



MEDBOURNE NEIGHBOURHOOD PLAN

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Appendix 5

Housing Needs Report

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Medbourne Neighbourhood Plan

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**Medbourne
Parish
Neighbourhood
Plan**

**Housing
Needs Report**

April 2016

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MEDBOURNE PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

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

Population Age Profile

According to the 2011 Census, the Medbourne Parish had an estimated population of 473 residents living in 199 households dispersed across 750 hectares. There were 6 household spaces with no usual residents representing a 2.9% vacancy rate. Since 2001 the number of residents has increased by around 29 (+6.5%) and the number of households by 26 (+15%).

Around 65% 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 18% of residents which is in line with the district (18%) but higher than the 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.

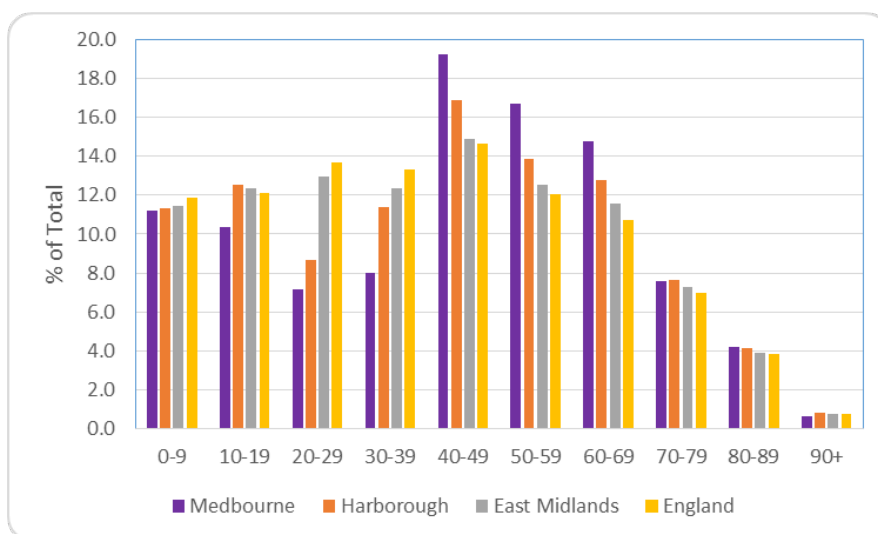
Table 1: Usual Residents by Age Band, 2011

	Medbourne		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	26	5.5	5.5	6.0	6.3
Aged 5-15	57	12.1	13.7	12.5	12.6
Aged 16-64	306	64.7	62.6	64.5	64.8
Aged 65+	84	17.8	18.3	17.1	16.3
All Usual Residents	473	100.0	100.0	100.0	100.0
Median age	47		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Medbourne Parish has a higher than average share of residents aged between 40 and 69 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 Medbourne Parish this accounts for 74% of the population. At 73% Medbourne Parish's economic activity rate is slightly lower than the district (74%) but above the regional (69%) and national (70%) rates. Around 14% of 16 to 74 year olds are retired which is in line with the national average but slightly below the district and regional (15%) rates. At 27% the parish self-employment rate is very high when compared with the district (13%), regional (9%) and national (10%) rates.

Table 2: Economic Activity and Inactivity, 2011

	Medbourne		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	348				
Economically Active Total	253	72.7	74.0	69.3	69.9
Employee, Full-time	99	28.4	40.9	38.8	38.6
Employee, Part-time	47	13.5	15.2	14.4	13.7
Self Employed	94	27.0	12.9	8.7	9.8
Unemployed	8	2.3	2.5	4.2	4.4
Full-time Student economically active	5	1.4	2.5	3.3	3.4
Economically inactive Total	95	27.3	26.0	30.7	30.1
Retired	50	14.4	15.5	15.0	13.7
Student including Full-Time Students	19	5.5	3.9	5.8	5.8
Looking After Home or Family	17	4.9	3.0	4.0	4.4
Long-Term Sick or Disabled	4	1.1	2.0	4.1	4.0
Other	5	1.4	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 Medbourne Parish was 2.4 people which is in line with the district and national rate and slightly above the regional (2.3) rate. However, the average number of rooms per household at 7.0 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the Medbourne 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 3.4 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 42% 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 11% of residential properties which is higher than the district average (8%) but lower than the region (16%) and England (18%) rates. Around one in ten homes are privately rented representing 10% of the housing stock which is close to the district (11%) average but lower than the regional (15%) and national (17%) rates.

Table 3: Tenure, 2011

	Medbourne		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	199	100.0	100.0	100.0	100.0
Owned; Owned Outright	84	42.2	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	70	35.2	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)	3	1.5	1.4	10.1	9.4
Social Rented; Other	18	9.0	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	19	9.5	10.1	13.6	15.4
Private Rented; Other	1	0.5	1.1	1.3	1.4
Living Rent Free	4	2.0	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (54%) of residential dwellings are detached which is somewhat higher than the district (48%), regional (33%) and national (22%) share. Semi-detached housing accounts for 28% of residential housing stock which is close to the district rate (29%) but below the region (36%) and England (31%) averages. Detached and semi-detached dwellings account for 82% of the total housing stock in the Medbourne Parish whereas terraced housing and flats provide just 18% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Medbourne		Harborough	East Midlands	England
	No	%	%	%	%
All occupied households	199	100.0	100.0	100.0	100.0
Detached	107	53.8	48.4	32.5	22.4
Semi-Detached	56	28.1	28.9	35.5	31.2
Terraced	26	13.1	15.1	20.4	24.5
Flat, Maisonette or Apartment	9	4.5	7.2	11.1	21.2
Caravan or Other Mobile or Temporary Structure	1	0.5	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 around 43% 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 19% of dwellings having 2 or fewer bedrooms against 29% for the district, 35% for the region and 40% for England as a whole.

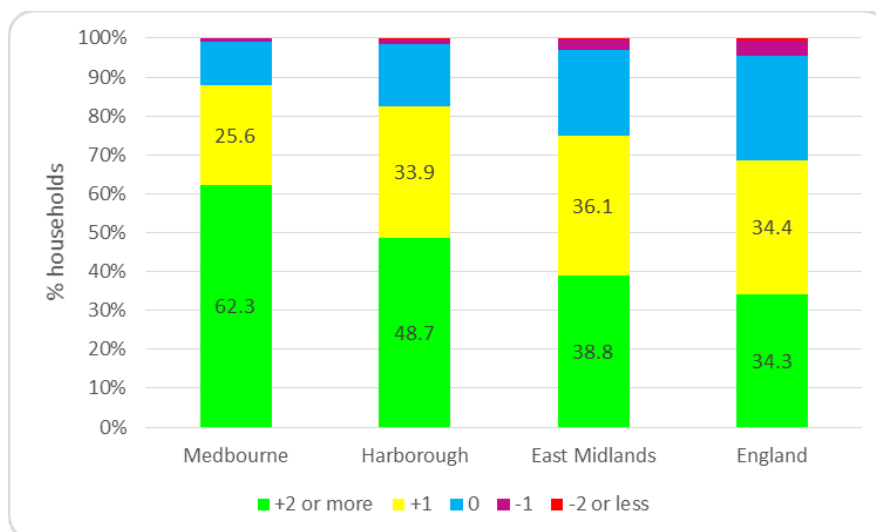
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Medbourne Parish		Harborough	East Midlands	England
All households	199	100.0	100.0	100.0	100.0
1 bedroom	9	4.5	6.0	8.3	12.0
2 bedrooms	29	14.6	22.5	26.5	27.9
3 bedrooms	76	38.2	37.3	45.4	41.2
4 or more bedrooms	85	42.7	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 over three fifths (62%) of all households in the Medbourne 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 a half (51%) of dwellings with 4 or more bedrooms occupied by just one or two people.

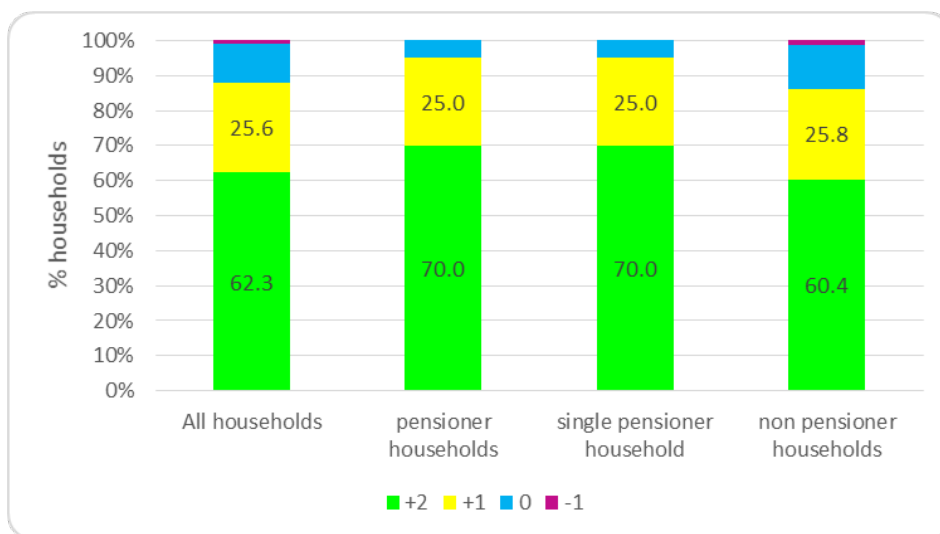
Table 6 Household with 4 or more bedrooms by household size, 2011

	Medbourne	Harborough	East Midlands	England
HHs with 4 or more bedrooms	85	100.0	100.0	100.0
1 person in household	8	9.4	9.2	10.4
2 people in household	35	41.2	35.2	30.3
3 people in household	13	15.3	18.0	18.3
4 or more people in household	29	34.1	37.6	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, some 70% 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 60% non-pensioner household rate.

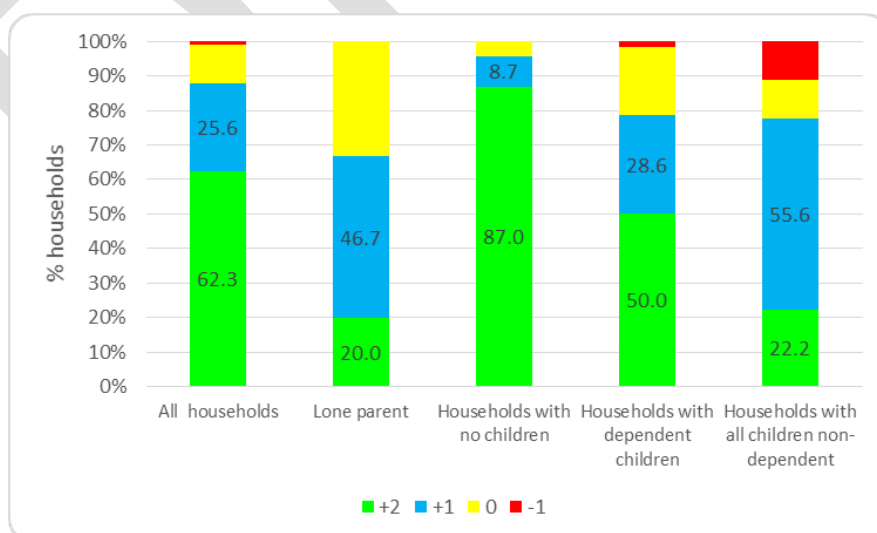
Figure 3: Bedroom Occupancy rating of Older Person Households, Medbourne Parish, 2011



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 Medbourne Parish.

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



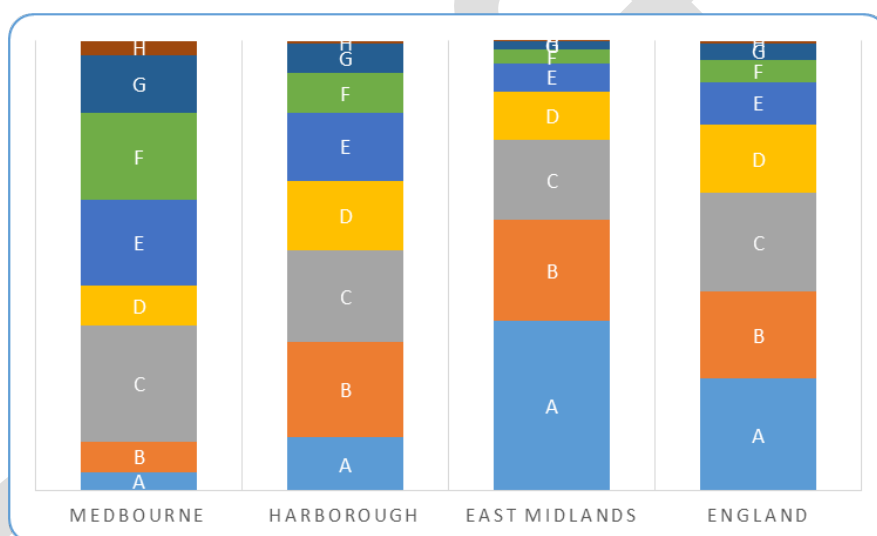
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Medbourne Parish by council tax band compared to the district, region and national averages. In Medbourne domestic properties with Council Tax band C make up the largest group (approximately 26% of the total). The parish has a larger proportion of properties with high value council tax bands with over 35% of dwellings having a Council Tax Band F or above against 16% for the district, 5% for the region and 9% for England as a whole.

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

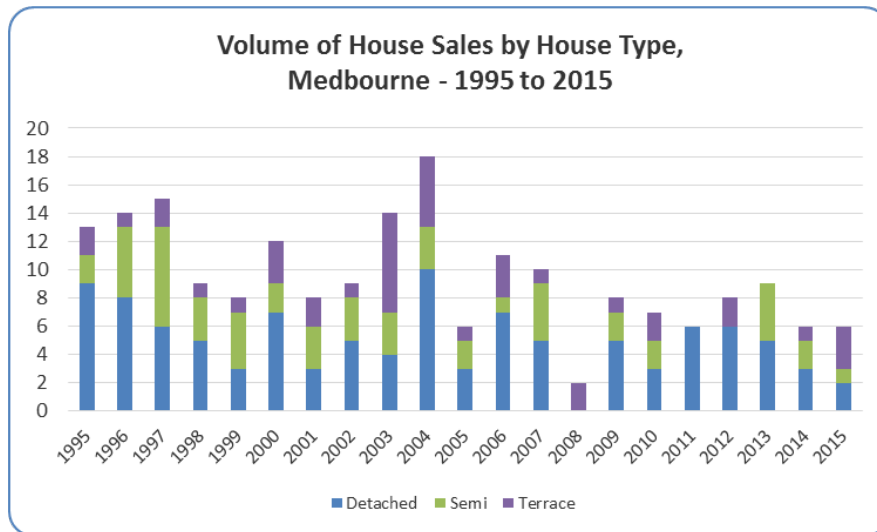


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

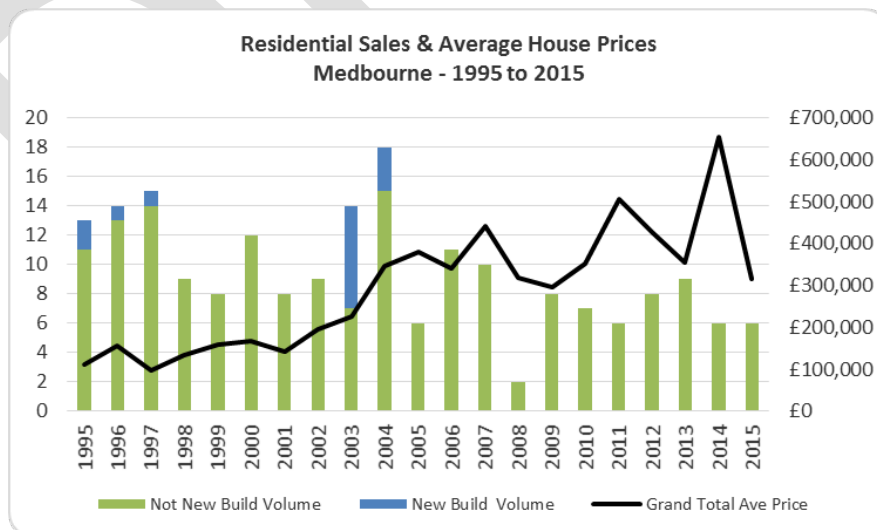
Land Registry price paid data shows that some 105 residential property sales were recorded by the Land Registry in the Medbourne Parish between 1995 and 2015. Detached housing represented 53% of sales during this time, 27% were semi-detached and 21% terraced properties. It should be noted not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders.

Figure 6



There is evidence of some new build housing in the local area with 14 new build residential sales recorded between 1995 and 2015 representing 7% of total sales recorded by the Land Registry. 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 below shows the volume of sales by build type 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: Volume of Residential Sales, Medbourne, 1995 to 2015



Data produced by Land Registry © Crown copyright 2016

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 Medbourne 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.

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'.

Summary of Future Housing Need

Medbourne is a relatively small parish and at the time of the 2011 Census was home to 473 residents living in 199 households. Analysis of the Census shows that the parish population increased by around 6.5% and the number of households by 15% 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, under occupied dwellings particularly those with 4 or more bedrooms. There is a high level of home ownership. There is evidence of some new housing development having occurred between 1995 and 2004. The high level of under occupancy suggests a need for smaller homes 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.

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