

**Hungarton
Parish
Neighbourhood
Plan**

**Housing
Needs
Report**

April 2016

Prepared by *YourLocale*

HUNGARTON PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Hungarton Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census 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 Hungarton Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Hungarton Parish had an estimated population of 283 residents living in 121 households dispersed across 1,455 hectares. Since 2001 the number of residents has increased by around 14 (+5%) and the number of households by 17 (+16%).

Around two thirds 70% of residents are aged between 16 and 64 which is above the district (62.6%), regional (64.5%) and national (64.8%) rates. Older people (aged 65+) represent some 15% of residents which is below the district (18%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 47 which is older than the district (43), regional (40) and national (39) rates.

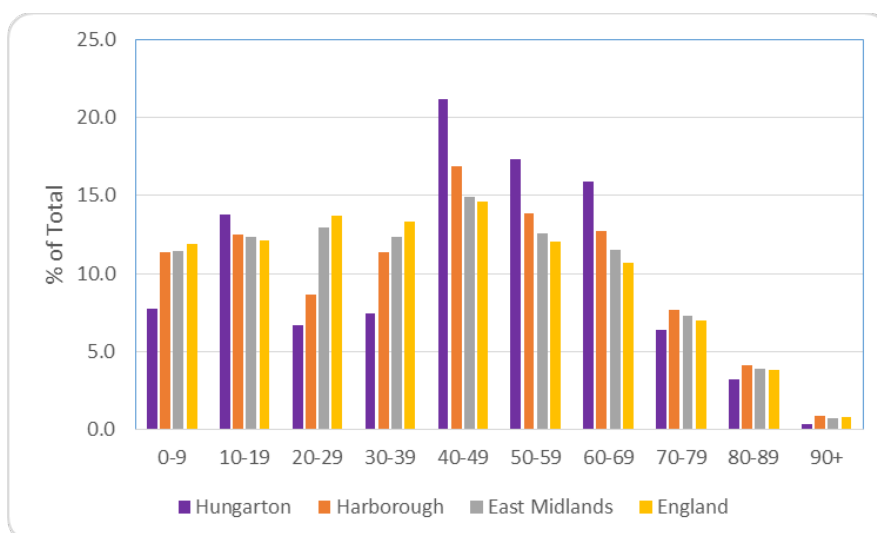
Table 1: Usual Residents by Age Band, 2011

	Hungarton		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	11	3.9	5.5	6.0	6.3
Aged 5-15	34	12.0	13.7	12.5	12.6
Aged 16-64	196	69.3	62.6	64.5	64.8
Aged 65+	42	14.8	18.3	17.1	16.3
All Usual Residents	283	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Hungarton Parish has a higher than average share of residents aged between 40 and 69 year olds when compared to the district, regional and national average.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

Economic Activity

The table below illustrates the working status of usual residents aged 16 to 74. In Hungarton Parish this accounts for 78% of the population. At 73% Hungarton Parish’s economic activity rate is slightly lower than the district (74%) but above the regional (69%) and national (70%) rates. Around 16% of 16 to 74 year olds are retired which is in line with the district rate and rates but above the national (14%) average. At 18% the parish self-employment rate is high when compared with the district (13%), regional (9%) and national (10%) rates.

Table 2: Economic Activity and Inactivity, 2011

	Hungarton		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	220				
Economically Active Total	160	72.7	74.0	69.3	69.9
Employee, Full-time	87	39.5	40.9	38.8	38.6
Employee, Part-time	21	9.5	15.2	14.4	13.7
Self Employed	40	18.2	12.9	8.7	9.8
Unemployed	7	3.2	2.5	4.2	4.4
Full-time Student economically active	5	2.3	2.5	3.3	3.4
Economically inactive Total	60	27.3	26.0	30.7	30.1
Retired	34	15.5	15.5	15.0	13.7
Student including Full-Time Students	11	5.0	3.9	5.8	5.8
Looking After Home or Family	7	3.2	3.0	4.0	4.4
Long-Term Sick or Disabled	3	1.4	2.0	4.1	4.0
Other	5	2.3	1.7	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Hungarton Parish was 2.3 people which is in line with the regional and close to the district (2.4) and national (2.4) rates. However, the average number of rooms per household at 7.5 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Hungarton Parish are also more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.6 which is higher than the district (3.1), region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with over 40% of households owning their homes outright. This is higher than the district (38%), regional (33%) and national (31%) rates. Social rented properties account for around 9% of residential properties which is higher than the district average (8%) but lower than the region (16%) and England (18%) rates. There is a very high proportion of private rented homes which represent a quarter (25%) of the housing stock which is somewhat higher than the district (11%), regional (15%) and national (17%) rates.

Table 3: Tenure, 2011

	Hungarton		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	121	100.0	100.0	100.0	100.0
Owned; Owned Outright	49	40.5	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	31	25.6	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	1	0.8	1.4	10.1	9.4
Social Rented; Other	10	8.3	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	24	19.8	10.1	13.6	15.4
Private Rented; Other	6	5.0	1.1	1.3	1.4
Living Rent Free	-	0.0	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (59%) of residential dwellings are detached which is somewhat higher than the district (48%), regional (33%) and national (22%) share. Semi-detached housing accounts for 22% of residential housing stock compared with 29% for the district, 36% for the region and 31% for England as a whole. Detached and semi-detached dwellings account for 82% of the total housing stock in the Hungarton Parish whereas terraced housing and flats provide just 20% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Hungarton		Harborough	East Midlands	England
	No	%	%	%	%
All occupied households	121	100.0	100.0	100.0	100.0
Detached	71	58.7	48.4	32.5	22.4
Semi-Detached	26	21.5	28.9	35.5	31.2
Terraced	10	8.3	15.1	20.4	24.5
Flat, Maisonette or Apartment	14	11.6	7.2	11.1	21.2
Caravan or Other Mobile or Temporary Structure	-	0.0	0.4	0.4	0.4
Shared dwellings	-	0.0	0.0	0.1	0.4

Source: Census 2011, QS402EW

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 almost a half (46%) of households live in housing with more than 4 bedrooms which is above the district (34%), regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 18% of dwellings having 2 or fewer bedrooms against 35% for the region and 40% for England as a whole.

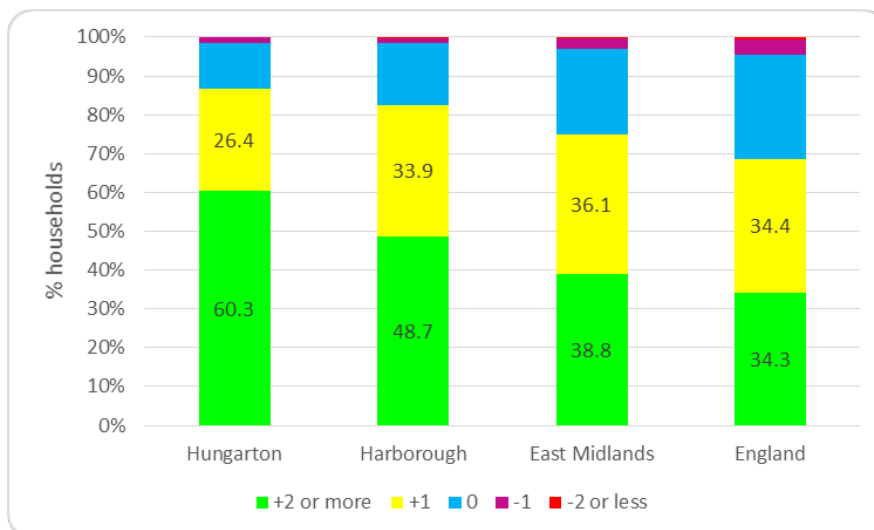
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Hungarton Parish		Harborough	East Midlands	England
All households	121	100.0	100.0	100.0	100.0
1 bedroom	3	2.5	6.0	8.3	12.0
2 bedrooms	19	15.7	22.5	26.5	27.9
3 bedrooms	43	35.5	37.3	45.4	41.2
4 or more bedrooms	56	46.3	34.2	19.8	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 around three fifths (60%) of all households in the Hungarton Parish have two or more spare bedrooms and over a quarter (26%) have one spare bedroom. Under occupancy is higher than both 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 over three fifths (64%) of dwellings with 4 or more bedrooms occupied by just one or two people.

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

	Hungarton		Harborough	East Midlands	England
HHs with 4 or more bedrooms	56	100.0	100.0	100.0	100.0
1 person in household	13	23.2	9.2	10.4	10.6
2 people in household	23	41.1	35.2	32.3	30.3
3 people in household	7	12.5	18.0	18.8	18.3
4 or more people in household	13	23.2	37.6	38.5	40.8

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, more than 82% 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 57% non-pensioner household rate.

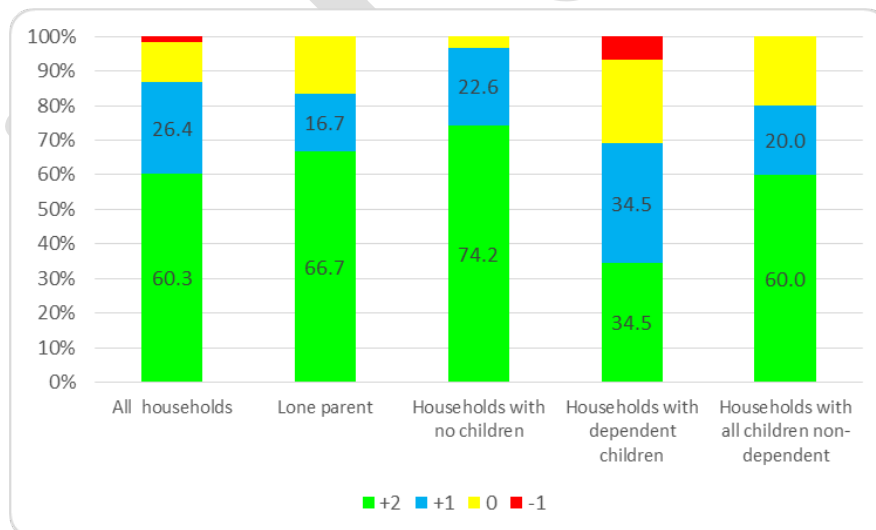
Figure 3: Bedroom Occupancy rating of Older Person Households, Hungarton Parish, 2011



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 very small number of families living in overcrowded households in the Hungarton Parish.

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



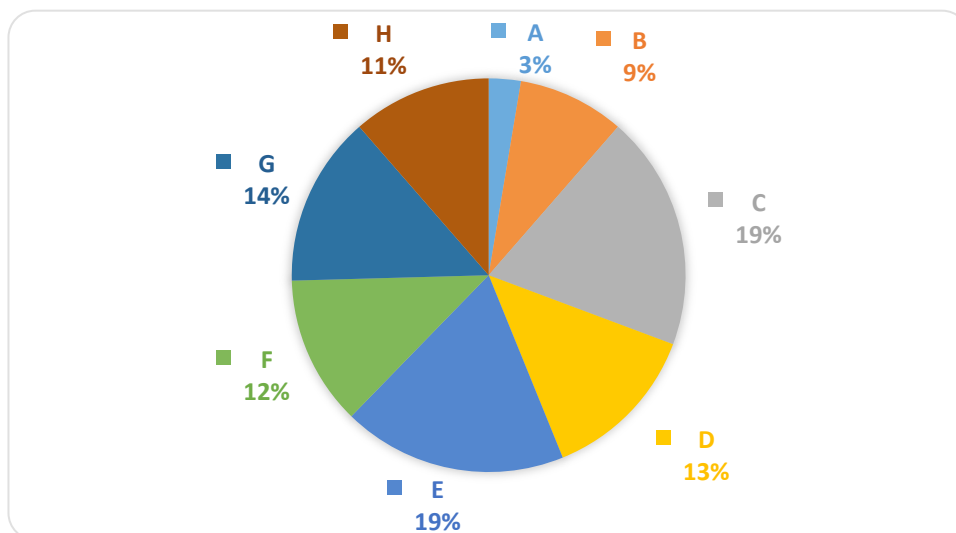
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the number of dwellings in the Hungarton Parish by council tax band. In Hungarton domestic properties with Council Tax band C and E make up the largest group (approximately 19% of the total each).

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



Source: Valuation Office Agency, Neighbourhood Statistics

New dwellings

In the last 25 years, there has been infill and greenfield development (14), replacement and conversion of agricultural buildings (6) and replacement of existing dwellings (2) within the Parish of Hungarton, resulting in a total of 22 new dwellings.

Housing Affordability

The publication of middle layer super output area (MSOA) level income estimates for 2011/12¹ presents an opportunity for detailed housing affordability analysis. In England and Wales in 2014, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02005368) which covers the Hungarton Parish was 542 times the net weekly household income which is the highest rate in the district suggesting it would be difficult for those on lower income such as first time buyers to enter the current housing stock.

¹[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

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.

Harborough District Council Strategic Policies

Policy CS2 of the Adopted Core Strategy calls for a housing mix based on the latest Housing Market Needs Assessment or local evidence. The draft Local Plan requires a range of affordable and market homes which meet local housing needs and recognises the 'specific accommodation requirements of the ageing population and the need for starter homes to help first time buyers'.

Community Consultation

The community questionnaire which was undertaken in March 2016 revealed a need for smaller and single storey accommodation in the Parish. 68% of respondents identified a need for 2-3 bedroomed properties; 61% thought that housing for young couples was needed whilst 43% felt that housing for elderly/disabled people was needed.

At the open event in May 2016 there was strong support for the policy H2 on housing mix, requiring a combination of Starter Homes and single-storey accommodation on the sites selected for development. 11 people supported this policy whilst 10 were in favour of the Starter Home criteria, with four dissenting.

Summary of Future Housing Need

Analysis of the Census shows that the Parish population increased by around 5% and the number of households by 16% between 2001 and 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

There is a much higher than average share of detached and semi-detached housing and under occupied dwellings particularly those with 4 or more bedrooms. There is a high proportion of private rented housing. All of this and community consultation results 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.