

Epperstone Parish Draft Neighbourhood Plan 2016 – 2033

Housing Need and Characteristics -Supporting Evidence



Epperstone Parish Neighbourhood Plan Housing Need and Characteristics – Supporting Evidence

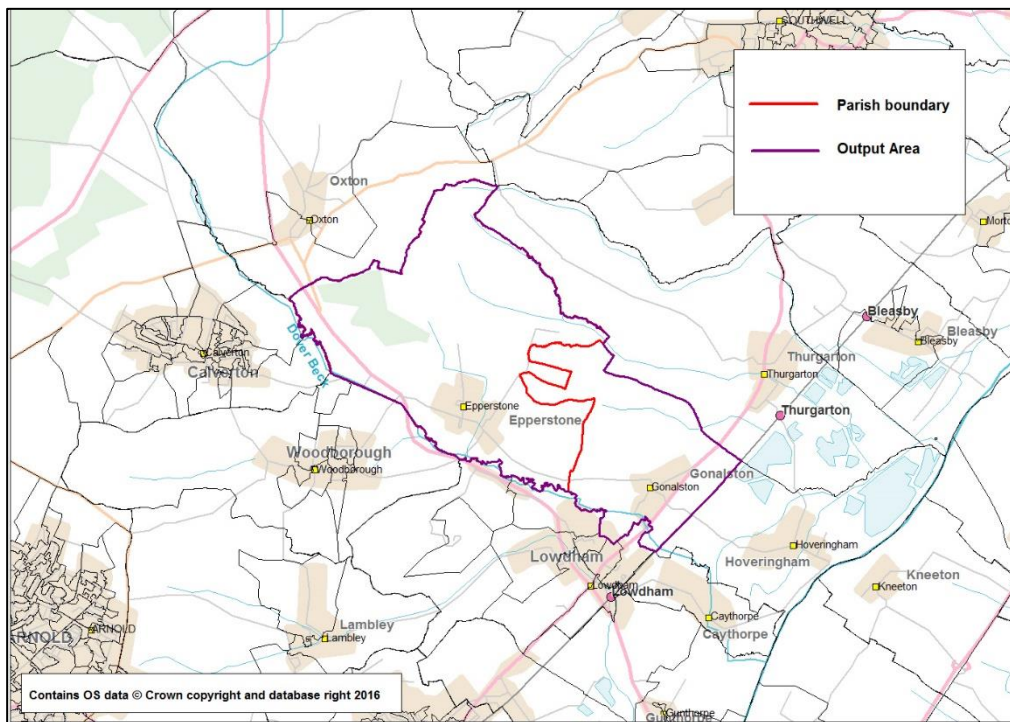
1.0 Introduction

This report provides an analysis of housing need and characteristics in the Epperstone Parish. 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 Need and Characteristics report will influence the policies of the Epperstone Neighbourhood Plan.

It should be noted that Census data for parishes is built up from output areas which are the smallest geographical unit for which Census data is released, and thus, they act as the basic “building-blocks” for the creation of other “higher” geographies, e.g. wards, council areas, etc.

The Epperstone Parish is a relatively small parish and comprises of only one output area which also takes in some households in the neighbouring community of Gonalston which lie outside the parish boundary. Figure 1 below illustrates the parish and census output area boundaries.

Figure 1 Epperstone Parish and 2011 Census Output Area Boundaries



2.0 Population Age Profile

According to the 2011 Census, the Epperstone Parish had an estimated total population of 589 living in 248 households dispersed across 1,426 hectares. There were 14 household spaces with no usual residents representing a 5% vacancy rate.

At the time of the 2011 Census, around 19% of residents were aged under 16 which is close to the district, regional and national averages.

Around 63% of residents are aged between 16 and 64 which is in line with the district rate and slightly below the region (64%) and national (65%) rates. Older people (aged 65+) represent over 18% of total residents, which is below the district (19%) and higher than that of the East Midlands region (17%) and national (16%) rates. The median age of people living in the Parish is 45 which is above the Newark and Sherwood district (43), region (40) and national (39) averages.

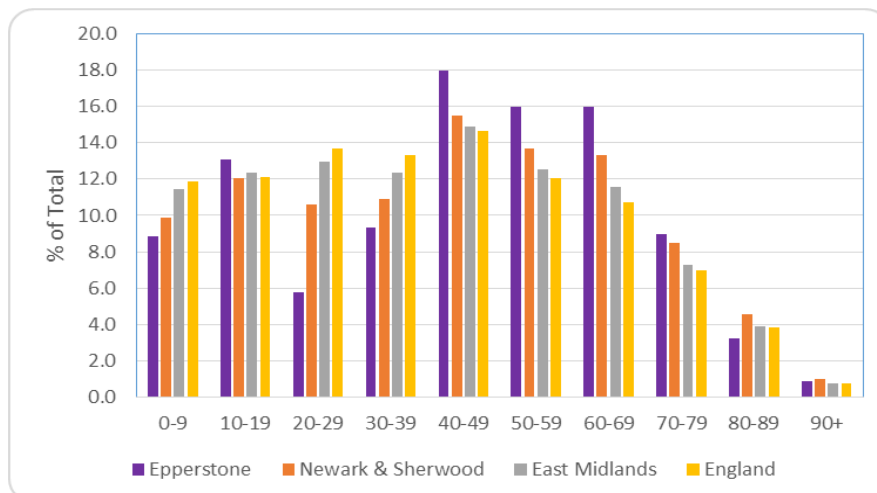
Table 1: Usual Residents by Age Band, 2011

	Epperstone NPA		Newark & Sherwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	24	4.1	5.5	6.0	6.3
Aged 5-15	87	14.8	12.7	12.5	12.6
Aged 16-64	370	62.8	62.9	64.5	64.8
Aged 65+	108	18.3	19.0	17.1	16.3
All Usual Residents	589	100.0	100.0	100.0	100.0
Median age	45		43	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals Epperstone has a higher than average share of residents aged between 40 and 69. The Parish has an under-representation of residents aged between 20 and 29 which may be due to young people attending university and living away from home.

Figure 2 Population by 10 year age bands, 2011



Source: Census 2011, QS103

Although it is somewhat difficult to show change over time due to boundary changes, there is some evidence of an ageing population with the proportion of residents aged over 65 increasing from 17.3% in 2001 to 18.3% in 2011. 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 the number of residents aged 65 and over in Newark and Sherwood district is forecast to grow by around 55% between 2012 and 2032.

3.0 Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. In the Parish, this accounts for 74% of the population. At 71% its economic activity rate is higher than the district rate (69%), regional (69%) and national (70%) averages. At 8% the self-employment rate is close to the regional rate (9%) but below the district (12%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was low.

Table 2: Economic Activity and Inactivity, 2011

	Epperstone		Newark & Sherwood	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	437	100.0	100.0		
Economically Active Total	312	71.4	68.9	69.3	69.9
Employee, Full-time	162	37.1	38.0	38.8	38.6
Employee, Part-time	73	16.7	15.1	14.4	13.7
Self Employed	68	15.6	9.5	8.7	9.8
Unemployed	9	2.1	3.6	4.2	4.4
Full-time Student economically active	-	0.0	2.5	3.3	3.4
Economically inactive Total	125	28.6	31.1	30.7	30.1
Retired	69	15.8	17.1	15.0	13.7
Student including Full-Time Students	20	4.6	3.8	5.8	5.8
Looking After Home or Family	18	4.1	4.1	4.0	4.4
Long-Term Sick or Disabled	15	3.4	4.3	4.1	4.0
Other	3	0.7	2.0	1.9	2.2

Source: Census 2011, QS601E

4.0 Household Size

At the time of the 2011 Census, the average household size was 2.4 people, rate which is in line with the national average and slightly above the district and regional (2.3) rates. The average number of rooms per household at 7.1 is higher than the district (5.9), regional (5.6) and national (5.4) rates.

People living in the 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 (3.0), region (2.8) and national (2.7) rates.

¹ [Subnational Population Projections for Local Authorities in England: 2012 based](#)

5.0 Housing Characteristics

5.1 Tenure

Home ownership levels are relatively high with around 77% of households owning their homes outright or with a mortgage or loan which is higher than the district (71%), region (67%) and England (63%) rates. At 47% a higher than average share of householders own their homes outright when compared with the district (36%), regional (33%) and national (31%) rates. Social rented properties account for just 6% of tenure which is lower than the district (14%), region (16%) and England (18%) rates. Around 13% of households live in privately rented homes, which is the same as the district rate but lower than the 15% region and 17% England rates.

Table 3: Tenure, 2011

	Epperstone		Newark & Sherwood	East Midlands	England
	No	%	%	%	%
All occupied Households	248	100.0	100.0	100.0	100.0
Owned; Owned Outright	116	46.8	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	75	30.2	35.0	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	8	3.2	0.5	0.7	0.8
Social Rented; Rented from Council (Local Authority)	11	4.4	10.4	10.1	9.4
Social Rented; Other	4	1.6	4.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	27	10.9	11.6	13.6	15.4
Private Rented; Other	5	2.0	1.3	1.3	1.4
Living Rent Free	2	0.8	1.5	1.3	1.3

Source: Census 2011, KS402EW

5.2 Accommodation Type

The majority (57%) of residential dwellings are detached, which is above the district (38%), regional (32%) and national (22%) shares. Semi-detached housing accounts for 26% of residential housing stock compared with 37% for the district, 35% for the region and 31% for England. Detached and semi-detached dwellings account for 83% of the total housing stock in the Epperstone area, whereas terraced housing and flats provide 16% of the accommodation spaces.

Table 4: Accommodation Type, 2011

	Epperstone		Newark & Sherwood	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	262	100.0	100.0	100.0	100.0
Detached	149	56.9	37.7	32.2	22.3
Semi-Detached	69	26.3	37.0	35.1	30.7
Terraced	31	11.8	16.5	20.6	24.5
Flat, Maisonette or Apartment	12	4.6	8.2	11.7	22.1

	Epperstone		Newark & Sherwood	East Midlands	England
	No	%	%	%	%
Caravan or Other Mobile or Temporary Structure	1	0.4	0.6	0.4	0.4

Source: Census 2011, KS405EW

5.3 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 40% of households live in housing with more than 4 bedrooms a rate which is above the district (23%), region (20%) and England (19%) averages. There is an under-representation of smaller housing with, for example, 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England.

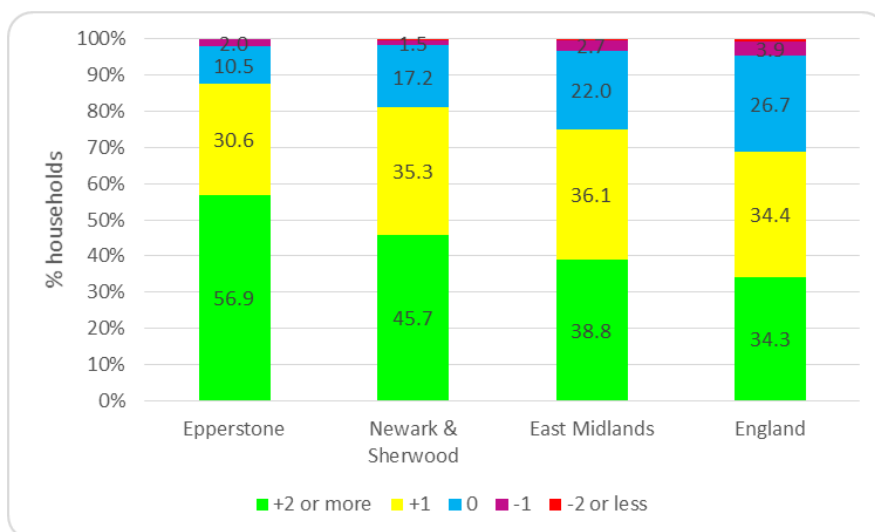
Table 5 Household size by the number of bedrooms, 2011

Bedrooms	Epperstone		Newark & Sherwood	East Midlands	England
All households	248	100.0	100.0	100.0	100.0
1 bedroom	7	2.8	5.8	8.3	12.0
2 bedrooms	47	19.0	22.5	26.5	27.9
3 bedrooms	96	38.7	49.0	45.4	41.2
4 or more bedrooms	98	39.5	22.7	19.8	19.0

Source: Census 2011, LC4405EW

There is some evidence of under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that 57% of all households have two or more spare bedrooms and 31% have one spare bedroom. Under occupancy is somewhat higher than the district, regional and national rates.

Figure 3: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy is particularly evident in larger properties with over half (54%) of households with 4 or more bedrooms occupied by only one or two people.

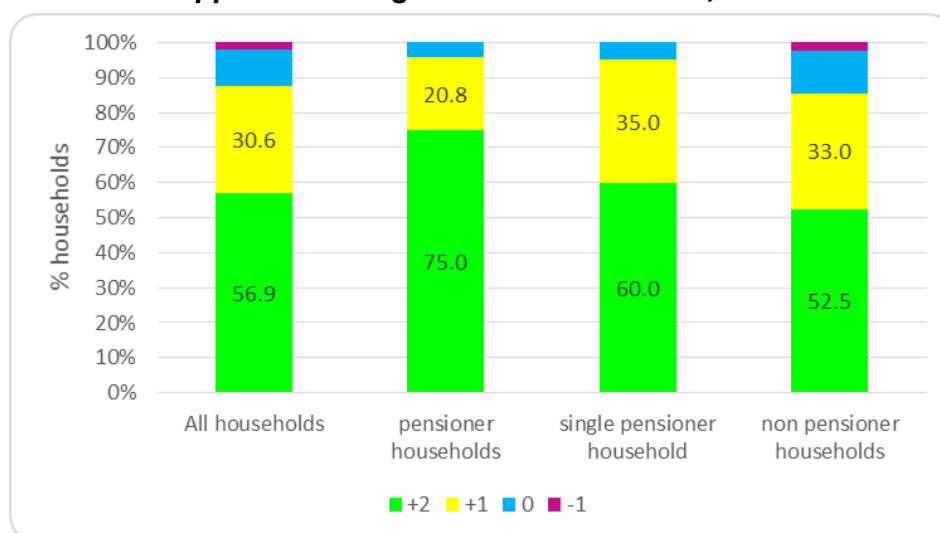
Table 6 Household with 4 or more bedrooms by household size, 2011

	Epperstone		Newark & Sherwood	East Midlands	England
HHs with 4 or more bedrooms	98	100.0	100.0	100.0	100.0
1 person in household	16	16.3	10.9	10.4	10.6
2 people in household	37	37.8	36.8	32.3	30.3
3 people in household	13	13.3	18.6	18.8	18.3
4 or more people in household	32	32.7	33.7	38.5	40.8

Source: Census 2011, LC4405EW

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 75% 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) against 53% for none pensioner households.

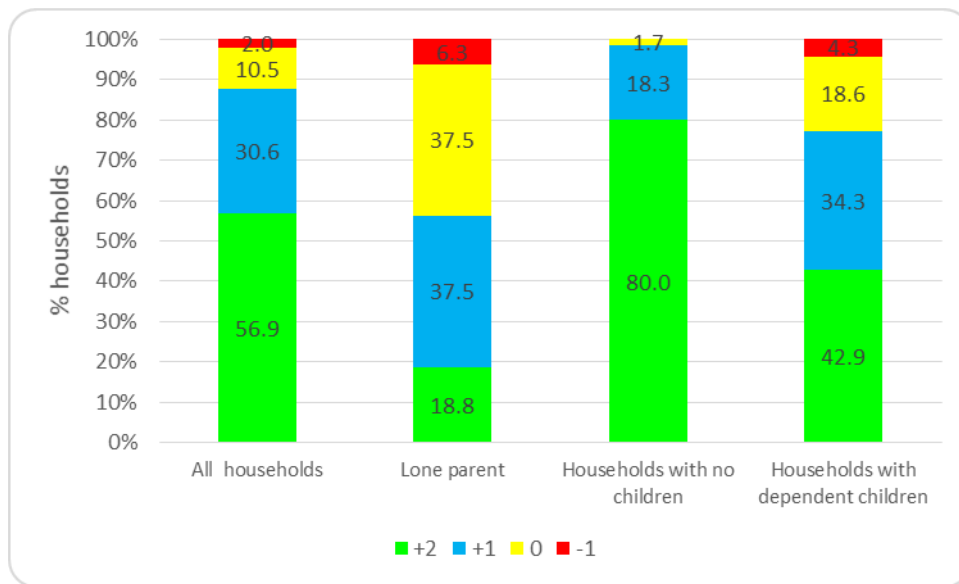
Figure 4: Bedroom Occupancy rating of Older Person Households, Epperstone Neighbourhood Plan Area, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue. The Census implies there is evidence of overcrowding in a small number of homes (5) with the majority of households with dependent children (3).

**Figure 5: Bedroom Occupancy rating of Family Households
Epperstone Neighbourhood Plan Area, 2011**

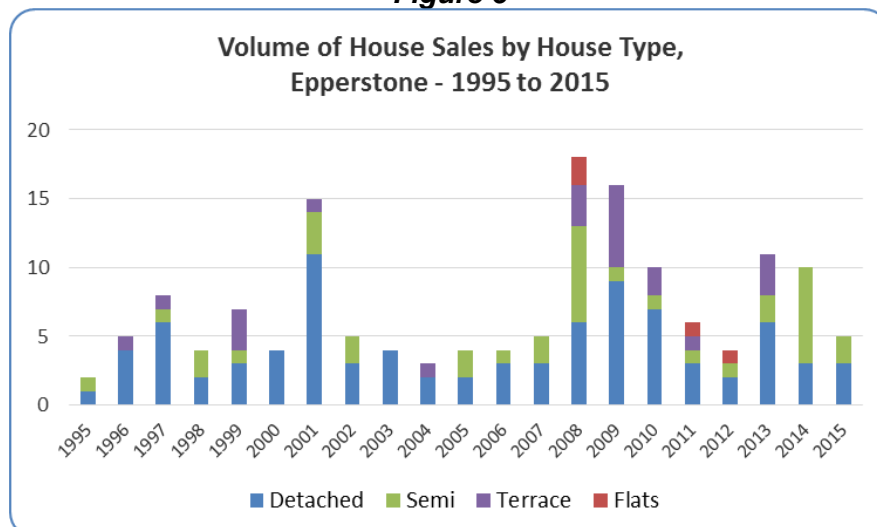


Source: Census 2011, LC4105EW

6.0 Residential Sales

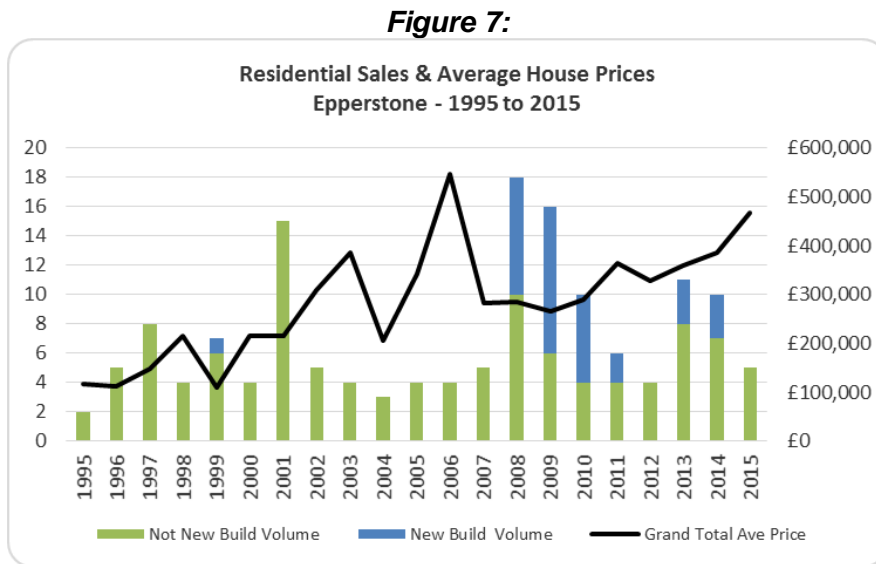
Land Registry price paid data shows that some 150 residential property sales were recorded by the Land Registry in the Epperstone area between 1995 and 2015. During this time, detached housing represented 58% of sales, 25% were semi-detached, 15% terraced and 3% flats. It should be noted not all sales are captured by the Land Registry, for example, properties that were not full market value, right to buy and compulsory purchase orders.

Figure 6



Data produced by Land Registry © Crown copyright 2016, data correct at 12.7.16

There is evidence of new build housing in the local area with 33 new build residential sales recorded between 1995 and 2015 which represents 22% of total sales recorded by the Land Registry in the area. During the 1995 to 2015 period, 40% of new build residential sales were detached, 27% terraced, 27% semi-detached and 6% were flats. It should be noted that not all new builds will be captured in the Land Registry price paid data, e.g. some conversions and social housing units will be excluded. Figure 7 below shows the volume of sales together with the overall annual average house price.



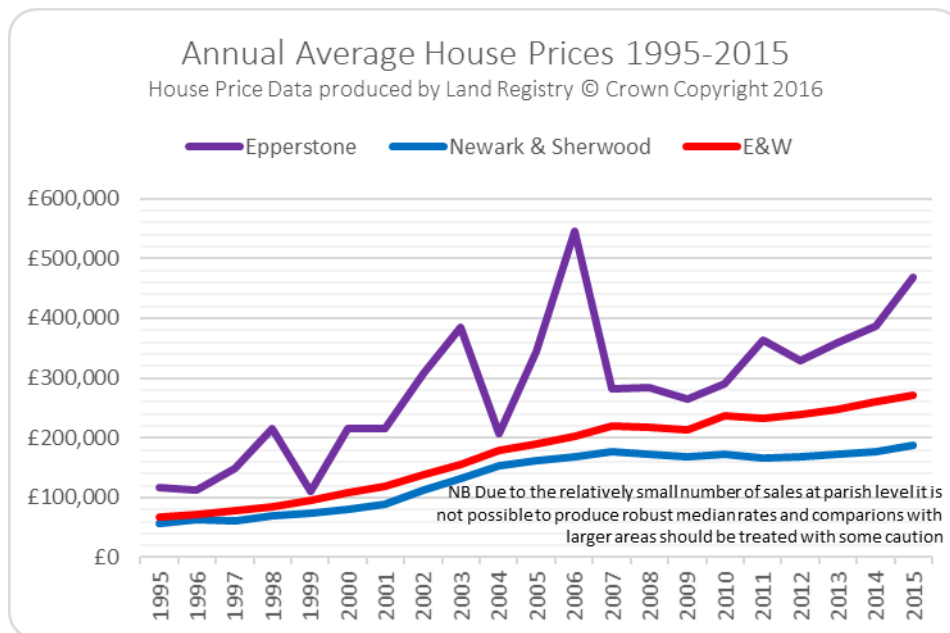
7.0 Average House Prices

According to the Land Registry, the average house price in 2015 was £468,000. This is a figure well above the district (£188,000) and national (£272,000) average.

The publication of middle layer super output area (MSOA) level income estimates for 2011/12² presents an opportunity for detailed housing affordability analysis. In England and Wales, the average MSOA had an average house price equal to 380 times net weekly household income. The middle layer super output areas (MSOAs) (E02005905) that covers the Epperstone Parish were 434 times the net weekly household income and the highest rate in the district, which suggests it may 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.

²[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

Figure 8:

8.0 Findings from Other Studies and Reports

In 2014, Newark and Sherwood Council commissioned a district-wide Housing Needs Survey³ to consider future housing needs in the District. Based on a postal survey, it assessed the future demand for housing in the district by tenure, type and size to inform future development of market housing and to inform affordable housing targets in each of the sub-areas.

The study grouped Newark and Sherwood into 7 sub areas. Epperstone with the parishes of Bulcote, Caythorpe, Gonalstone, Gunthorpe, Hoveringham, Lowdham and Oxtan comprised the Nottingham Fringe Area. With regard to the Nottingham Fringe Area, it concluded:

- Owner Occupation was the most sought-after tenure.
- The main property type required by existing households moving are detached and semi-detached for concealed⁴ households forming.
- In the market sector, the overall main size of property requirements for existing and concealed households moving is between 2 and 3 bedrooms.

³ <http://www.newark-sherwooddc.gov.uk/housingneeds>

⁴ A concealed family is one living in a multi-family household in addition to the primary family, such as a young couple living with parents

- In the social sector the main size of property required by existing households is for smaller properties one and two bedrooms, over 50% of concealed households require three bedrooms.

9.0 Findings from Community Consultation

Housing need and provision was one of the issues considered as part of the consultation undertaken as part of the Plan process. This indicated some community support for the provision of affordable and smaller homes, though some did question whether there was sufficient demand for this type of housing in the Parish. Typical comments received as part of the consultation include:

- “More affordable housing essential to bring young families here”.
- “More affordable housing. Smaller houses”.
- “Be flexible in definition of “affordable”. It should be suitable for young families from the area”.
- “Affordable houses for first time buyers. The next generation would like to stay living here”.
- “We need low cost housing. Affordable is rented through H/A 12 already in Epperstone only 2 are locals”.
- “10 2 Bedrooms built at Epperstone Manor. No take up from locals. One has been extended. Families mostly require 4 bedrooms”.

10.0 Summary of Main Future Housing Need and Characteristics

Epperstone is a small parish, and at the time of the 2011 Census was home to 589 residents living in 248 households. Reflecting the national trend, it has an ageing population.

Home ownership is relatively high, and average house prices are above the national and Newark and Sherwood District average.

There is a relatively high share of detached housing, particularly those with 4 or more bedrooms. There is some evidence of under-occupancy of dwellings, as evidenced by the number of spare bedrooms.

This statistical data suggests that there is a need to encourage smaller dwellings, which would be suitable for residents needing to downsize, small families and those entering the housing market. A view shared by the findings from the consultation undertaken as part of the development of the Neighbourhood Plan and other sources.

Providing suitable accommodation for elderly residents may enable them to remain in the local community and release under-occupied larger properties onto the market, which would be suitable for families.