

**Bitteswell Local  
Area  
Neighbourhood  
Plan**

**Housing  
Needs Report**

November 2018

Prepared by *YourLocale*

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# BITTESWELL LOCAL AREA NEIGHBOURHOOD PLAN HOUSING NEEDS

## Introduction

This report provides an analysis of housing issues in the Bitteswell local area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry, Valuation Office Agency, 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 Bitteswell local area Neighbourhood Plan.

## Population Age Profile

According to the 2011 Census, the Bitteswell Parish had an estimated population of 554 residents living in 195 households dispersed across 1,064 hectares, equating to a population density of 0.5 persons per hectare. This compares with 1.4 for Harborough, 2.9 for East Midlands and 4.1 for England as a whole. There were 4 vacant dwellings representing a 2% vacancy rate. There was 1 communal establishment in the parish with 43 residents. The number of people living in the parish increased between 2001 and 2011 rising by 21% (95 people). During the same period there was little change in the number of dwellings (occupied and vacant) but the number of vacant dwellings fell by 31.

At the time of the 2011 Census, around 22% of residents were aged under 16 which was above the district (19%), regional (18%) and national (19%) rates. Around 57% of residents were aged between 16 and 64 which was lower than the district (63%), region (64%) and England (65%) rates.

There is a high representation of older people (aged 65+) accounting for 21% of total residents which was above the district (18%), regional (17%) and national (16%) rates. The median age of people living in the local area was 48 which is older than the district (43), region (40) and national (39) rates.

**Table 1: Usual Residents by Age Band, 2011**

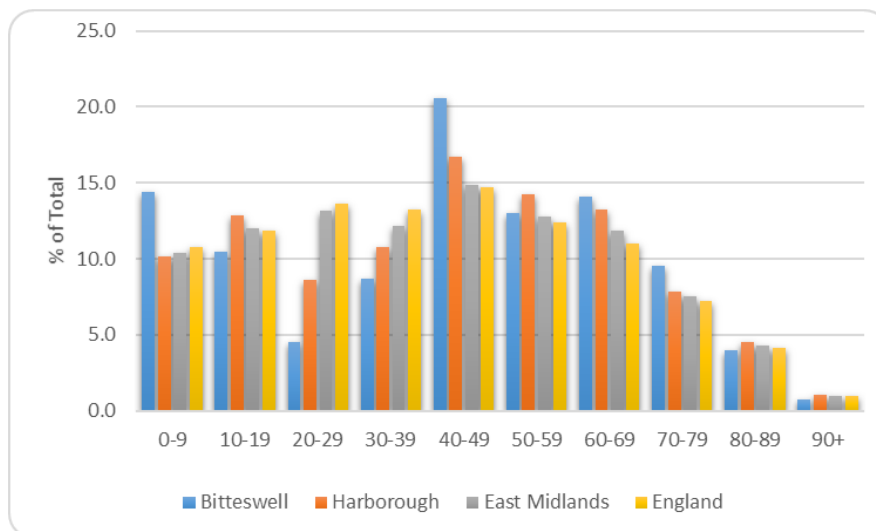
	Bitteswell		Harborough	East Midlands	England
	No	%	%	%	%
Aged 0-4	34	6.1	5.5	6.0	6.3
Aged 5-15	89	16.1	13.7	12.5	12.6
Aged 16-64	314	56.7	62.6	64.5	64.8
Aged 65+	117	21.1	18.3	17.1	16.3
All Usual Residents	554	100.0	100.0	100.0	100.0
Median age	46		43	40	39

*Source: Census 2011, KS102*

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Bitteswell had a high representation of residents aged

between 40 to 49 and 0 to 9 when compared with the national average. It has a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

**Figure 1 Population by 10 year age bands, 2011**



Source: Census 2011, QS103

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 projections<sup>1</sup> suggest that Harborough’s 65 plus age group is forecast to grow by around 65% between 2014 and 2034.

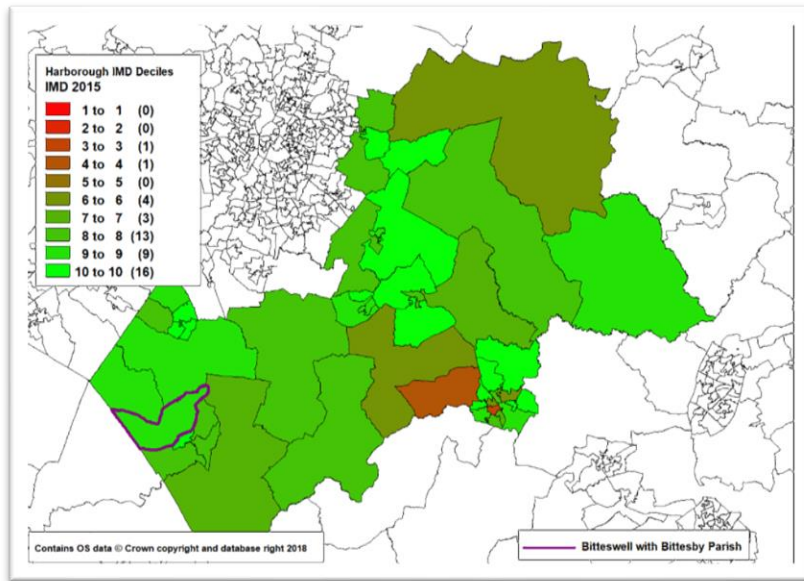
## Deprivation

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 Bitteswell Parish is situated within one LSOA (E01025816) which also includes the neighbouring settlements of Ullesthorpe, Claybrooke Magna and Claybrooke Nava.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 9<sup>th</sup> decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the Harborough district. The Bitteswell Parish is denoted by a black boundary to the west of the district.

<sup>1</sup> Subnational Population Projections for Local Authorities in England: 2014 based  
 Bitteswell Local Area Housing Need Evidence, 25.11.18 V1

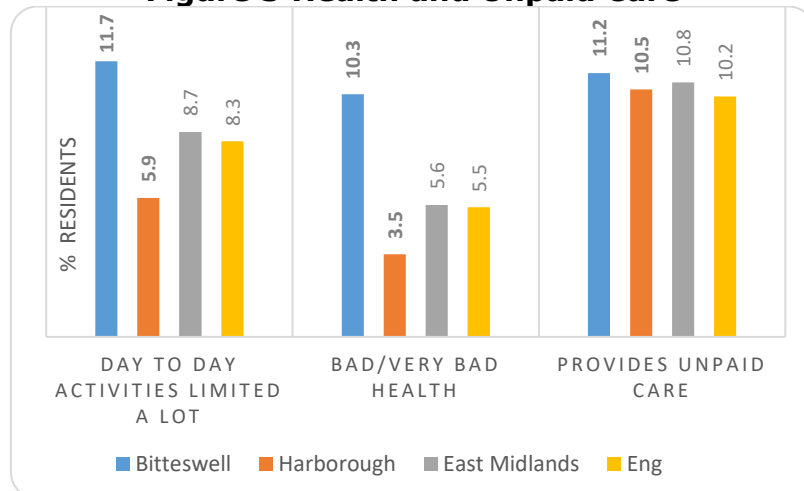
**Figure 2 Index of Multiple Deprivation Deciles, 2015, Harborough**



## Health

The Census highlights ill health and disability is an issue for some residents. Figure 3 shows that at 10.3% the proportion of residents reporting to be in bad or very bad health was above the district (3.5%), region (5.6%) and England (5.5%) rates. Bitteswell residents are more likely to have their day to day activities limited due to ill health and also more likely to be caring for other.

**Figure 3 Health and Unpaid Care**



Source: Census 2011

## Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Bitteswell Parish this accounts for 68% of the population. At 68% Bitteswell's economic activity rate is lower than the district (73%), but above the regional (69%) and national (70%) rates. It has a higher than average share of self employed residents and at the time of the 2011 Census the unemployment rate was low.

**Table 2: Economic Activity and Inactivity, 2011**

	Bitteswell		Harborough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	379	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>257</b>	<b>67.8</b>	<b>73.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Part-time	49	12.9	13.9	38.8	38.6
Employee, Full-time	128	33.8	44.6	14.4	13.7
Self Employed	70	18.5	8.9	8.7	9.8
Unemployed	4	1.1	3.6	4.2	4.4
Full-time Student (econ active)	6	1.6	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>122</b>	<b>32.2</b>	<b>26.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	54	14.2	14.7	15.0	13.7
Student (including Full-Time Students)	12	3.2	3.9	5.8	5.8
Looking After Home or Family	17	4.5	3.5	4.0	4.4
Long-Term Sick or Disabled	23	6.1	2.8	4.1	4.0
Other	16	4.2	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 Bitteswell Parish was 2.6 people which was above the region (2.3), national and district (2.4) rates. The average number of rooms per household stood at 7.7 which was above the district (6.3), regional (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.7 which was higher than the district (3.1), region (2.8) and England (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are high with around 79% of households owning their homes outright or with a mortgage or loan. This is higher than the district (78%), regional (67%) and national (63%) rates. Around 13% of households live in private rented accommodation which is slightly above the district (11%) rate but below that of the region (15%) and England (17%) averages. Just 7% of households live in social rented accommodation which was lower than the district (8%), regional (16%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Bitteswell		Harborough	East Midlands	England
	No	%	%	%	%
All occupied Households	195	100.0	100.0	100.0	100.0
Owned; Owned Outright	90	46.2	38.4	32.8	30.6
Owned; Owned with a Mortgage or Loan	65	33.3	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	10	5.1	7.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	20	10.3	10.1	13.6	15.4
Private Rented; Other	5	2.6	1.1	1.3	1.4
Living Rent Free	2	1.0	1.1	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows the majority (71%) of residential dwellings were detached which is somewhat higher than the district (48%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 20% of the housing stock against 29% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 8% of accommodation spaces which is lower than the district (23%), region (32%) and national (47%) shares.

**Table 4: Accommodation Type, 2011**

	Bitteswell		Harborough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	199	100.0	100.0	100.0	100.0
Detached	141	70.9	47.7	32.2	22.3
Semi-Detached	40	20.1	28.6	35.1	30.7
Terraced	12	6.0	15.2	20.6	24.5
Flat, Maisonette or Apartment	4	2.0	8.1	11.7	22.1
Caravan or Other Mobile or Temporary Structure	2	1.0	0.4	0.4	0.4

Source: Census 2011, KS405EW

## Number of Bedrooms and Occupancy Rates

More than half (52%) of households live in houses with four or more bedrooms which is somewhat higher than the district (34%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

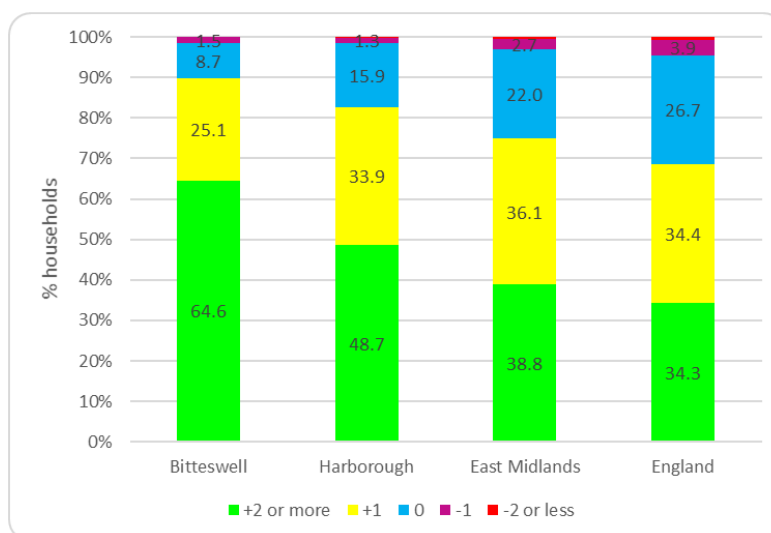
**Table 5 Households by number of bedrooms, 2011**

Bedrooms	Bitteswell		Harborough	East Midlands	England
All occupied Household Spaces	195	100.0	100.0	100.0	100.0
No Bedrooms	1	0.5	0.1	0.2	0.2
1 Bedroom	6	3.1	5.8	8.1	11.8
2 Bedrooms	26	13.3	22.5	26.5	27.9
3 Bedrooms	60	30.8	37.3	45.4	41.2
4 Bedrooms	58	29.7	25.7	15.4	14.4
5 or More Bedrooms	44	22.6	8.5	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 65% of all occupied households in Bitteswell have two or more spare bedrooms and around 25% have one spare bedroom. Under occupancy is higher than district, regional and national averages.

**Figure 4: Bedroom Occupancy Rates, All Households, 2011**



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 43% of households with 4 or more bedrooms occupied by just one or two people. This is close to district (44%), regional (43%) and England (41%) rates.

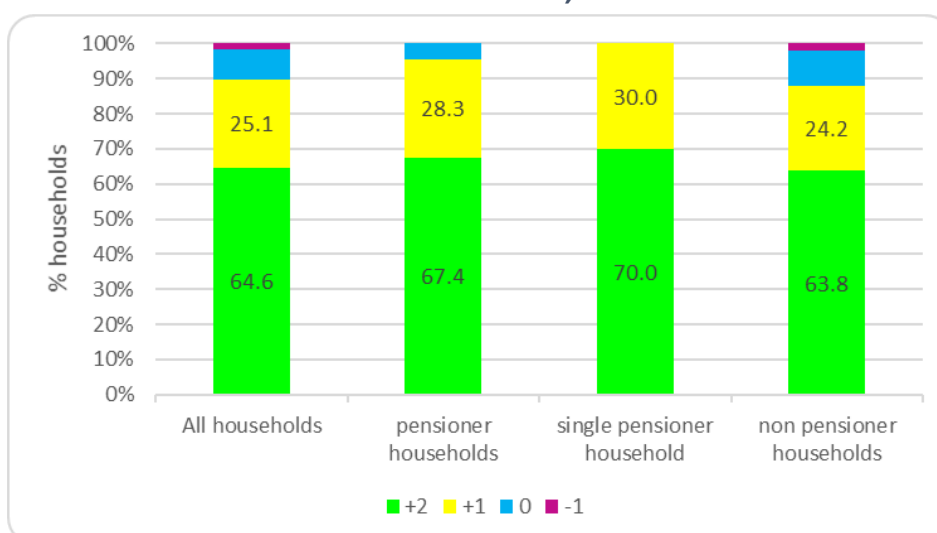
**Table 6 Households with 4 or more bedrooms by household size, 2011**

	Bitteswell		Harborough	East Midlands	England
HHs with 4 or more bedrooms	102	100.0	100.0	100.0	100.0
1 person in household	11	10.8	9.2	10.4	10.6
2 people in household	33	32.4	35.2	32.3	30.3
3 people in household	21	20.6	18.0	18.8	18.3
4 or more people in household	37	36.3	37.6	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 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 64% non-pensioner household rate.

**Figure 5: Bedroom Occupancy rating of Older Person Households, Bitteswell Parish, 2011**

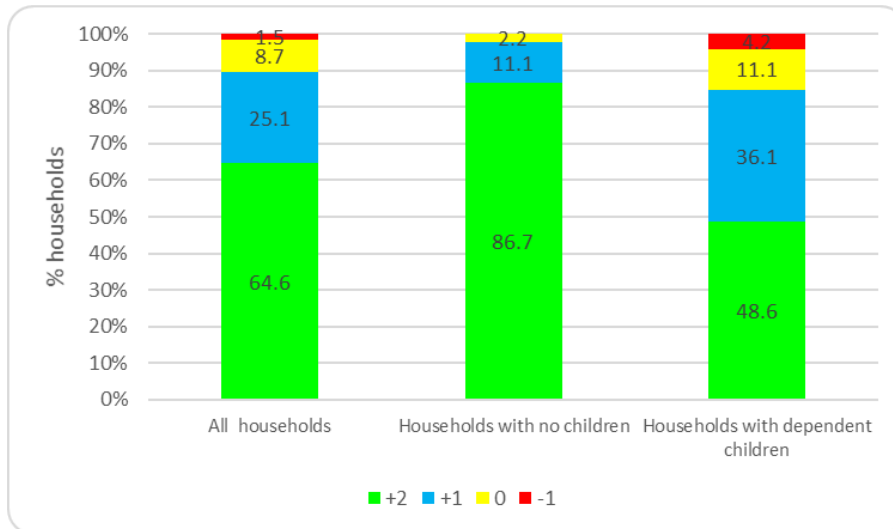


Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Bitteswell.



**Figure 6: Bedroom Occupancy rating of Family Households  
Bitteswell Parish, 2011**



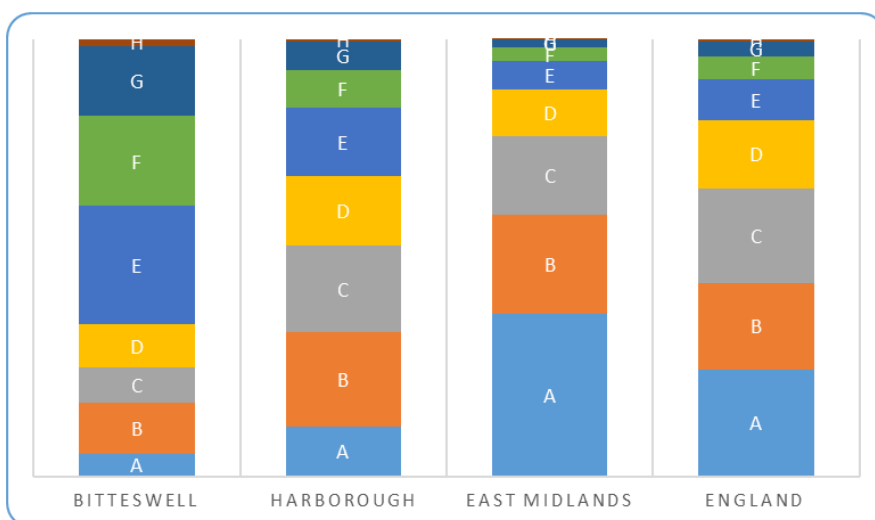
Source: Census 2011, LC4105EW

# Housing Market

## Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Bitteswell area by council tax band compared to the district, region and national averages at 2017. Domestic properties with Council Tax Band E make up the largest group (approximately 27% of the total) in the area. It has a higher proportion of properties with high value council tax bands with 38% 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. According to data supplied by [Harborough Council](#)<sup>2</sup> some 15 new properties were added to the Council Tax register between 2006 and 2016.

**Figure 7: Dwelling Stock by Council Tax Band 2016/17**



*Bitteswell data source: Harborough Council FOI 31.11.16*

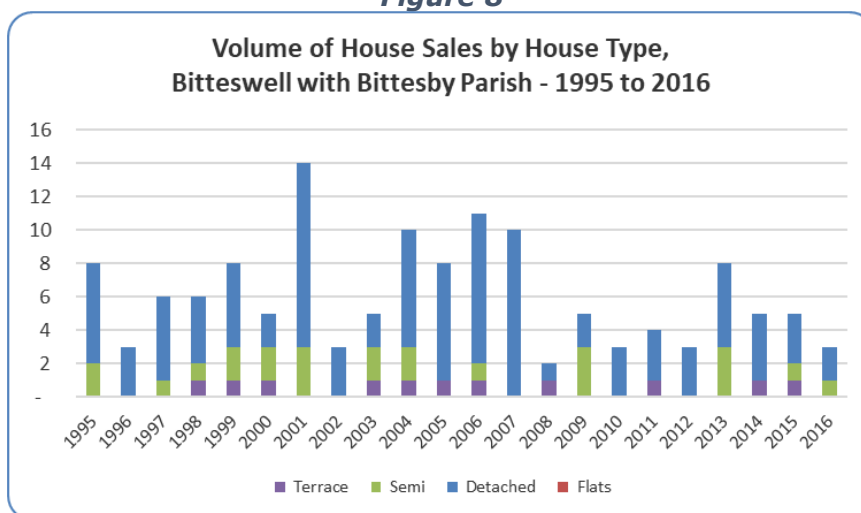
*Harborough, East Midlands and England source: Council Tax Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA*

## Residential Sales

Land Registry price paid data shows around 135 residential property sales were recorded in the Bitteswell Parish between 1995 and 2016. At 74% detached housing accounted for the majority of sales, 18% were semi-detached and 8% terraced. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

<sup>2</sup> FOI request, Harborough Council, 16.11.16

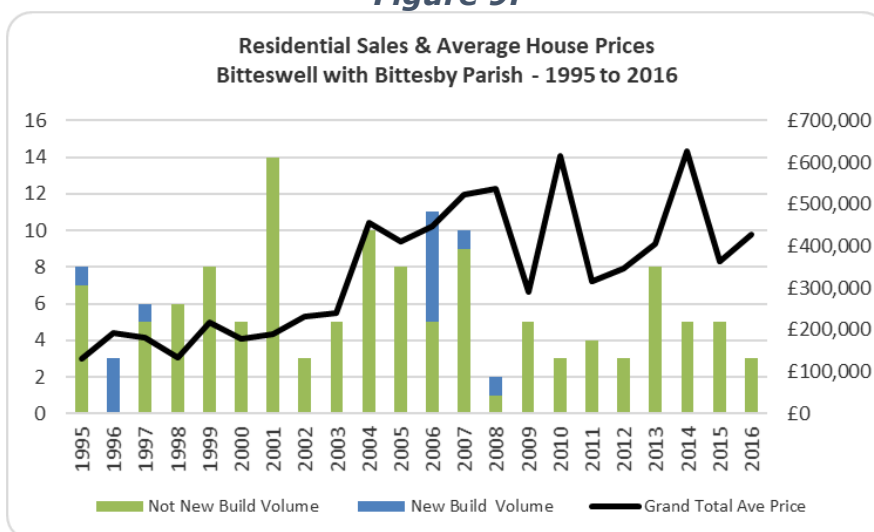
**Figure 8**



Data produced by Land Registry © Crown copyright 2018 (data available at 15.11.18)

As mentioned above, there is evidence of a small supply of new build housing in the local area with 8 new build residential sales recorded between 1995 and 2016, representing 6% of total sales recorded by the Land Registry in the area. Figure 8 below shows the volume of sales together with the overall annual average house price.

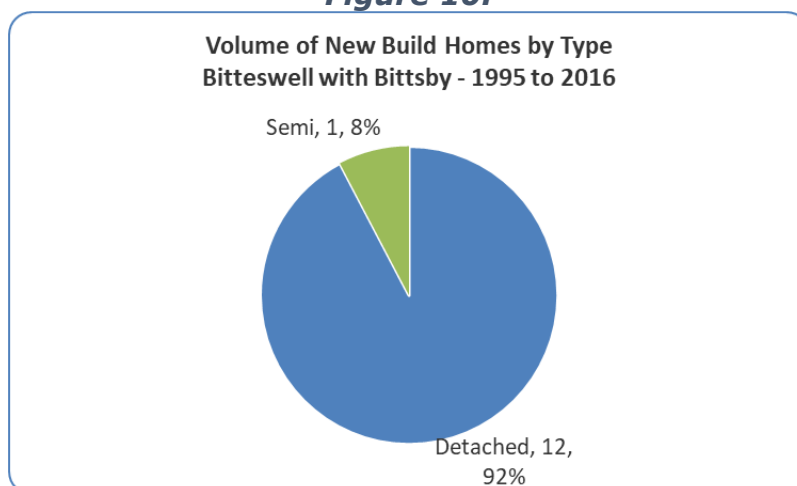
**Figure 9:**



Data produced by Land Registry © Crown copyright 2018 (data available at 15.11.18)

During this period, the majority (92%) of new build residential sales were detached (Figure 10). 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 10:**



Data produced by Land Registry © Crown copyright 2018 (data available at 15.11.18)

## Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for housing affordability analysis.

The data reveals the cost of an entry-level<sup>3</sup> 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 data<sup>4</sup> also shows that home-ownership prospects vary across the country.

In the Bitteswell local area<sup>5</sup> a low to mid-priced property costs on average £215,000 which is somewhat higher than the national average. Assuming a 15% deposit<sup>6</sup>, those entering the property market in the area would require a household income of £40,611 (£26,444 E&W average) and savings of £36,050.

Prospective buyers would require an estimated £2,000 for legal and moving costs and £32,250 for a 15% deposit, £1,800 for stamp duty coming to £36,050 in total which is a challenge for many entry level households.

## Summary of Future Housing Need

At the time of the 2011 Census, Bitteswell was home to around 554 residents living in 195 households. Analysis of the Census suggests that

<sup>3</sup> 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.

<sup>4</sup> 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](#).

<sup>5</sup> The Bitteswell Local area area is based on MSOA best fit (E02005372) which also takes in neighbouring villages.

<sup>6</sup> [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.

between 2001 and 2011 the local area population increased by around 21% (95 people).

There is evidence of a higher than average representation of older residents living in the local area with over 21% of residents aged 65 and over which is higher than the district, region and national averages. 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 79% of households owning their homes outright or with a mortgage or loan and at 7% the share of households living in social rented accommodation is very low when compared with regional and national rates.

There is evidence of under occupancy suggesting 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.

There is a predominance of large detached and high value housing. There is an under representation of housing for single people with just 3% of dwellings having one bedroom.

Land Registry and council tax data indicates there has been some new build housing market activity over recent years, but this has been predominantly high value detached housing.

Deprivation is not a significant issue in the local area Small Area Housing Affordability data suggests that some residents may find it difficult to access owner-occupation or access the private rental market.