

**Kibworth
Parishes
Neighbourhood
Plan**

**Housing
Needs Report**

March 2020

Prepared by *YourLocale*

KIBWORTH PARISHES NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Kibworth Beauchamp and Kibworth Harcourt Parish Council areas to support their Neighbourhood Plan policies. The data for the two parishes has been combined to form one area and is referred to in this report as Kibworth Parishes. 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 Kibworth Parishes Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Kibworth Parishes had an estimated population of 5,433 residents living in 2,284 households dispersed across 1,127 hectares. Since 2001 the number of residents has increased by around 645 (+13.5%) and the number of households by 331 (+16.9%). Growth has been particularly noticeable in the Kibworth Harcourt Parish which has seen its population and number of households increase by more than 38%.

One in five (20%) residents are aged 65 and over which is above the district (18%), regional (17%) and national (16%) rates. People aged between 16 and 64 represent 61% of the population which is below the district (64%), regional and national (65%) averages. The median age of people living in the Parish is 44 which is older than the district (43), regional (40) and national (39) rates.

Table 1: Usual Residents by Age Band, 2011

	Kibworth Parishes		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	279	5.1	5.5	6.0	6.3
Aged 5-15	764	14.1	13.7	12.5	12.6
Aged 16-64	3,301	60.8	62.6	64.5	64.8
Aged 65+	1,089	20.0	18.3	17.1	16.3
All Usual Residents	5,433	100.0	100.0	100.0	100.0
Median age	44		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Kibworth parishes have a higher than average share of residents aged between 59 and 59 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 – 74. In Kibworth Parishes this accounts for 70.5% of the population. Kibworth Parishes’ economic activity rate is in line with the district average and above the regional and national rates. Around 16% of 16 to 74 year olds are retired which is in line with the district rate but above the regional and national rates. The parish self-employment rate is higher than regional and national rates and unemployment is low.

Table 2: Economic Activity and Inactivity, 2011

	Kibworth Parishes		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	3,831				
Economically Active Total	2,828	73.8	74.0	69.3	69.9
Employee, Full-time	1,465	38.2	40.9	38.8	38.6
Employee, Part-time	631	16.5	15.2	14.4	13.7
Self Employed	510	13.3	12.9	8.7	9.8
Unemployed	103	2.7	2.5	4.2	4.4
Full-time Student economically active	119	3.1	2.5	3.3	3.4
Economically inactive Total	1,003	26.2	26.0	30.7	30.1
Retired	629	16.4	15.5	15.0	13.7
Student including Full-Time Students	164	4.3	3.9	5.8	5.8
Looking After Home or Family	113	2.9	3.0	4.0	4.4
Long-Term Sick or Disabled	60	1.6	2.0	4.1	4.0
Other	37	1.0	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 Kibworth Parishes was 2.3 people which is similar to the district, regional and national averages. However, the average number of rooms per household at 6.2 is higher than the district (6.3), regional (5.6) and national (5.4) rates.

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

Housing Characteristics

Tenure

Data from the 2011 Census shows that over 38% of homes are owned outright which is equal to the district (38%) average but above the 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. There is a low proportion of private rented homes which represented around 11% of the housing stock when compared with the regional (15%) and national (17%) rates.

Table 3: Tenure, 2011

	Kibworth Parishes		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	2,284	100.0	100.0	100.0	100.0
Owned; Owned Outright	874	38.3	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	867	38.0	39.7	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	21	0.9	1.2	0.7	0.8
Social Rented; Rented from Council (Local Authority)	31	1.4	1.4	10.1	9.4
Social Rented; Other	223	9.8	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	219	9.6	10.1	13.6	15.4
Private Rented; Other	25	1.1	1.1	1.3	1.4
Living Rent Free	24	1.1	1.1	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that around half (49%) of all residential dwellings are detached which is higher than the district (48%), regional (33%) and more than twice the national (22%) share. Detached and semi-detached dwellings account for 76% of the total housing stock in the Kibworth Parishes whereas terraced housing and flats provide 24% of accommodation spaces.

Table 4: Accommodation Type, 2011

	Kibworth Parishes		Harborough	East Midlands	England
	No	%	%	%	%
All occupied households	2,284	100.0	100.0	100.0	100.0
Detached	1,125	49.3	48.4	32.5	22.4
Semi-Detached	620	27.1	28.9	35.5	31.2
Terraced	334	14.6	15.1	20.4	24.5
Flat, Maisonette or Apartment	204	8.9	7.2	11.1	21.2
Caravan or Other Mobile or Temporary Structure	1	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 over a third (34.2%) of households live in housing with more than 4 bedrooms which is equal to the district rate but higher than the regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 28% of dwellings having 2 or fewer bedrooms against 35% for the region and 40% for England as a whole.

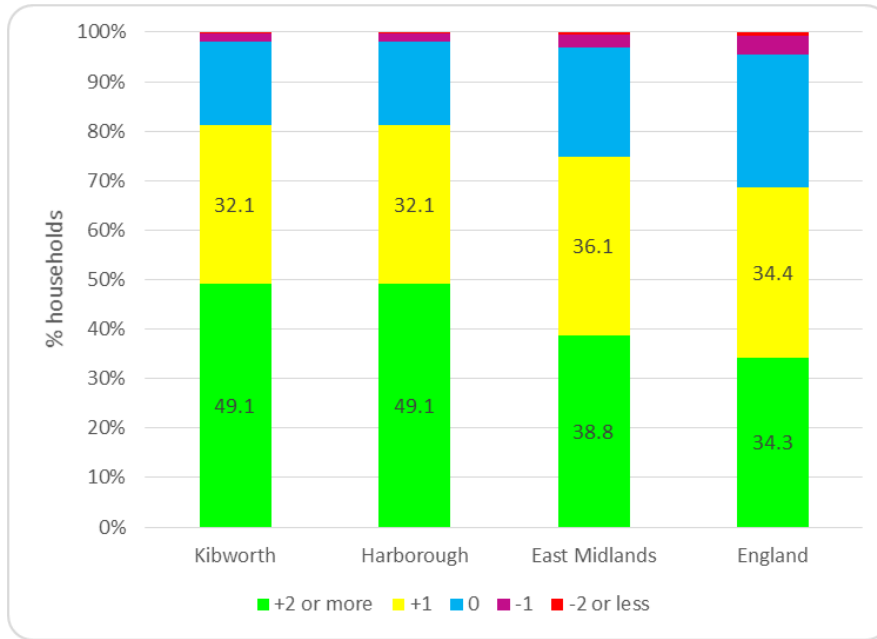
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Kibworth Parishes		Harborough	East Midlands	England
All households	2,284	100.0	100.0	100.0	100.0
1 bedroom	162	7.1	6.0	8.3	12.0
2 bedrooms	486	21.3	22.5	26.5	27.9
3 bedrooms	855	37.4	37.3	45.4	41.2
4 or more bedrooms	781	34.2	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 half (49%) of all households in the Kibworth Parishes have two or more spare bedrooms and around a third (32.1%) 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 around a half (47.2%) of dwellings with 4 or more bedrooms occupied by just one or two people.

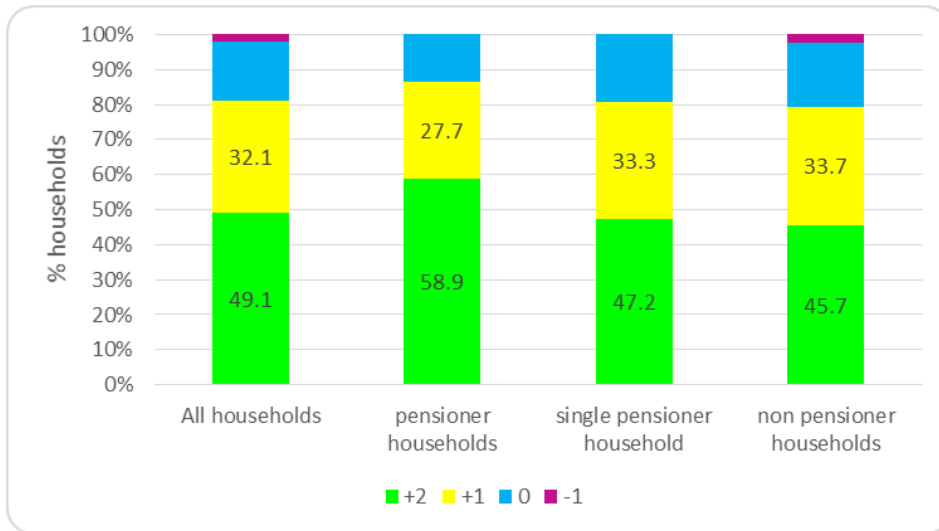
Table 6 Household with 4 or more bedrooms by household size, 2011

	Kibworth Parishes		Harborough	East Midlands	England
HHs with 4 or more bedrooms	781	100.0	100.0	100.0	100.0
1 person in household	103	13.2	9.2	10.4	10.6
2 people in household	266	34.1	35.2	32.3	30.3
3 people in household	135	17.3	18.0	18.8	18.3
4 or more people in household	277	35.5	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 58% 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 46% non-pensioner household rate.

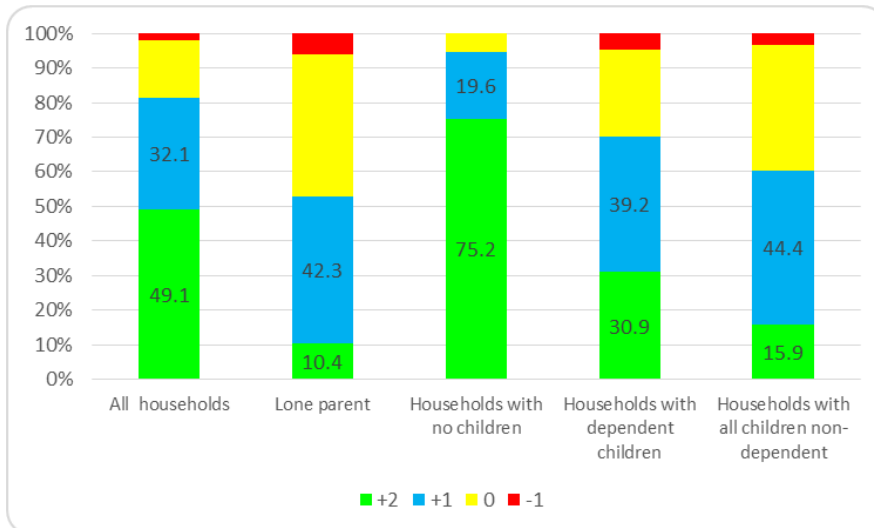
Figure 3: Bedroom Occupancy rating of Older Person Households, Kibworth Parishes, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families living in overcrowded households in the Kibworth Parishes with households headed by a lone parent more likely to be affected.

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



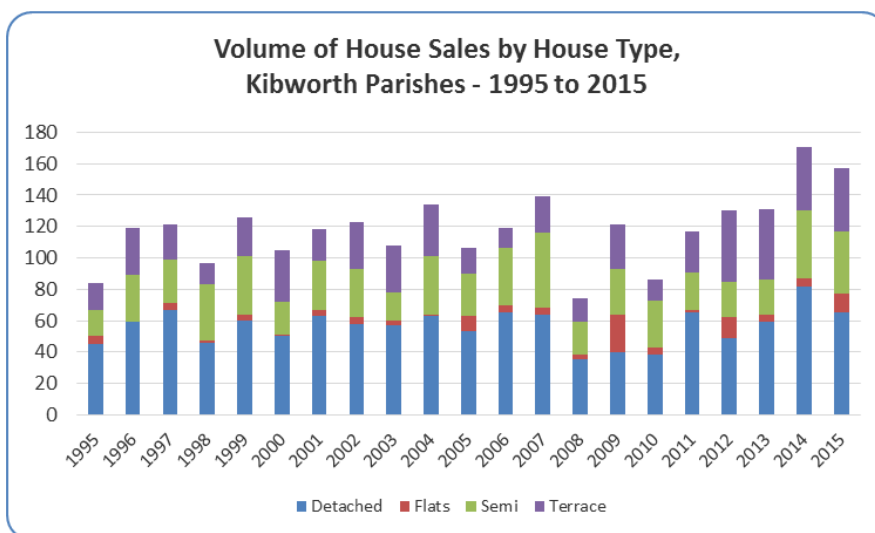
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows that some 2,486 residential property sales were recorded by the Land Registry in the Kibworth parishes between 1995 and 2015. Of these 797 (32%) were in the Harcourt Parish and 1,689 (68%) in Beauchamp. Detached housing represented 48% of sales during this time, 25% were semi-detached, 23% terraced properties and 5% were flats.

Figure 5

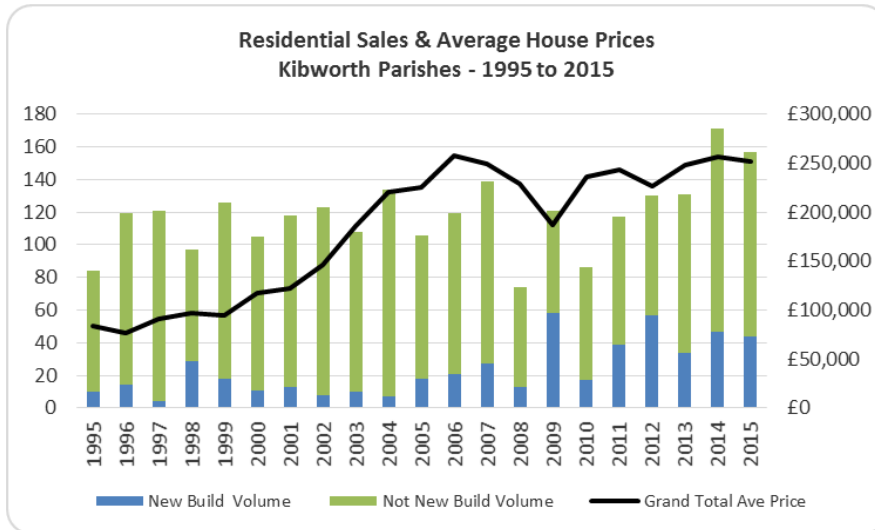


Data produced by Land Registry © Crown copyright 2016

Latest available figures suggest the 2015 average house price in the combined Kibworth Parishes stood at around £252,090 which is somewhat higher than the national average figure (£187,080 England and Wales, Land Registry HPI, Dec 2015).

There is evidence of new housing development in the area with around 500 new build residential sales recorded by the Land Registry between 1995 and 2015. This represents around 20% of total sales during this period. Detached properties accounted for 47% of all new build sales in the parish between 1995 and 2015.

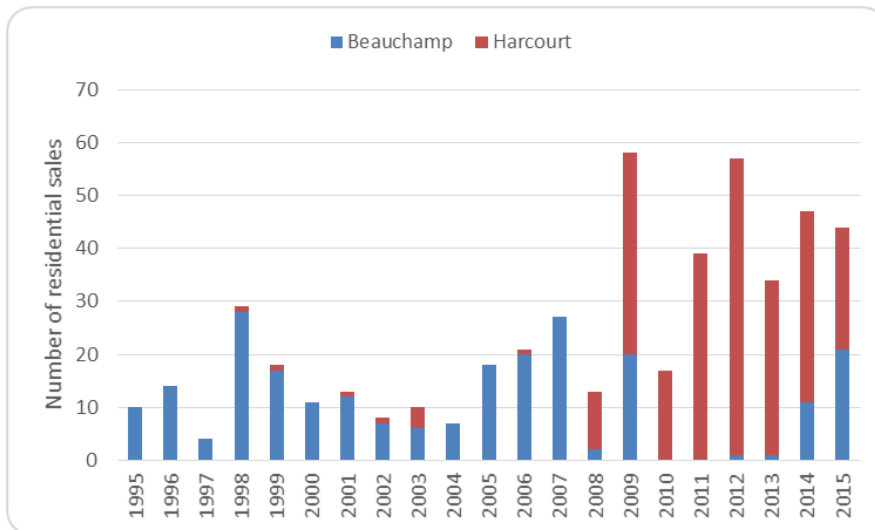
Figure 6



Data produced by Land Registry © Crown copyright 2016

New build sales were more prevalent in the Beauchamp Parish between 1995 and 2007 and in Harcourt from 2008 to 2015.

Figure 7: New Build Residential Sales in Kibworth Beauchamp & Harcourt Parishes, 1995-2015



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 (E02005369) which covers both Kibworth Parishes was 422 times the net weekly household income which was the 3rd highest house price to income ratio rate in the Harborough district. This result reflects the high house prices in the area and suggests it would be difficult

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

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.

Summary of Future Housing Need

Analysis of the Census and other demographic data show that the Parish population increased by 14% and the number of households by 17% between 2001 and 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise. Growth has been particularly noticeable in the Kibworth Harcourt Parish which has seen its population and number of households increase by more than 38%.

There is a predominance of detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is also evidence of substantial housing development over recent years with Land Registry sales data revealing that detached housing represented almost a half of new build sales over the last ten years. This 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.

