

**Swannington  
Local area  
Neighbourhood  
Plan**

**Housing  
Needs Report**

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# SWANNINGTON LOCAL AREA NEIGHBOURHOOD PLAN HOUSING NEEDS

## Introduction

This report provides an analysis of housing issues in the Swannington local area to support its Neighbourhood Plan policies. The Swannington Parish boundary matches lower layer super output area (LSOA) E01025965: North West Leicestershire 004D. 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 Swannington local area Neighbourhood Plan.

## Population Age Profile

According to the 2011 Census, the Swannington local area had an estimated population of 1,270 residents living in 583 households dispersed across 469 hectares, equating to a population density of 2.7 persons per hectare. This compares with 3.3 for NW Leics, 2.9 for East Midlands and 4.1 for England as a whole. There were 19 vacant dwellings representing a 3.2% vacancy rate. There were no communal establishments situated in the local area boundary. Since 2001 the number of residents living in the local area is estimated to have increased by around 10% (120 people) and the number of dwellings (occupied and vacant) rose by 102 (21%).

At the time of the 2011 Census around 13% of residents were aged under 16 which was below the borough (19%), regional (18%) and national (19%) rates. Around 64% of residents were aged between 16 and 64 which was close to the England (65%), borough and regional (64%) rates.

There is an over representation of older people (aged 65+) accounting for 19% of total residents which was higher than the borough, regional (17%) and national (16%) rates. The median age of people living in the local area was 44 which is older than the borough (42), region (40) and national (39) rates.

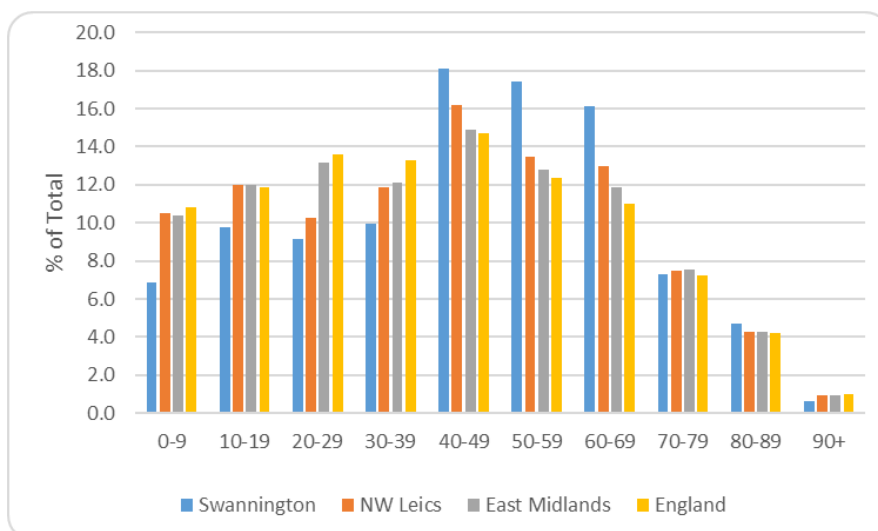
**Table 1: Usual Residents by Age Band, 2011**

	Swannington		NW Leics	East Midlands	England
	No	%	%	%	%
Aged 0-4	45	3.5	5.9	6.0	6.3
Aged 5-15	123	9.7	13.1	12.5	12.6
Aged 16-64	865	68.1	63.7	64.5	64.8
Aged 65+	237	18.7	17.4	17.1	16.3
All Usual Residents	1,270	100.0	100.0	100.0	100.0
Median age	44		42	40	39

*Source: Census 2011, KS102*

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Swannington had a particularly high representation of residents aged 50 to 69 when compared with the national average. It has a lower share of people aged between 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

There is further evidence of an ageing population with the proportion of residents aged 60 and over increasing from 21% in 2001 to 28% in 2011. The Census shows the number of residents aged 60+ rose by 45% (110 people) during this period. More recent small area population estimates<sup>1</sup> suggest there has been a slight increase in residents living in the area between 2011 and 2017 rising by around 2%. However the number of residents aged 65 and over appears to have increased by 25%.

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>2</sup> suggest that NW Leicestershire's 65 plus age group is forecast to grow by around 54% between 2016 and 2036.

## Deprivation

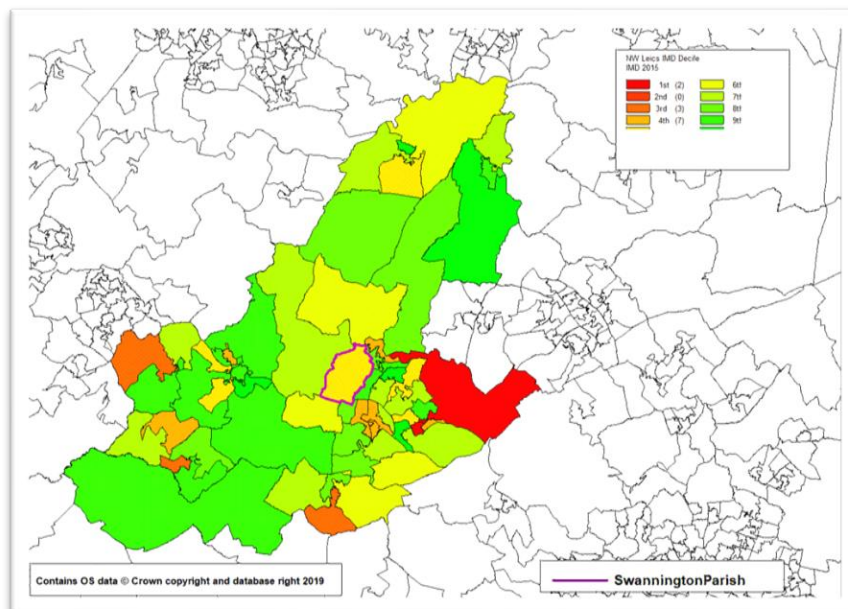
The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Swannington local area comprises one LSOA (E01025965) and the overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 5<sup>th</sup> decile on the overall 2015 Index. On closer inspection of the IMD sub domains, this area ranks relatively high (1<sup>st</sup> decile) on the Living Environment domain

<sup>1</sup> Population estimates - small area based by single year of age - England and Wales, E01025965 : North West Leicestershire 004D

<sup>2</sup> Subnational Population Projections for Local Authorities in England: 2016 based

which may indicate a higher than average proportion of dwellings without central heating. The following map illustrates overall Index of Multiple Deprivation deciles within the NW Leics borough. The Swannington local area is denoted by a purple boundary to the centre of the borough.

**Figure 2 Index of Multiple Deprivation Deciles, 2015  
NW Leicestershire Borough Council**



### Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Swannington local area this accounts for 79% of the population. At 71% Swannington’s economic activity rate is lower than the borough (73%) but above regional (69%) and national (70%) rates. It has a higher than average share of self-employed and retired residents.

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

	Swannington		NW Leics	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	998	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>713</b>	<b>71.4</b>	<b>73.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Part-time	125	12.5	13.9	38.8	38.6
Employee, Full-time	396	39.7	44.6	14.4	13.7
Self Employed	131	13.1	8.9	8.7	9.8
Unemployed	46	4.6	3.6	4.2	4.4
Full-time Student (econ active)	15	1.5	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>285</b>	<b>28.6</b>	<b>26.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	163	16.3	14.7	15.0	13.7
Student (including Full-Time Students)	33	3.3	3.9	5.8	5.8
Looking After Home or Family	39	3.9	3.5	4.0	4.4
Long-Term Sick or Disabled	36	3.6	2.8	4.1	4.0
Other	14	1.4	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 Swannington Local area was 2.2 people which was below the region (2.3) and the national and borough (2.4) rates. The average number of rooms per household stood at 5.9 which was in line with the borough average and above the regional (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 2.9 which was and higher than the region (2.8) and England (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are high with around 74% of households owning their homes outright or with a mortgage or loan. This is higher than the borough (72%), regional (67%) and national (63%) rates. Around 16% of households live in private rented accommodation which is higher than the borough (11%), region (15%) but slightly above the national (17%) average. Around 8% of households live in social rented accommodation which was lower than the borough (14%), regional (16%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Swannington		NW Leics	East Midlands	England
				%	%
All occupied Households	583	100.0	100.0	100.0	100.0
Owned; Owned Outright	229	39.3	34.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	202	34.6	37.8	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	12	2.1	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	34	5.8	10.7	10.1	9.4
Social Rented; Other	10	1.7	3.6	5.7	8.3
Private Rented; Private Landlord or Letting Agency	90	15.4	10.2	13.6	15.4
Private Rented; Other	3	0.5	1.1	1.3	1.4
Living Rent Free	3	0.5	1.2	1.3	1.3

Source: Census 2011, KS402EW

## Accommodation Type

Data from the 2011 Census shows that the majority (38%) of residential dwellings were detached which was close to the borough (39%) but higher than the regional (32%) and national (22%) shares. Semi-detached housing accounted for 19% of the housing stock which was somewhat lower than the borough and region (35%) and national (31%) rates. At 29% there is a higher than average representation of terraced housing against 18% for the borough, 21% for the region and 24% for England as a whole. Flats and apartments provide just 1% of accommodation spaces which is significantly lower than the borough (7%) region (12%) and national (22%) shares.

**Table 4: Accommodation Type, 2011**

	Swannington		NW Leics	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	602	100.0	100.0	100.0	100.0
Detached	230	38.2	38.8	32.2	22.3
Semi-Detached	120	19.9	35.2	35.1	30.7
Terraced	175	29.1	18.2	20.6	24.5
Flat, Maisonette or Apartment	9	1.5	7.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	68	11.3	0.9	0.4	0.4

Source: Census 2011, KS405EW

### Number of Bedrooms and Occupancy Rates

Around 25% of households live in houses with four or more bedrooms which is above the borough (23%), regional (20%) and national (19%) rates. There is an under representation of housing for single people with just 5% of dwellings having one bedroom against 6% for the borough, 8% for the region and 12% for England as a whole.

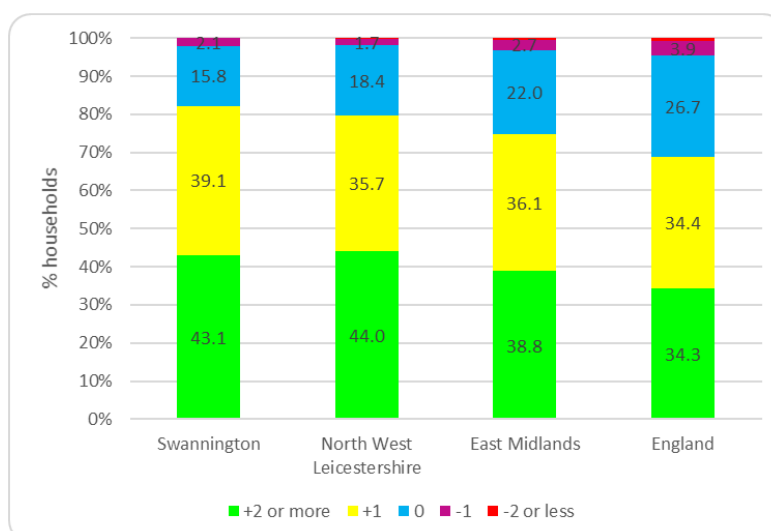
**Table 5 Households by number of bedrooms, 2011**

Bedrooms	Swannington		NW Leics	East Midlands	England
All occupied Household Spaces	583	100.0	100.0	100.0	100.0
No Bedrooms	1	0.2	0.2	0.2	0.2
1 Bedroom	28	4.8	5.6	8.1	11.8
2 Bedrooms	197	33.8	23.3	26.5	27.9
3 Bedrooms	214	36.7	47.4	45.4	41.2
4 Bedrooms	111	19.0	19.0	15.4	14.4
5 or More Bedrooms	32	5.5	4.5	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 45% of all occupied households in the Swannington local area have two or more spare bedrooms and around 43% have one spare bedroom. Under occupancy is higher than the regional and national averages.

**Figure 3: Bedroom Occupancy Rates, All Households, 2011**



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with more than half (55%) of households with 4 or more bedrooms occupied by just one or two people. This is above borough (44%), regional (43%) and England (41%) rates.

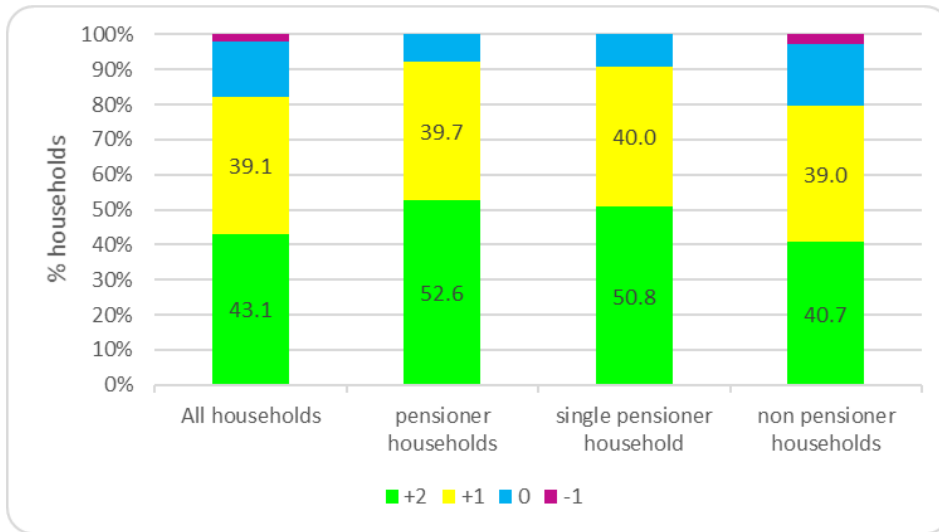
**Table 6 Household with 4 or more bedrooms by household size, 2011**

	Swannington	NW Leics	East Midlands	England
HHs with 4 or more bedrooms	143	100.0	100.0	100.0
1 person in household	17	11.9	10.4	10.6
2 people in household	61	42.7	33.2	30.3
3 people in household	24	16.8	18.4	18.3
4 or more people in household	41	28.7	38.1	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 53% 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 41% non-pensioner household rate.

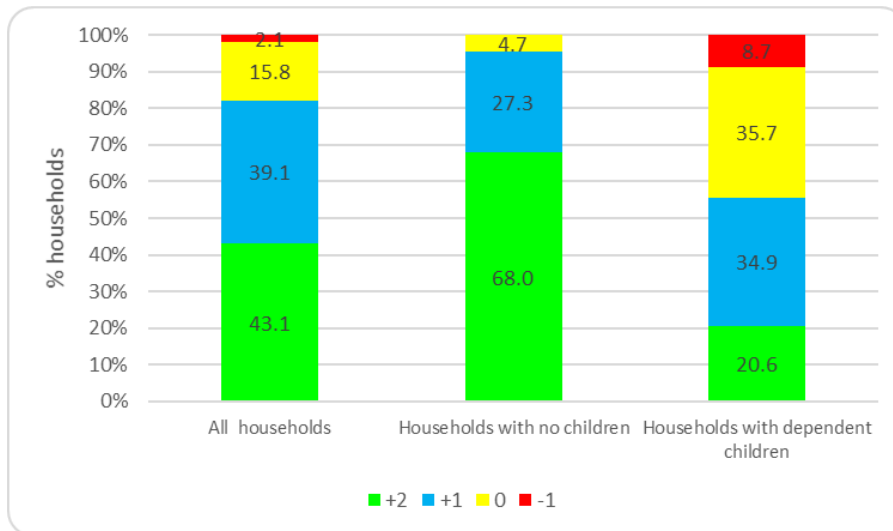
**Figure 4: Bedroom Occupancy rating of Older Person Households, Swannington Local area, 2011**



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 Swannington.

**Figure 5: Bedroom Occupancy rating of Family Households Swannington Local area, 2011**



Source: Census 2011, LC4105EW



# Housing Market

## Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Swannington and Rockingham area by council tax band compared to the district, region and national averages at 2017. Domestic properties with Council Tax Band A make up the largest group (approximately 32% of the total) in the area. It also has an above average proportion of properties with high value council tax bands with 14% of dwellings having a Council Tax Band F or above against 6% for the borough, 5% for the region and 9% for England as a whole.

**Figure 6: Dwelling Stock by Council Tax Band Swannington LSOA 2017**

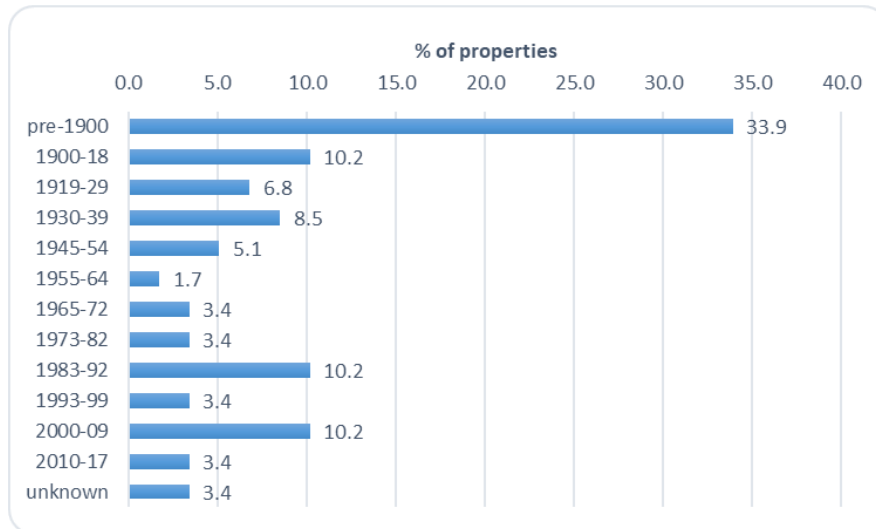


*Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA*

An analysis of annual data from the Valuation Office Agency (VOA) which provides a series of tables on the number of properties by Council Tax band for each property type and indicates that domestic properties built before 1900 were the largest group in the Swannington local area, with 34% (200 homes) (16% England).

Figure 7 provides a breakdown of properties by built period and shows evidence of a small number of new homes being built during recent years. This is also reflected in the residential sales section below which draws on Land Registry price paid data. 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.

**Figure 7 Build Period of Property in the Swannington LSOA**

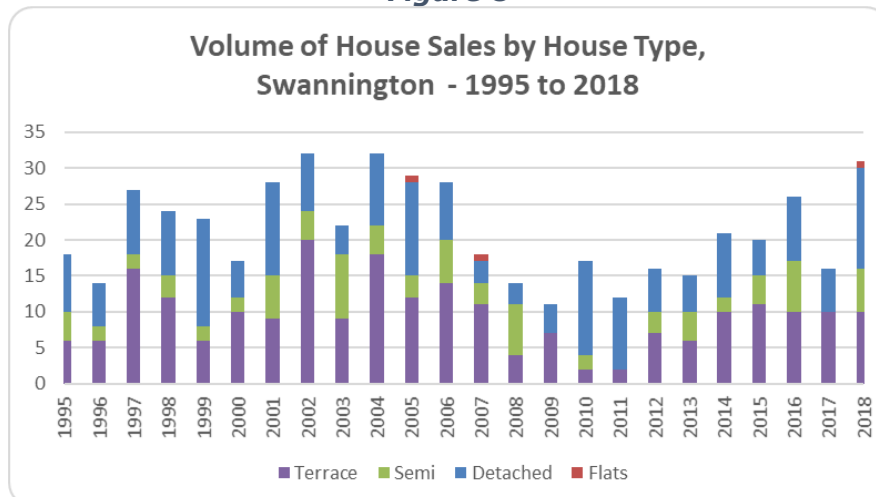


*Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA*

### Residential Sales

Land Registry price paid data shows around 511 residential property sales were recorded in the Swannington local area between 1995 and 2018. At 45% terraced housing accounted for the majority of sales, 38% were detached, 17% semi-detached and 1% flats or apartments. It should be noted that all 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.

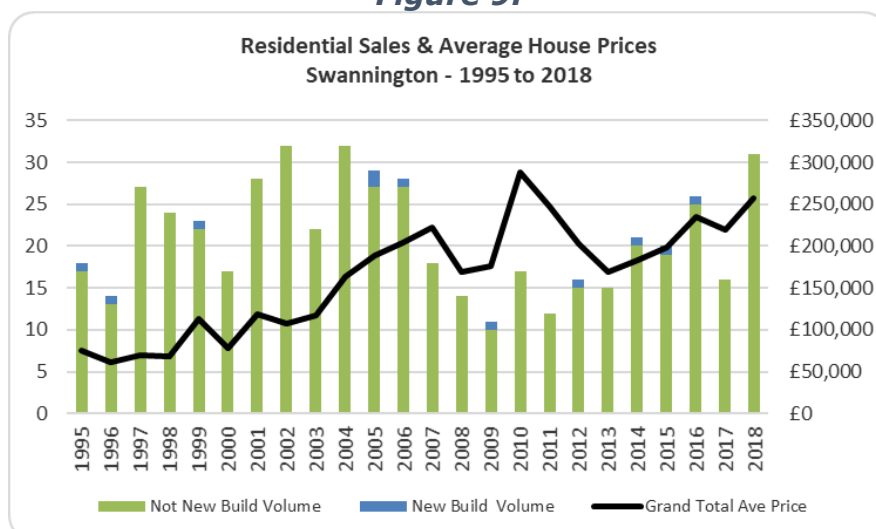
**Figure 8**



*Data produced by Land Registry © Crown copyright 2017 (data available at 19.1.18)*

As outlined above, there is evidence of a small supply of new build housing in the local area with 11 new build residential sales recorded between 1995 and 2018, representing just 2% of total sales recorded by the Land Registry in the area. Figure 9 below shows the volume of sales together with the overall annual average house price.

**Figure 9:**



Data produced by Land Registry © Crown copyright 2017 (data available at 21.11.17)

During this period, all new build residential sales were detached. 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.

### Summary of Future Housing Need

At the time of the 2011 Census, Swannington was home to around 1,270 residents living in 583 households. Analysis of the Census suggests that between 2001 and 2011 the local area population increased by around 10% (119 people). During this period, the number of dwellings rose by 19% (98).

There is evidence of a higher than average representation of older residents living in the local area with 19% of residents aged 65 which is higher than the borough, region and national averages. There is also evidence that the population is ageing with the share of residents aged 65 and over increasing from 17% of the total population in 2001 to 19% in 2011. The Census shows that the number of residents aged 65+ rose by 25% during this period. 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 and at 8% the share of households living in social rented accommodation is very low when compared with borough, 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 older terraced housing and an under representation of housing for single people with just 5% of dwellings having one bedroom.

Land Registry and council tax data indicates there has been very little new build housing market activity over recent years.

Deprivation is not a significant issue in the local area but the area's relatively high ranking in the Living Environment domain of the 2015 Indices of Deprivation which may reflect the older type of housing in the local area and a higher than average proportion of dwellings without central heating.