

Brackenfield Parish Neighbourhood Plan

Housing Needs and Characterstics Report

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BRACKENFIELD PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS AND CHARACTERISTICS

Introduction

This report provides an analysis of housing issues in the Brackenfield Parish area to support and influence the Brackenfield Parish Neighbourhood Plan and the policies within it. The report draws on the latest available data from authoritative sources such as the Census, Office for National Statistics, Land Registry price paid data and small area model-based income estimates. It should be noted that the Brackenfield Parish is a very small rural parish and at the time of the 2011 Census comprised of just 90 households and 214 residents and comparisons with district, regional and national rates should be viewed with some caution.

Population Age Profile

According to the 2011 Census, the Brackenfield Parish had an estimated population of 214 residents living in 90 households dispersed across 740 hectares. The Parish has a relatively low population density and at 0.3 persons per hectare is the lowest rate in the North East Derbyshire district. This rate compares with 3.6 for NE Derbyshire, 2.9 for East Midlands and 4.1 for England as a whole.

There was just one vacant dwelling representing a 1.1% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 14% (27 people). The number of dwellings (occupied and vacant) also increased, rising by 6 (7%).

At the time of the 2011 Census, around 19% of residents were aged under 16 which is in line with the national average but above the district (16%) and region (18%) rates. Almost 53% of residents were aged between 16 and 64 which was lower than the district (62%), region (64%) and national (65%) averages. At 29% the Parish has a higher propensity of older residents (aged 65+) when compared with the district (21%), region (17%) and national (16%) rates. The median age of people living in the Parish was 49 which is older than that of the district (45), region (40) and England (39) respectively.

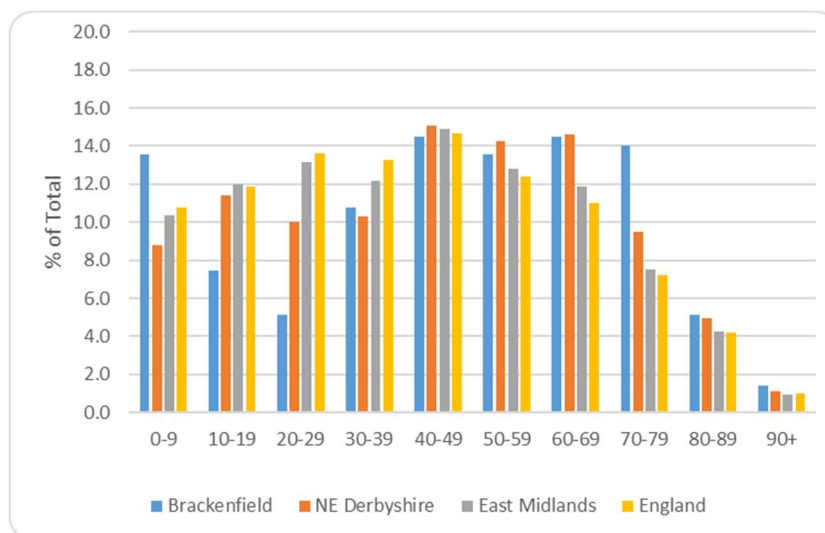
Table 1: Usual Residents by Age Band, 2011

	Brackenfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
Aged 0-4	21	9.8	4.8	6.0	6.3
Aged 5-15	19	8.9	11.6	12.5	12.6
Aged 16-64	113	52.8	62.4	64.5	64.8
Aged 65+	61	28.5	21.1	17.1	16.3
All Usual Residents	214	100.0	100.0	100.0	100.0
Median age	49		45	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Brackenfield had a higher proportion of residents aged 50+, particularly those aged between 70 and 79. There is a lower than average share of 20 to 29 year olds. There is also a higher propensity of residents aged under 9 years.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The population is ageing, with the proportion of residents aged 65 and over increasing from 25% in 2001 to 29% in 2011. The Census suggests the number of residents aged 65+ rose by 30% (14 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 NE Derbyshire's 65 plus age group is forecast to grow by around 40% between 2014 and 2034.

Deprivation

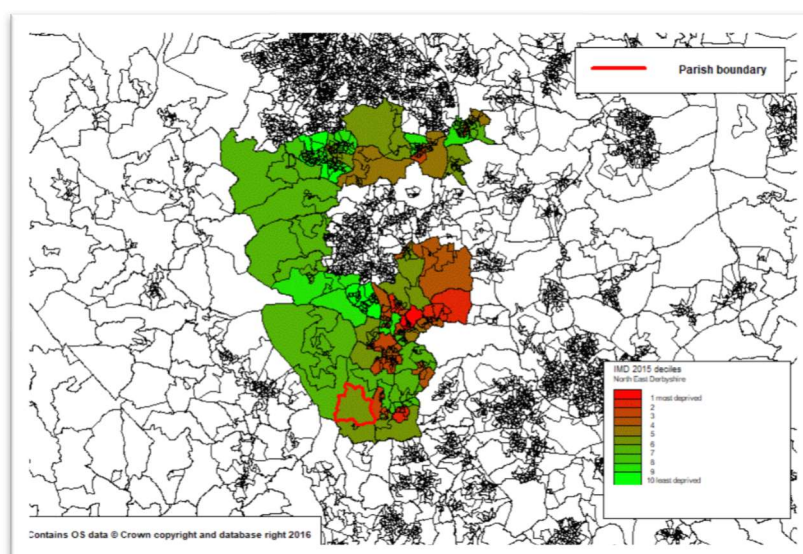
The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods called Lower-layer Super Output Areas (LSOAs) in England. The Brackenfield Parish is a relatively small area and is situated within one LSOA (E01019819) which also takes in neighbouring Wessington and parts of Shirland and Higham which lie outside the Brackenfield parish boundary.

The overall Index of Multiple Deprivation deciles (where 1 is most deprived 10% of LSOAs) (IMD) shows the Parish on the whole displays relatively low levels of deprivation and is ranked in the 6th decile on the overall 2015 Index.

The following map illustrates overall Index of Multiple Deprivation deciles within the North East Derbyshire district. The Brackenhill Parish is denoted by a red boundary to the south of the district.

¹ Subnational Population Projections for Local Authorities in England: 2014 based

Figure 2 Index of Multiple Deprivation Deciles, 2015



Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 72% the economic activity rate is slightly below the district rate (73%) but higher than the region (69%) and national (70%) rates. When compared to the national average, the Parish has a relatively high share of retired residents reflecting its over representation of older residents. There is a high propensity of self employed residents.

Table 2: Economic Activity and Inactivity, 2011

	Brackenfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	144	100.0	100.0	100.0	100.0
Economically Active Total	103	71.5	73.5	69.3	69.9
Employee, Part-time	24	16.7	13.9	14.4	13.7
Employee, Full-time	42	29.2	44.6	38.8	38.6
Self Employed	31	21.5	8.9	8.7	9.8
Unemployed	6	4.2	3.6	4.2	4.4
Full-time Student (economically active)	-	0.0	2.5	3.3	3.4
Economically inactive Total	41	28.5	26.5	30.7	30.1
Retired	28	19.4	14.7	15.0	13.7
Student (including Full-Time Students)	2	1.4	3.9	5.8	5.8
Looking After Home or Family	8	5.6	3.5	4.0	4.4
Long-Term Sick or Disabled	2	1.4	2.8	4.1	4.0
Other	1	0.7	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Brackenfield Parish was 2.4 people which was in line with the national average but above the 2.3 district and region averages. The average number of rooms per household stood at 6.7 which is above the district (5.6), region (5.6) and national (5.4) rates.

The average number of bedrooms per household stood at 3.1 which is above the national (2.7) and district and region (2.8) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 74% of households owning their homes outright or with a mortgage or loan which is above the district (71%), regional (67%) and national (63%) rates. Over half (51%) of households own their homes outright. Around 13% of households live in private rented accommodation which is above the district (7%) but below the region (15%) and **national (17%) rates**. Just 12% of households live in social rented accommodation which is low when compared to the district (20%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Brackenfield		NE Derbyshire	East Midlands	England
				%	%
All occupied Households	90	100.0	100.0	100.0	100.0
Owned; Owned Outright	46	51.1	38.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	21	23.3	32.6	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	8	8.9	18.1	10.1	9.4
Social Rented; Other	3	3.3	2.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	11	12.2	6.5	13.6	15.4
Private Rented; Other	1	1.1	0.9	1.3	1.4
Living Rent Free	-	0.0	0.9	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (60%) of residential dwellings are detached which is substantially above the district (36%), regional (32%) and national (22%) shares. Semi-detached housing accounts for 37% of housing stock which is lower than the district (44%) but higher than regional (35%) and national (31%) rates. There is a relatively low proportion of flats and apartments (2%) and no record of terraced housing.

Table 4: Accommodation Type, 2011

	Brackenfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	91	100.0	100.0	100.0	100.0
Detached	55	60.4	36.4	32.2	22.3
Semi-Detached	34	37.4	43.5	35.1	30.7
Terraced	-	0.0	13.4	20.6	24.5
Flat, Maisonette or Apartment	2	2.2	6.2	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

The proportion of homes with four or more bedrooms stood at 29% which is higher than the district (18%), regional (20%) and national (19%) rates. There is an under representation of housing for single people with just 2% of dwellings having one bedroom against 6% for NE Derbyshire and the region and 12% for England.

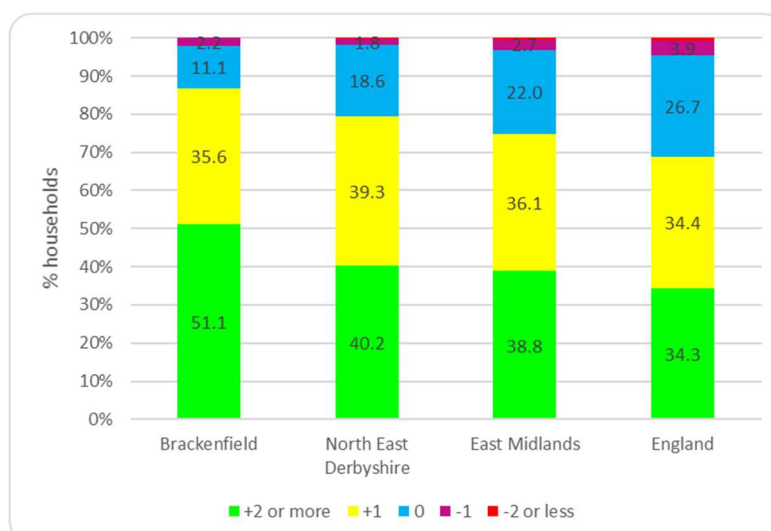
Table 5 Households by number of bedrooms, 2011

Bedrooms	Brackenfield Parish		NE Derbyshire	East Midlands	England
All occupied Household Spaces	90	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	2	2.2	5.6	8.1	11.8
2 Bedrooms	23	25.6	28.6	26.5	27.9
3 Bedrooms	39	43.3	47.7	45.4	41.2
4 Bedrooms	21	23.3	14.6	15.4	14.4
5 or More Bedrooms	5	5.6	3.3	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 over 51% of all occupied households in the Brackenfield Parish have two or more spare bedrooms and over 35% have one spare bedroom. Under occupancy is higher than regional and national rates.

Figure 3: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the Parish is particularly evident in larger properties with more than half (54%) of households with 4 or more bedrooms occupied by just two people. This compares with 45% for the district, 43% for the region and 41% nationally.

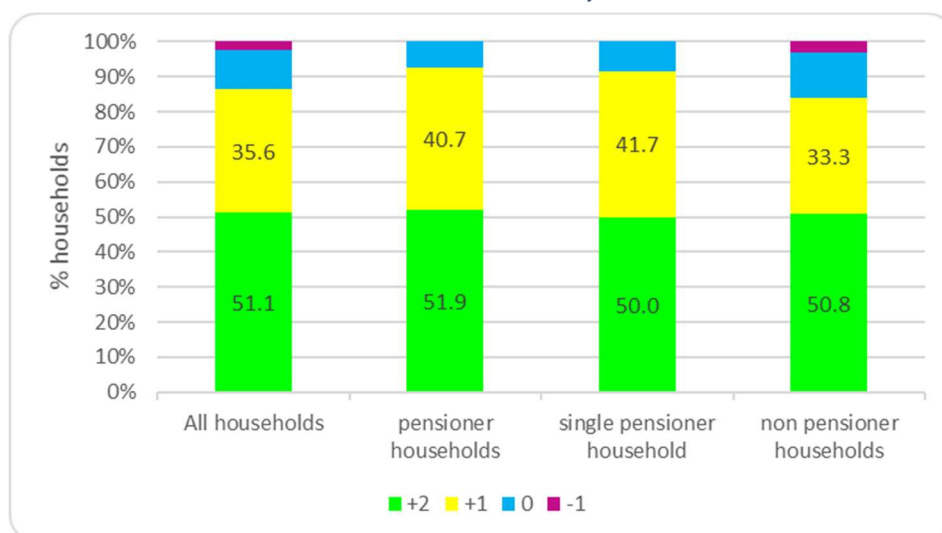
Table 6 Household with 4 or more bedrooms by household size, 2011

	Brackenfield		NE Derbyshire	East Midlands	England
HHs with 4 or more bedrooms	26	100.0	100.0	100.0	100.0
1 person in household	0	0.0	10.3	10.4	10.6
2 people in household	14	53.8	34.5	32.3	30.3
3 people in household	7	26.9	19.6	18.8	18.3
4 or more people in household	5	19.2	35.5	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 52% of pensioner households have at least two more bedrooms than is technically required by the household) and is slightly higher than the 51% non-pensioner household rate.

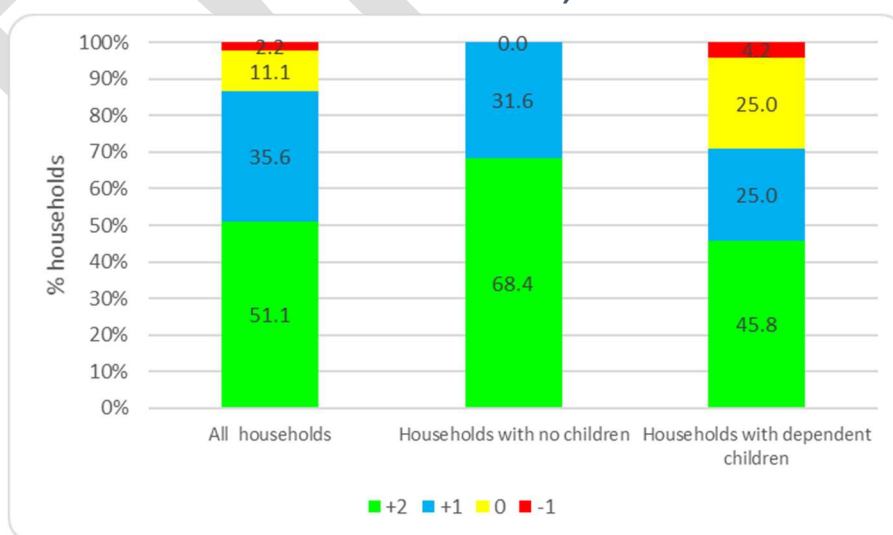
Figure 4: Bedroom Occupancy rating of Older Person Households, Brackenfield Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the Parish; however, households with dependent children are more likely to be overcrowded.

Figure 5: Bedroom Occupancy rating of Family Households Brackenfield Parish, 2011



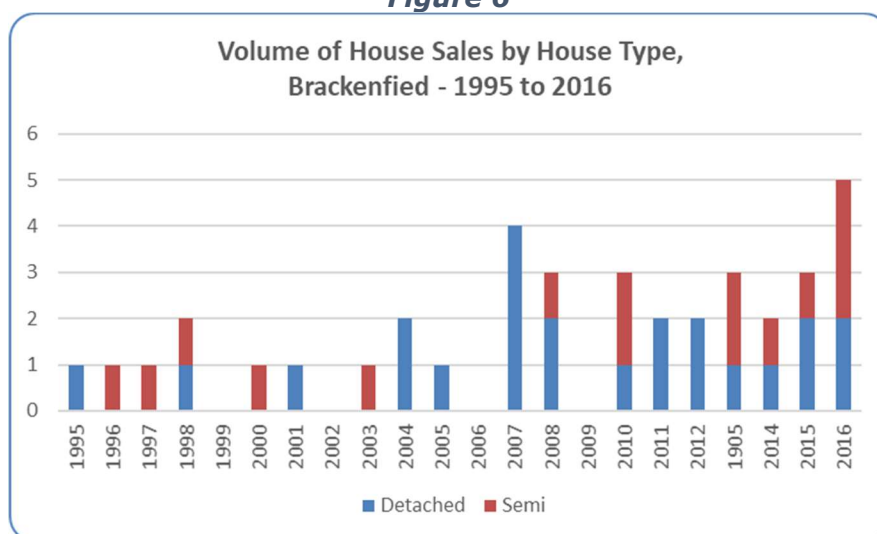
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 38 residential property sales were recorded in the Brackenfield Parish between 1995 and 2016. Detached housing accounted for the majority of residential sales, representing 61% of recorded sales with the remaining (39%) being semi-detached. 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. Due to the low volume of sales, the average house price values should be treated with some caution.

Figure 6



Data produced by Land Registry © Crown copyright 2017 (data available at 21.10.17)

There is evidence of some new build housing in the local area with 4 new build residential sales recorded between 1995 and 2016, representing 11% of total recorded sales. All new build sales during this period were detached.

It should be noted that not all new builds will be captured in Land Registry price paid data, e.g. some conversions and social housing units will be excluded. Figure 8: shows the volume of sales together with the overall annual average house price.

Figure 7

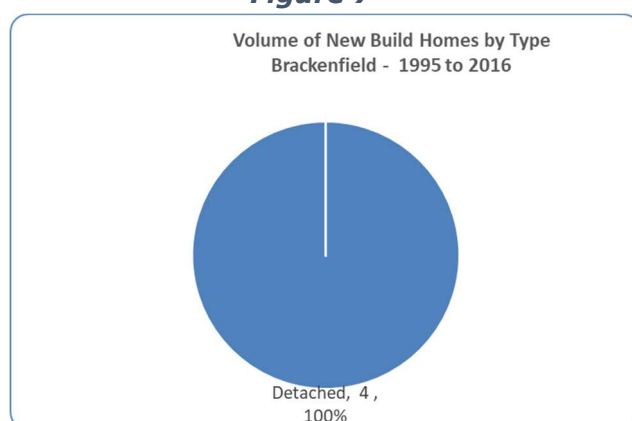
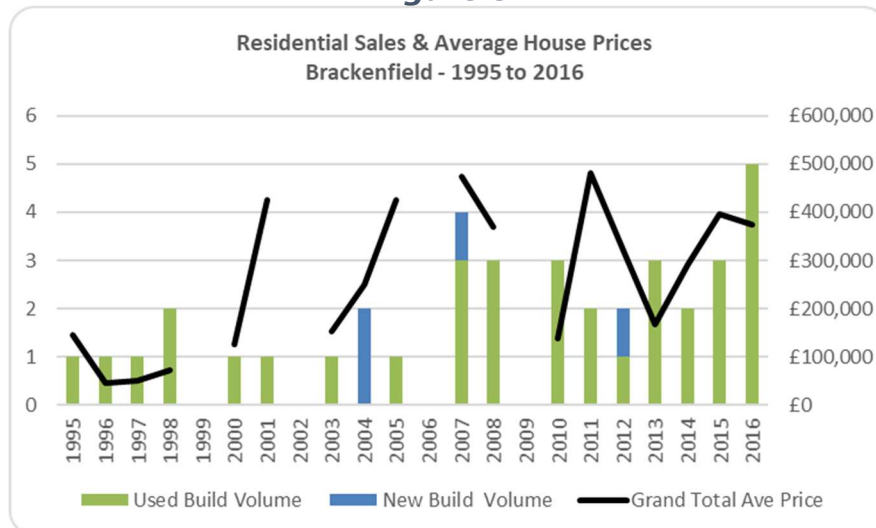


Figure 8:



Data produced by Land Registry © Crown copyright 2017, data correct at 21.10.17

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-level² 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 data³ also shows that home-ownership prospects vary across the country.

In the Brackenfield Parish area⁴ a low to mid-priced property costs on average £95,000 which is below the national average. Assuming a 15% deposit⁵, those entering the property market in the area would require a household income of £31,828 (£26,444 E&W average) and savings of £16,250 which is a challenge for many households.

It should be noted that this average price is derived from a much larger area than the Brackenfield Parish and takes in areas with cheaper house prices outside the parish boundary.

² 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.

³ 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](#).

⁴ The Huntington Parish area is based on best fit to MSOA E02005381.

⁵ [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.

Community Consultation

Summary of Future Housing Need and Characteristics

At the time of the 2011 Census, Brackenfield was home to around 214 residents living in 90 households. Analysis of the Census suggests that between 2001 and 2011 the Parish population increased by around 14% (27 people). During this period, the number of dwellings rose by 7% (6). The Parish has a relatively low population density and at 0.3 persons per hectare is the lowest rate in the NE Derbyshire district. This rate compares with 3.6 for NE Derbyshire and 4.1 for England.

At 29% the Parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 25% in 2001 to 29% in 2011. In line with national trends, the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 74% of households owning their homes outright or with a mortgage or loan.

There is some evidence of under occupancy of dwellings, as evidenced by the number of spare bedrooms, which is higher than NE Derbyshire, the region and England as a whole.

The Census provides some evidence that the proportion of smaller dwellings, especially 1 bedroom, is substantially lower than the district, region and England rates.

Taking account of demographic trends, market evidence and the findings from the community consultation this suggests that there is a demand for a mix of housing types, including market and affordable. In particular, it provides clear evidence in support of policies to encourage more:

- Affordable housing and
- Smaller dwellings especially that 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.