

**Hugglescote &  
Donnington  
Parish  
Neighbourhood  
Plan**

**Housing  
Needs Report**

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Prepared by *YourLocale*

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# HUGGLESCOTE & DONNINGTON PARISH NEIGHBOURHOOD PLAN

## HOUSING NEEDS

### Introduction

This report provides an analysis of housing issues in the Hugglescote & Donnington 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 Hugglescote and Donnington Parish Neighbourhood Plan.

### Population Age Profile

According to the 2011 Census, the Hugglescote and Donnington Parish had an estimated population of 4,446 residents living in 1,855 households dispersed across 491 hectares. There were 55 vacant dwellings representing a 2.9% vacancy rate. There is no 2001 Census data available for the Hugglescote and Donnington Parish so it is not possible to comment on demographic change between 2001 and 2011.

At the time of the 2011 Census around 20% of residents were aged under 16 which was slightly above the district (19%), regional (18%) and national (19%) rates. Around 64% of residents were aged between 16 and 64 which is in line with the district and regional rate and slightly below the national (65%) rate. Older people (aged 65+) represented 16% of total residents which is in line with the national average but slightly lower than the district and regional (17%) rates. The median age of people living in the Parish was 40 which is the same as the region, lower than the district (42) and slightly above England (39) as a whole.

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

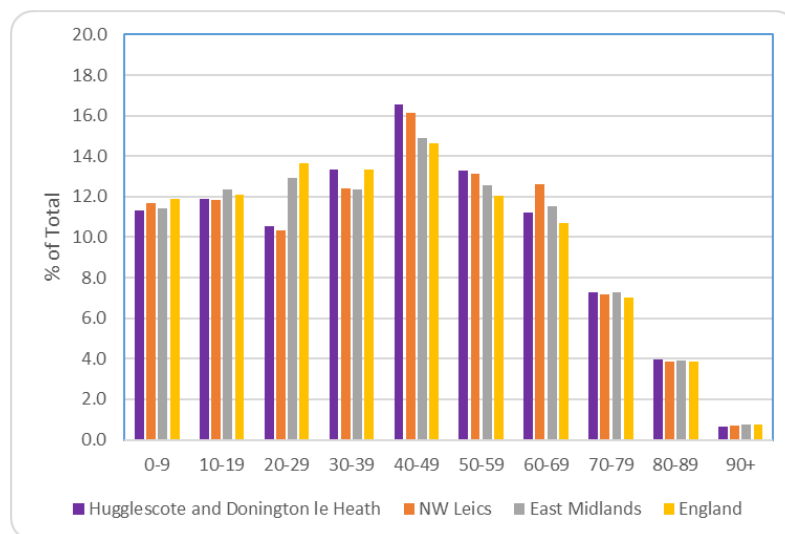
	Hugglescote & Donnington		NW Leicestershire	East Midlands	England
	No	%	%	%	%
Aged 0-4	273	6.1	5.9	6.0	6.3
Aged 5-15	600	13.5	13.1	12.5	12.6
Aged 16-64	2,867	64.5	63.7	64.5	64.8
Aged 65+	706	15.9	17.4	17.1	16.3
All Usual Residents	4,446	100.0	100.0	6.0	6.3
Median age	40		42	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Hugglescote and Donnington had a higher proportion of residents aged between 40 and 59 and lower share of 20 to 29 year olds when compared against the national average. However, it should be

noted the low proportion of 20 to 29-year olds may be due to university students living away from home.

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



Source: Census 2011, QS103

There is evidence of an ageing population in the North West Leicestershire area with the proportion of residents aged 65 and over increasing from 15.9% in 2001 to 17.4% in 2011. The Census suggests the number of residents aged 65+ rose by 19% 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 projections<sup>1</sup> suggest that North West Leicestershire’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 Hugglescote and Donnington parish covers a number of LSOAs some of which overlap the parish boundary and take in households situated outside the parish. For the purpose of this report the following LSOAs are considered to be the nearest best fit: E01025937, E01025938, E01025959.

The overall Index of Multiple Deprivation decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation with the three LSOAs ranked within the 7<sup>th</sup> and 8<sup>th</sup> decile on the overall 2015 Index.

<sup>1</sup> 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. At 73% Hugglescote and Donnington Parish's economic activity rate is higher than the district (72%), region (69%) and national (70%) averages. When compared to the national average, the parish has a similar share of self employed residents and the unemployment rate was relatively low.

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

	Hugglescote & Donnington		NW Leics	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	3,264	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>2,382</b>	<b>73.0</b>	<b>71.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Full-time	1,397	42.8	42.0	38.8	38.6
Employee, Part-time	501	15.3	14.4	14.4	13.7
Self Employed	305	9.3	9.3	8.7	9.8
Unemployed	96	2.9	3.4	4.2	4.4
Full-time Student (econ active)	83	2.5	2.4	3.3	3.4
<b>Economically inactive Total</b>	<b>882</b>	<b>27.0</b>	<b>28.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	497	15.2	16.1	15.0	13.7
Student (including Full-Time Students)	117	3.6	3.8	5.8	5.8
Looking After Home or Family	125	3.8	3.8	4.0	4.4
Long-Term Sick or Disabled	112	3.4	3.4	4.1	4.0
Other	31	0.9	1.4	1.9	2.2

Source: Census 2011, QS601E

## Household Size

At the time of the 2011 Census, the average household size in the Hugglescote & Donnington Parish was 2.4 people which is in line with the district and England rates but slightly above the 2.3 regional rate. The average number of rooms per household stood at 5.9 which is the same as the district but higher than the regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 2.9 which is in line with the district but slightly higher than the region (2.8) and England (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are relatively high with around 79% of households owning their homes outright or with a mortgage or loan which is above the district (72%), regional (67%) and national (63%) rates. The proportion of residents buying their home with a mortgage or loan is particularly high. Around 11% of households live in private rented accommodation which is in line with the district, but below the region (15%) and national (17%) rates. Just 8% of households live in social

rented accommodation which is low when compared to the district (14%), regional (16%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Hugglescote & Donnington		NW Leics	East Midlands	England
				%	%
All occupied Households	1,855	100.0	100.0	100.0	100.0
Owned; Owned Outright	637	34.3	34.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	825	44.5	37.8	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	27	1.5	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	99	5.3	10.7	10.1	9.4
Social Rented; Other	41	2.2	3.6	5.7	8.3
Private Rented; Private Landlord or Letting Agency	174	9.4	10.2	13.6	15.4
Private Rented; Other	26	1.4	1.1	1.3	1.4
Living Rent Free	26	1.4	1.2	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that the majority (38%) of residential dwellings are detached which is close to the district (39%) rate but somewhat higher than both regional (32%) and national (22%) shares. There is a relatively high proportion of terraced housing (30%) and semi-detached housing accounted for 27% of housing stock. Flats and apartments provided 5% of accommodation spaces which is lower than average when compared to the district, region and national shares.

**Table 4: Accommodation Type, 2011**

	Hugglescote & Donnington		NW Leics	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	1,910	100.0	100.0	100.0	100.0
Detached	722	37.8	38.8	32.2	22.3
Semi-Detached	517	27.1	35.2	35.1	30.7
Terraced	573	30.0	18.2	20.6	24.5
Flat, Maisonette or Apartment	90	4.7	7.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	8	0.4	0.9	0.4	0.4

Source: Census 2011, KS405EW

### Number of Bedrooms and Occupancy Rates

The proportion of homes with four or more bedrooms is close to the regional and national rates but slightly below the district average. There is an under representation of housing for single people with just 5% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole. However, the proportion of two bedroomed homes is close to the national average.

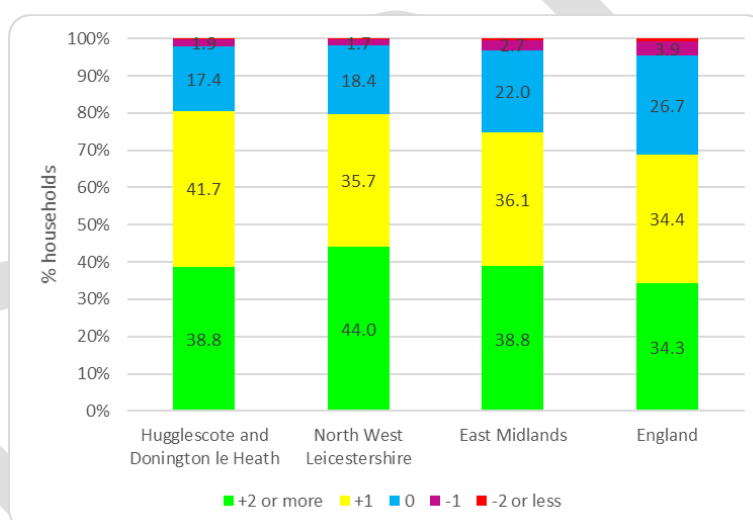
**Table 5 Households by number of bedrooms, 2011**

Bedrooms	Hugglescote & Donnington Parish		NW Leics	East Midlands	England
All occupied Household Spaces	1,855	100.0	100.0	100.0	100.0
No Bedrooms	3	0.2	0.2	0.2	0.2
1 Bedroom	86	4.6	5.6	8.1	11.8
2 Bedrooms	528	28.5	23.3	26.5	27.9
3 Bedrooms	860	46.4	47.4	45.4	41.2
4 Bedrooms	328	17.7	19.0	15.4	14.4
5 or More Bedrooms	50	2.7	4.5	4.4	4.6

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 two fifths (39%) of all occupied households in the Hugglescote and Donnington Parish have two or more spare bedrooms and around 42% have one spare bedroom. Under occupancy is higher than regional and 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 two fifths (37%) of households with 4 or more bedrooms occupied by just one or two people. However, this is lower than the district (44%), region (43%) and England (41%) rates.

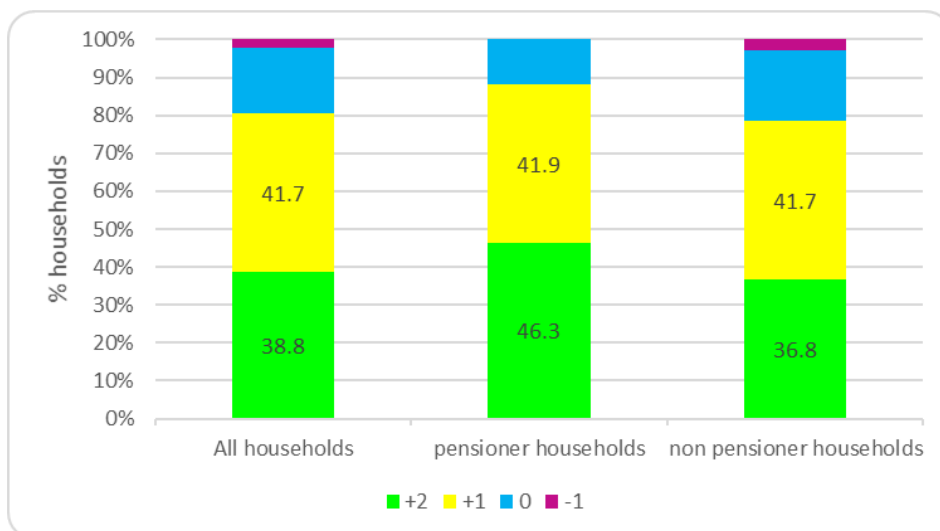
**Table 6 Household with 4 or more bedrooms by household size, 2011**

	Hugglescote & Donnington		NW Leics	East Midlands	England
HHs with 4 or more bedrooms	378	100.0	100.0	100.0	100.0
1 person in household	39	10.3	10.4	10.4	10.6
2 people in household	101	26.7	33.2	32.3	30.3
3 people in household	64	16.9	18.4	18.8	18.3
4 or more people in household	174	46.0	38.1	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 46% of pensioner households have at least two more bedroom than is technically required by the household) and is somewhat higher than the 37% non-pensioner household rate.

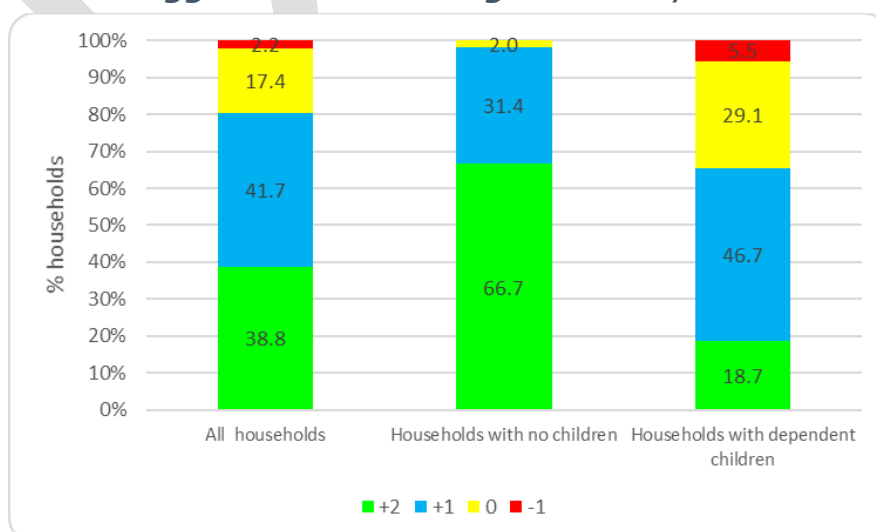
**Figure 3: Bedroom Occupancy rating of Older Person Households, Hugglescote & Donnington Parish, 2011**



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 Hugglescote and Donnington.

**Figure 4: Bedroom Occupancy rating of Family Households Hugglescote & Donnington Parish, 2011**



Source: Census 2011, LC4105EW

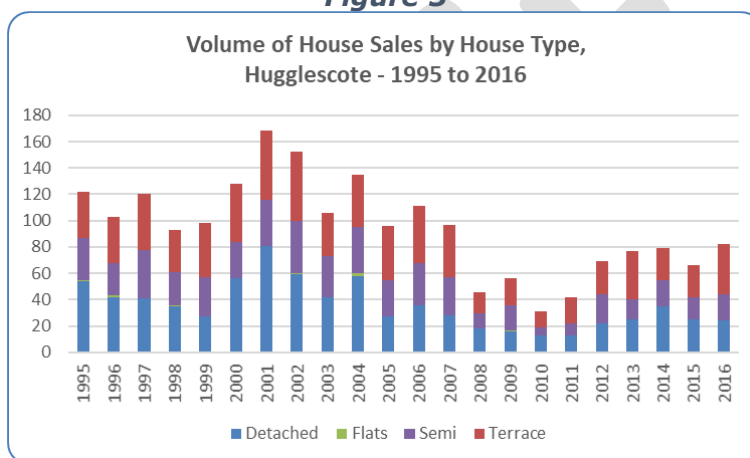


## Housing Market

### Residential Sales

Land Registry price paid data shows around 2,077 residential property sales were recorded in the Hugglescote and Donnington Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 37% of recorded sales, closely followed by terraced housing representing 36% of total sales during this time. Around 26% were semi detached and a small number (7) of flats or maisonettes were also recorded. It should be noted that 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 will be excluded.

**Figure 5**

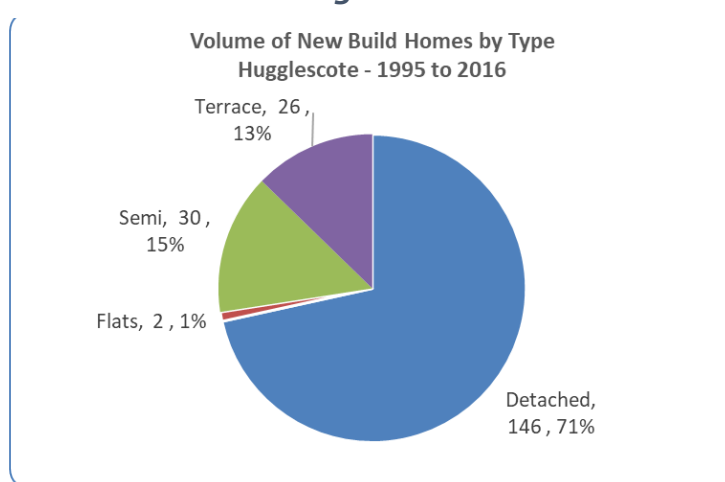


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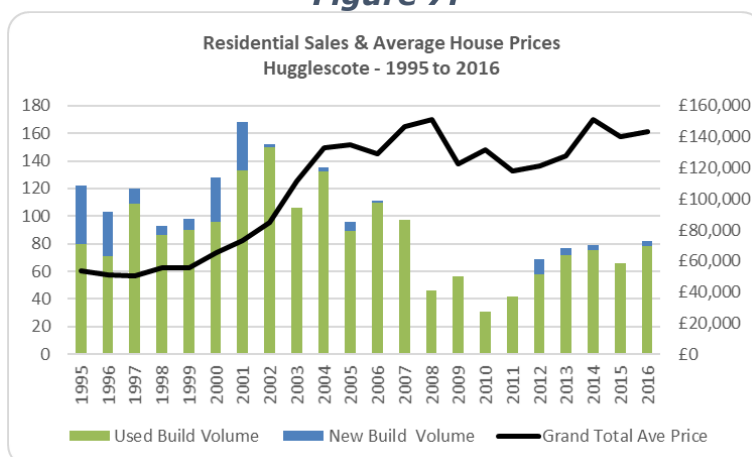
There is evidence of new build housing in the local area with 204 new build residential sales recorded between 1995 and 2016, representing 10% of total recorded sales, the majority of these taking place between 1995 and 2001. New build homes in the parish are more likely to be detached as these represented 71% of sales during the 1995 to 2016 period.

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 7 shows the volume of sales together with the overall annual average house price.

**Figure 6**



**Figure 7:**



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## 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-level<sup>2</sup> 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 data<sup>3</sup> also shows that home-ownership prospects vary across the country.

In the Hugglescote and Donnington Parish area<sup>4</sup> a low to mid-priced property costs on average £135,000 which is slightly below the national average. Assuming a 15% deposit<sup>5</sup>, those entering the property market in the area would require a household income of £34,437 (£26,444 E&W average) and savings of £22,450 which is a challenge for many households.

With the average cost<sup>6</sup> of an entry-level home in the area being £135,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £200 for stamp duty and £20,250 for a 15% deposit, coming to £22,450 in total.

<sup>2</sup> 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.

<sup>3</sup> 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](#).

<sup>4</sup> The Hugglescote and Donnington Parish area is based on MSOA best fit E02005407.

<sup>5</sup> [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.

<sup>6</sup> 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.

## Summary of Future Housing Need

At the time of the 2011 Census, Hugglescote and Donnington was home to around 4,466 residents living in 1,855 households. No data from the 2001 Census is available for this parish so demographic change is difficult to quantify. However, there is evidence of new housing sales taking place between 1995 and 2016, so population growth is likely.

The area has a similar demographic age profile when compared to the district, regional and national averages. 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 79% of households owning their homes outright or with a mortgage or loan. At 8% the share of households living in social rented accommodation is low when compared with the national rate.

There is some 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.

The proportion of homes with four or more bedrooms is close to the regional and national rates but there is an under representation of housing for single people with just 5% of dwellings having one bedroom against 8% for the region and 12% for England as a whole. However, the proportion of two bedroomed homes is close to the national average.

Deprivation is not a significant issue in the parish.