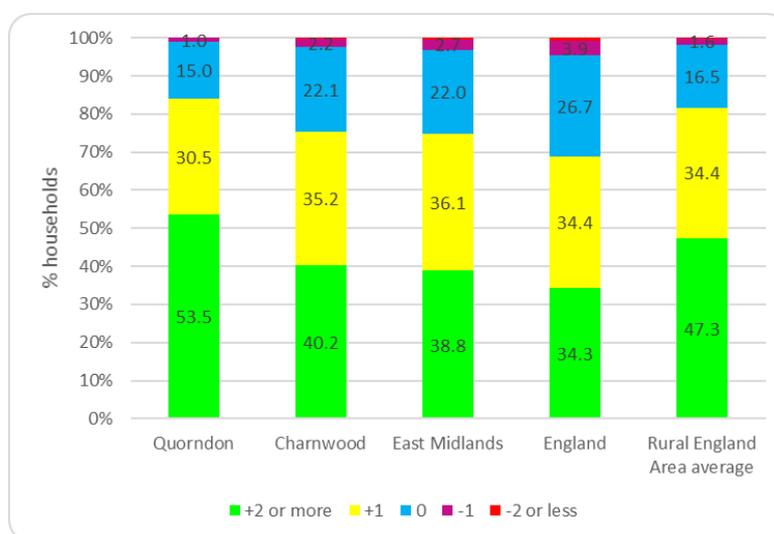
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Quorndon Parish		Charnwood	East Midlands	England
All households	2,244	100.0	100.0	100.0	100.0
1 bedroom	164	7.3	8.6	8.3	12.0
2 bedrooms	482	21.5	24.0	26.5	27.9
3 bedrooms	731	32.6	44.2	45.4	41.2
4 or more bedrooms	867	38.6	23.2	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of 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 53% of all occupied households in the Quorndon Parish have two or more spare bedrooms and around 30% have one spare bedroom. Under occupancy is higher than district, regional, national rates and the England Rural area average.

Figure 2: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with almost half (49%) of households with 4 or more bedrooms occupied by just one or two people. This is above district (40%), regional (43%) and England (41%) rates.

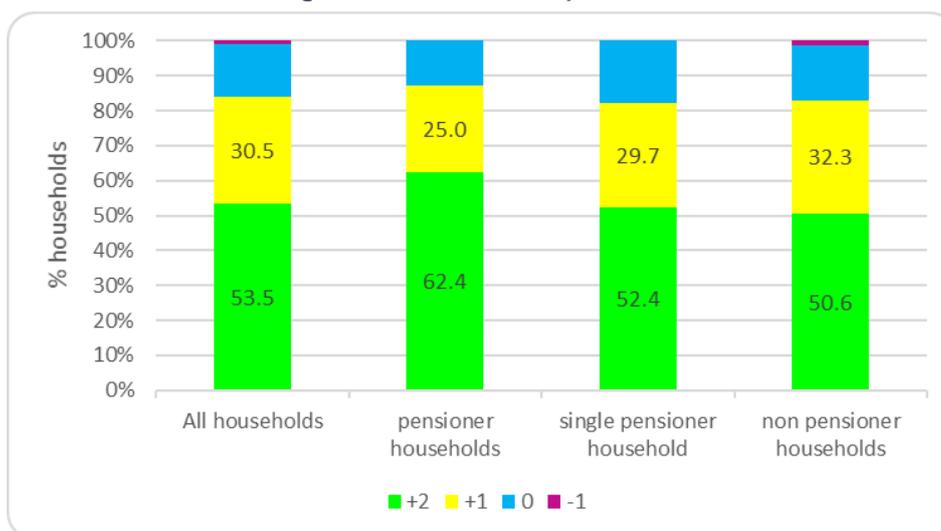
Table 6 Household with 4 or more bedrooms by household size, 2011

	Quorndon		Charnwood	East Midlands	England
HHs with 4 or more bedrooms	867	100.0	100.0	100.0	100.0
1 person in household	100	11.5	9.7	10.4	10.6
2 people in household	321	37.0	30.7	32.3	30.3
3 people in household	157	18.1	18.9	18.8	18.3
4 or more people in household	289	33.3	40.7	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 62% 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 51% non-pensioner household rate.

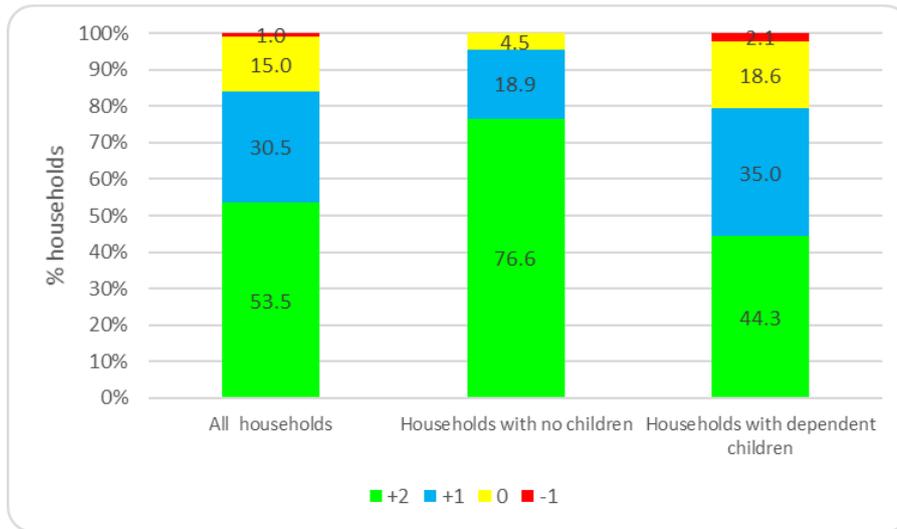
Figure 3: Bedroom Occupancy rating of Older Person Households, Quorndon Parish, 2011



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 small number of families with dependent children living in overcrowded households in Quorndon.

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



Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Quorndon Parish by council tax band compared to the district, region and national averages at 2011. Domestic properties with Council Tax band C make up the largest group (approximately 20.8% of the total) in the parish and a similar proportion (20.6%) are in band E. It has a much higher proportion of properties with high value council tax bands with 18% of dwellings having a Council Tax Band F or above against 7% for the district, 5% for the region and 9% for England as a whole.

Figure 5: Dwelling Stock by Council Tax Band Quorndon Parish 2011

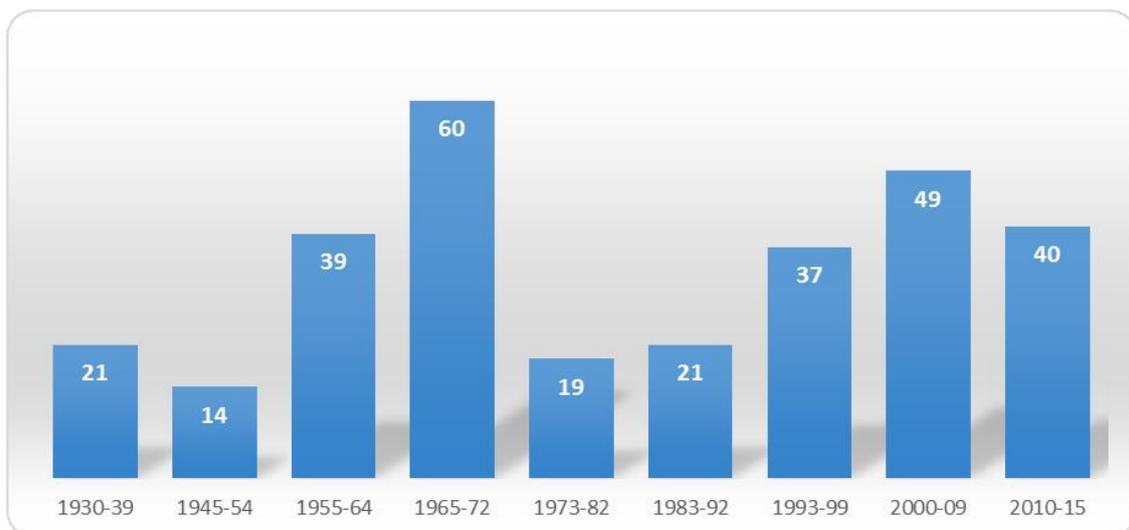


Source: Valuation Office Agency

An analysis of a relatively new publication that combines Council Tax Valuation Lists summary and Property Attributes counts) suggest that around 14% (410) of residential properties in the Quorndon Parish Area² were built before 1900. Figure 6 gives an indication of the average number of new homes built each year since 1930 and shows a steady trend of house building peaking in the 1965 to 1972 period. It also shows evidence of new homes being built during more recent years, particularly between 2000 and 2009. This is also reflected in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2016. 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 3% of the total number of properties.

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data is derived by using LSOA boundary geography which best fits the parish boundary.

Figure 6 Average Annual Number of New Properties by Build Period in the Dronfield Parish Plan Area



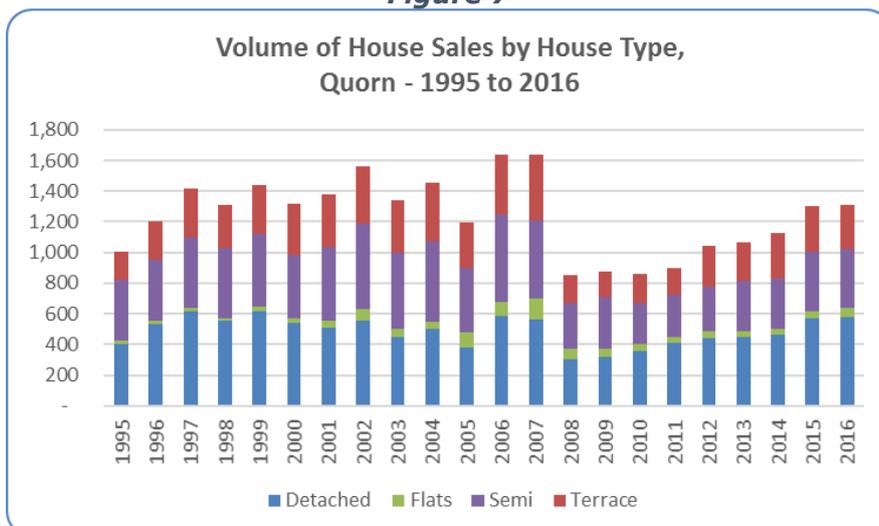
Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2016, VOA

Residential Sales

Land Registry price paid data shows around 27,256 residential property sales were recorded in the Quorndon Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 39% of total sales during this time. Around 33% were semi detached, 23% terraced and 4% flats or apartments. It should be noted that all 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.

²MSOA E02005355 which also takes in parts of Mountserrol and Barrow upon Soar

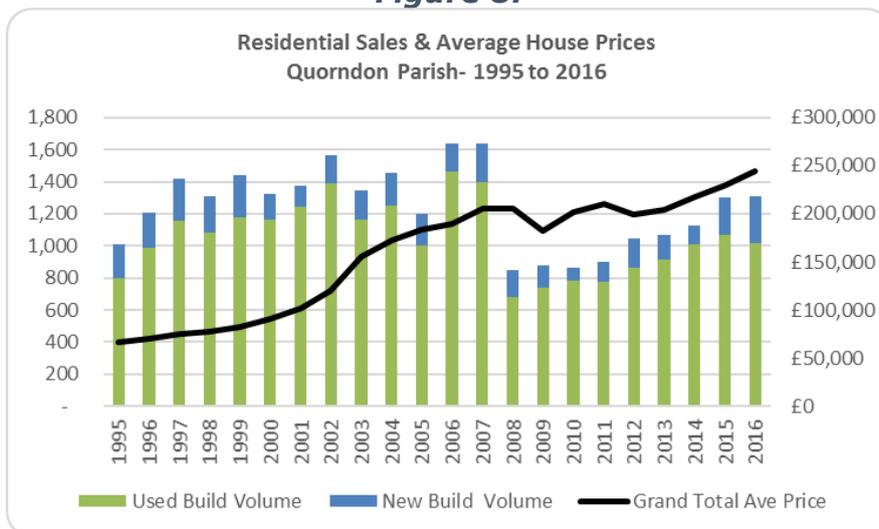
Figure 7



Data produced by Land Registry © Crown copyright 2016 (data available at 1.4.17)

As outlined above, there is evidence of new build housing in the local area with 4,133 new build residential sales recorded between 1995 and 2016, representing 59% of total sales recorded by the Land Registry in the area. Some 292 new build home sales were recorded in 2016 which is the highest amount since the time series began in 1995. During the 1995 to 2016 period, 52% of new build residential sales were 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 below shows the volume of sales together with the overall annual average house price.

Figure 8:



Data produced by Land Registry © Crown copyright 2016, data correct at 1.4.17

Housing Affordability

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

The data reveals the cost of an entry-level³ 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 nearly £180,000. The data⁴ also shows that home-ownership prospects vary across the country.

In the Quorndon Parish area⁵ a low to mid-priced property costs on average £162,500 which is higher than the national average. Assuming a 15% deposit⁶, those entering the property market in the area would require a household income of £39,133 (£26,444 E&W average) and savings of £27,125 which is a challenge for many households.

With the average cost⁷ of an entry-level home in the area being £162,500 prospective buyers would require an estimated £2,000 for legal and moving costs, £750 for stamp duty and £24,375 for a 15% deposit, coming to £27,125 in total.

Summary of Future Housing Need

At the time of the 2011 Census, Quorndon was home to around 5,177 residents living in 2,244 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 4% (217 people). During this period, the number of dwellings rose by 9% (193).

The area has a higher than average share of older residents and there is also evidence that the population is ageing with the share of residents aged 65 and over increasing from 17% of the total population in 2001 to 19% in 2011. The Census shows that the number of residents aged 65+ rose by 57% 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 high with around 81% of households owning their homes outright or with a mortgage or loan and at 6% the share of households living in social rented accommodation is very low when compared with district, regional and national rates.

³ 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.

⁴ 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](#).

⁵ The Colston Parish area is based on MSOA best fit (E02005915) which also takes in some neighbouring villages.

⁶ [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.

⁷ The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.

There is evidence of under occupancy suggesting a need for smaller homes of 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 detached housing and high value council tax banded properties.

Land Registry and council tax data indicates a steady supply of new build housing in the local area.

Deprivation is not a significant issue in the parish but the high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.