

**Leicester Forest
East Parish
Neighbourhood
Plan**

**Housing
Needs Report**

April 2016

Prepared by *YourLocale*

LEICESTER FOREST EAST PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Leicester Forest East 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 Leicester Forest East Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Leicester Forest East Parish had an estimated population of 6,719 residents living in 2,556 households dispersed across 252 hectares. There were 2,622 dwellings (self-contained accommodation units) and 66 household spaces with no usual residents representing a 2.5% vacancy rate. Since 2001 the number of residents has increased by around 223 (+3.4%), the number of households by 100 (+4.1%) and the number of dwellings by 147 (5.9%). There were 5 communal establishments which were home to 86 residents. For information about housing term definitions see [Definitions of general housing terms](#).

The parish has a higher than average share of 5 to 15 year olds which represent 14.7% of total residents against 12.9% for the district, 12.5% regional and 12.6% for England as a whole. Around 63% of residents are aged between 16 and 64 which is in line with the district rate and below the district (64%) and national (65%) rates. Older people (aged 65+) represent some 16% of residents which is in line with the national rate but lower than the district (18%) and regional (17%) rates. The median age of people living in the Parish is 40 which is the same as the regional figure, slightly higher than the national (39) and lower than that of Blaby (42) as a whole.

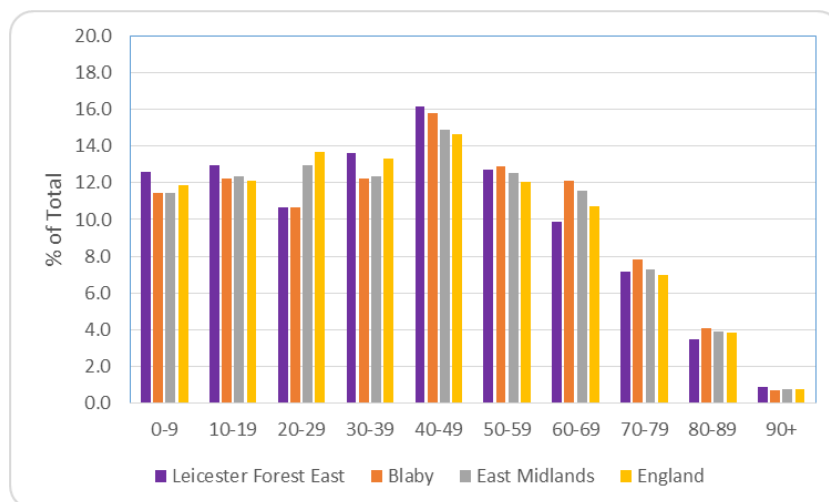
Table 1: Usual Residents by Age Band, 2011

	Leicester Forest East		Blaby	East Midlands	England
	No	%	%	%	%
Aged 0-4	394	5.9	5.8	6.0	6.3
Aged 5-15	988	14.7	12.9	12.5	12.6
Aged 16-64	4,257	63.4	63.3	64.5	64.8
Aged 65+	1,080	16.1	18.0	17.1	16.3
All Usual Residents	6,719	100.0	100.0	100.0	100.0
Median age	40		42	40	39

Source: Census 2011, KS102

A more detailed breakdown reveals the Leicester Forest East Parish has a slightly higher than average share of residents aged 19 and under and those aged between 40 and 59 when compared to the district, regional and national averages.

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 Leicester Forest East Parish this accounts for 72% of the population. At 76.5% Leicester Forest East Parish’s economic activity rate is higher than the district (73.9%), regional (69.3%) and national (69.9%) 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. Of those that are economically active around 80% are in paid employment and 14% are self employed. At the time of the 2011 Census the unemployment rate was lower than district, regional and national rates.

Table 2: Economic Activity and Inactivity, 2011

	Leicester Forest East		Blaby	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	4,838	100.0	100.0	100.0	100.0
Economically Active Total	3,699	76.5	73.9	69.3	69.9
Employee, Full-time	2,161	44.7	42.6	38.8	38.6
Employee, Part-time	781	16.1	15.7	14.4	13.7
Self Employed	504	10.4	11.6	8.7	9.8
Unemployed	105	2.2	2.9	4.2	4.4
Full-time Student economically active	148	3.1	2.9	3.3	3.4
Economically Inactive Total	1,139	23.5	26.1	30.7	30.1
Retired	678	14.0	15.6	15.0	13.7
Student including Full-Time Students	202	4.2	3.6	5.8	5.8
Looking After Home or Family	133	2.7	2.8	4.0	4.4
Long-Term Sick or Disabled	82	1.7	2.3	4.1	4.0
Other	44	0.9	1.8	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Leicester Forest East Parish was 2.6 people which is higher than the district (2.4), regional (2.3) and national (2.4) rates. At 6.2 the average number of rooms per household is higher than the district (5.9), regional (5.6) and national (5.4) rates.

People living in the Leicester Forest East Parish are also more likely to live in homes with a high number of bedrooms. The average number of bedrooms per household is 3.2 which is higher than the district (3.0), region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with over 90% of households owning their homes outright or with a mortgage or loan. This compares with 80.9% for Blaby, 67 for the region and 63% for England as a whole. There is very little social housing provision in the parish (less than 1%) and private rented properties represent 8% of occupied households.

Table 3: Tenure, 2011

	Leicester Forest East		Blaby	East Midlands	England
	No	%	%	%	%
All occupied Households	2,556	100.0	100.0	100.0	100.0
Owned; Owned Outright	1,011	39.6	38.1	32.8	30.6
Owned; Owned with a Mortgage or Loan	1,304	51.0	42.8	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	7	0.3	0.6	0.7	0.8
Social Rented; Rented from Council (Local Authority)	5	0.2	1.9	10.1	9.4
Social Rented; Other	17	0.7	5.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	183	7.2	9.0	13.6	15.4
Private Rented; Other	18	0.7	1.0	1.3	1.4
Living Rent Free	11	0.4	0.8	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that semi-detached dwellings represent the highest share of properties in the parish representing 56% of the housing stock against 47% for the district, 35% for the region and 31% for England as a whole. There is also a higher than average representation of detached dwellings which account for 37% of household spaces compared with 36% for the district, 32% for the region and 22% England rates. Terraced housing represents 5% of dwellings and flats just 1%, both being lower than district, regional and national rates.

Table 4: Accommodation Type, 2011

	Leicester Forest East		Blaby	East Midlands	England
	No	%	%	%	%
All dwellings	2,622	100.0	100.0	100.0	100.0
Detached	980	37.4	36.1	32.2	22.3
Semi-Detached	1,475	56.3	47.2	35.1	30.7
Terraced	134	5.1	10.2	20.6	24.5
Flat, Maisonette or Apartment	33	1.3	6.1	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.3	0.4	0.4

Source: Census 2011, KS401EW

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 30% of households live in housing with more than 4 bedrooms which is above the district (23%), regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 13% of dwellings having 2 or fewer bedrooms against 26% for the district, 35% for the region and 40% for England as a whole.

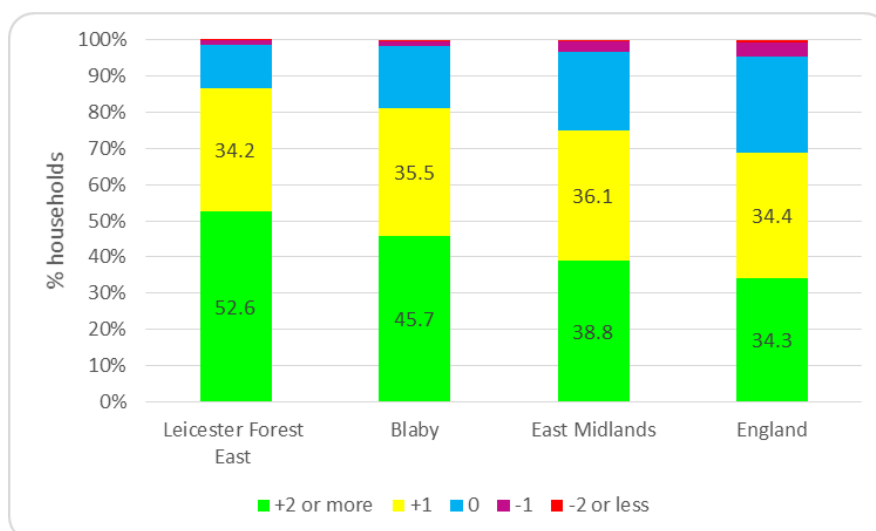
Table 5 Household size by number of bedrooms, 2011

Bedrooms	Leicester Forest East Parish		Blaby	East Midlands	England
All households	2,556	100.0	100.0	100.0	100.0
1 bedroom	42	1.6	5.0	8.3	12.0
2 bedrooms	293	11.5	20.6	26.5	27.9
3 bedrooms	1,451	56.8	51.0	45.4	41.2
4 or more bedrooms	770	30.1	23.4	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 half (53%) of all households in the Leicester Forest East Parish have two or more spare bedrooms and over a third (34%) 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 third (34%) of dwellings with 4 or more bedrooms occupied by just one or two people.

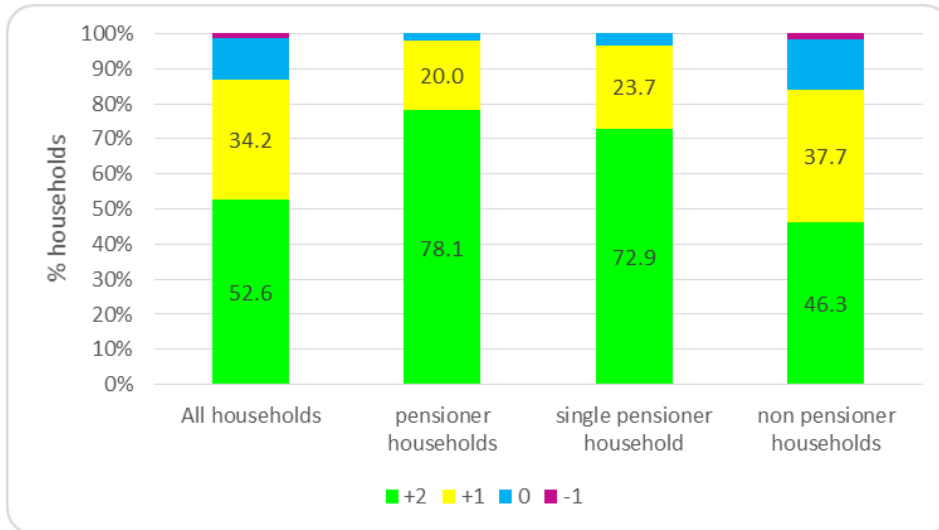
Table 6 Household with 4 or more bedrooms by household size, 2011

	Leicester Forest East		Blaby	East Midlands	England
HHs with 4 or more bedrooms	770	100.0	100.0	100.0	100.0
1 person in household	65	8.4	10.0	10.4	10.6
2 people in household	198	25.7	30.1	32.3	30.3
3 people in household	180	23.4	19.9	18.8	18.3
4 or more people in household	327	42.5	40.1	38.5	40.8

Source: Census 2011, LC4405EW

Research shows 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 78% 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.

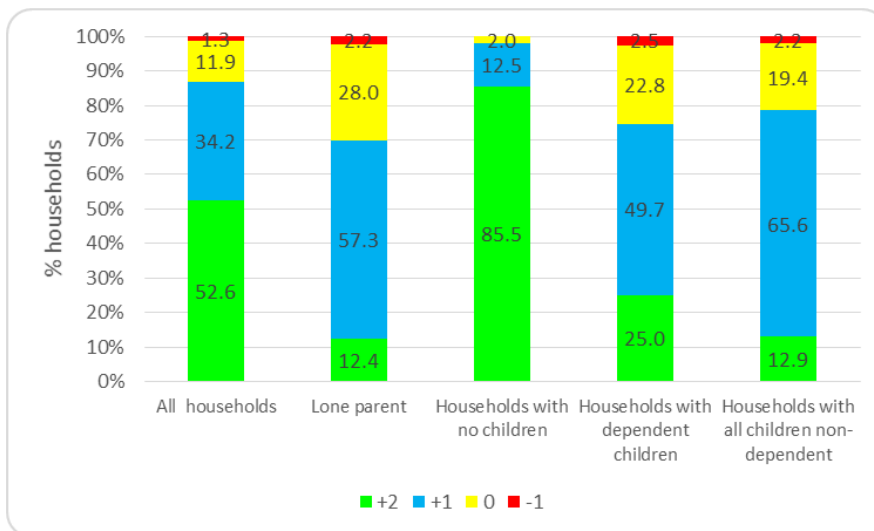
Figure 3: Bedroom Occupancy rating of Older Person Households, Leicester Forest East Parish, 2011



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 Leicester Forest East Parish.

Figure 4: Bedroom Occupancy rating of Family Households Leicester Forest East Parish, 2011



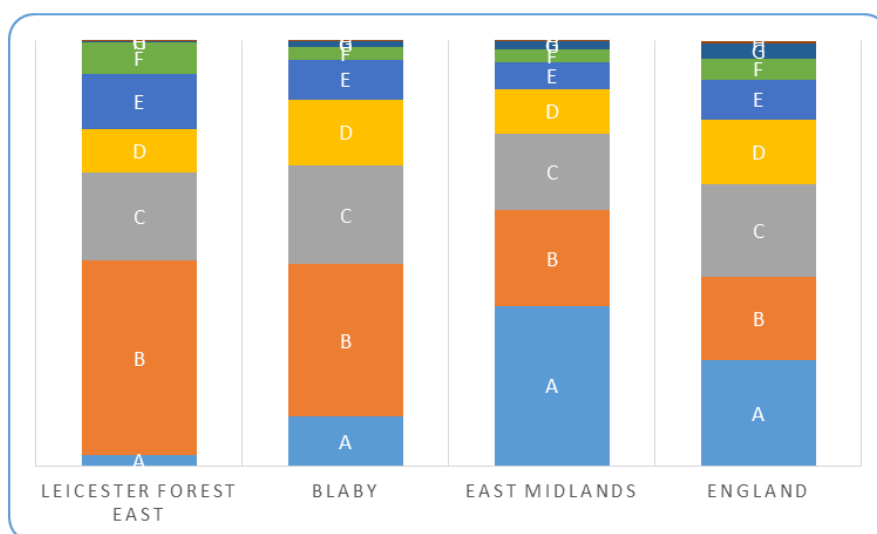
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Leicester Forest East Parish by council tax band compared to the district, region and national averages. In Leicester Forest East domestic properties with Council Tax band B make up the largest group (approximately 26% of the total). Around 8% of properties have a Council Tax banding of F and above against 5% for the district and region and 9% for England as a whole.

**Figure 5: Dwelling Stock by Council Tax Band
Leicester Forest East Parish, 2011**

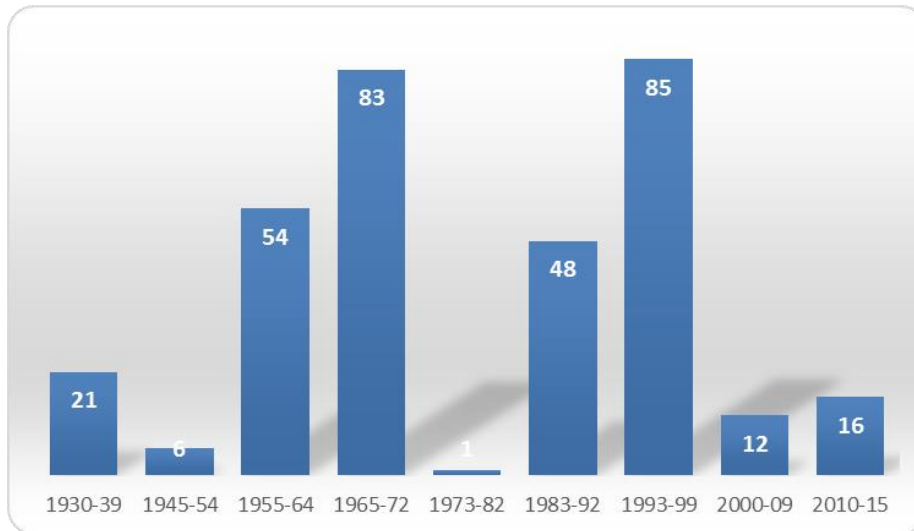


Source: Valuation Office Agency, Neighbourhood Statistics

A recent analysis of a new publication that combines aspects Council Tax Valuation Lists summary (last published on 24 April 2014) and Property Attributes counts (last published 26 June 2014) suggest that just 1% of properties in the Leicester Forest East area were built before 1900. Figure 6 below gives an indication of the number of new homes built each year and clearly shows major housing development occurred in the 1960s and 70s. There is also evidence of house building taking place in the 1980s and 90s, the latter is also evidenced in the residential sales section below. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases the period when the property was built has not been recorded on the VOA system, equating around 1.3 per cent of the total number of properties.

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data does not fully compliment the parish boundary and is based on combining five lower layer super output areas (E01025631, E01025632, E01025633, E01025634, E01025635) to best fit the Leicester Forest East parish boundary.

Figure 6 Average Annual Number of New Properties by Build Period in the Leicester Forest East Parish Area

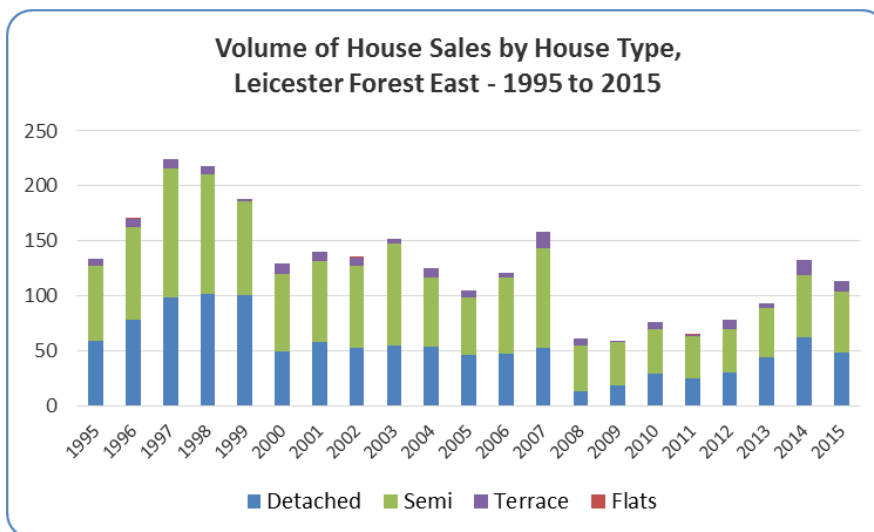


Council Tax: Stock of Properties, England and Wales, 2015, VOA

Residential Sales

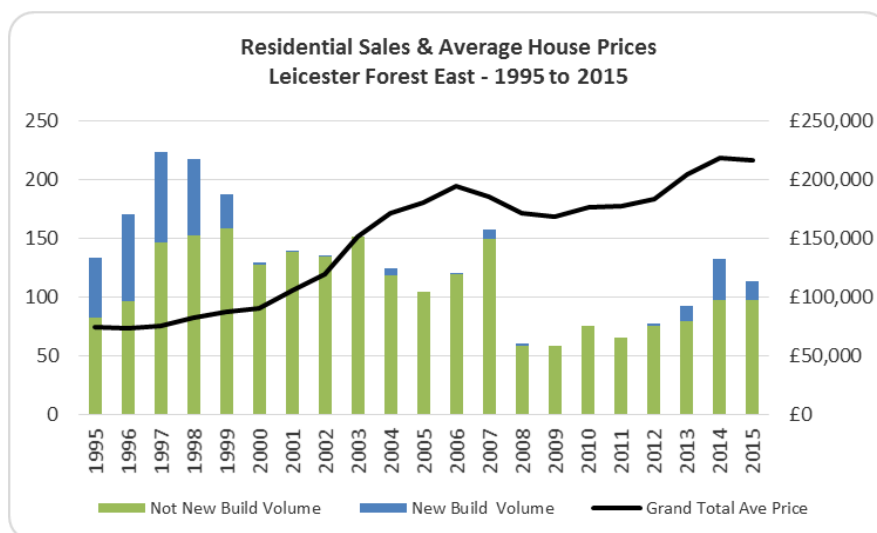
Land Registry price paid data shows that some 2,682 residential property sales were recorded by the Land Registry in the Leicester Forest East Parish between 1995 and 2015. Semi-detached housing represented the largest share (52%) of sales during this time, reflecting the higher than average stock of semi-detached housing in the parish. Detached housing accounted for 42% of sales and 5.3% was terraced housing. There were just 3 flats sold during this time period. 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 7



There is evidence of new build housing in the local area with 383 new build residential sales recorded between 1995 and 2015, representing 14% of total sales recorded by the Land Registry in the area. The majority of new build sales occurred between 1995 and 1999. 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.

Figure 8: Volume of Residential Sales, Leicester Forest East 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 (E02005334) which covers most of the Leicester Forest East Parish was 286 times the net weekly household. 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

Leicester Forest East was home to 6,719 residents living in 2,556 households. Analysis of the Census shows that the parish population increased by around 3.4% and the number of households by 4.1% 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 semi-detached housing, detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is a particularly high level of home ownership and

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

very little social housing provision. There is evidence of substantial housing development occurring since the 1960s.

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 projections² suggest that Blaby's 65 plus age group is forecast to grow by 51.4% between 2012 and 2032. If this trend is reflected in the Leicester Forest East Parish, the number of residents aged 65 and over would increase from 1,080 (Census 2011 base) to 1,635 during this period. As data from the Census suggests that people living in the parish are more likely to have very good health it is likely that the increase in its local elderly population could be greater than the district rate. Life expectancy in the local area is increasing and rates are higher than the CCG and national rates. Latest available figures from the [Public Health England National General Practice Profile for the Forest House Medical Centre](#) shows that male life expectancy in the local area for the 2008 to 2012 period stood at 80.5 years (80.3 NHS East Leicestershire and Rutland CCG and 78.9 England) and for females 84.7 years (84.1 CCG and 82.8 England).

The high level of under occupancy suggests a need for smaller homes of up to three 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.

² [Subnational Population Projections for Local Authorities in England: 2012 based](#)