

Brampton Parish Neighbourhood Plan

Housing Need and Characteristics Supporting Evidence

September 2020

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BRAMPTON PARISH NEIGHBOURHOOD PLAN

HOUSING NEED AND CHARACTERISTICS

Introduction

This document provides an assessment of housing need and characteristics in the Parish of Brampton¹ in North East Derbyshire District.

It draws on the latest available data, at the time of writing, from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and others as well as the findings from local consultation exercises.

Its primary aim is to help the Neighbourhood Plan Steering Group, the Parish Council and others better understand local housing need and characteristics to inform and support policies in the neighbourhood plan.

It should be stressed that it provides an assessment of housing needs and characteristics, its findings should be viewed as providing guidance prepared in good faith and based on the best available evidence, as national planning policy guidance states, "*establishing housing need is not an exact science, and no single approach will provide a definitive answer*"².

Population Age Profile

According to the 2011 Census, the Brampton Parish had an estimated population of 1,201 residents living in 511 households dispersed across 2,104 hectares, equating to a population density of 0.6 persons per hectare. This compares with 3.6 for the (North East Derbyshire) district, 2.9 for the (East Midlands) region and 4.1 for England as a whole. There were 20 vacant dwellings representing a 3.8% vacancy rate. There were 4 communal establishments providing accommodation for 43 residents. Since 2001 the number of residents living in the parish is estimated to have increased by around 3.9% (43 people). The number of dwellings (occupied and vacant) increased, rising by 31 (6.2%).

At the time of the 2011 Census, around 13% of residents were aged under 16 which was below the district (16%), region (18%) and England (19%) rates. Around 58% of residents were aged between 16 and 64 which was

¹ The phrases parish of Brampton, Brampton Parish and Brampton are used interchangeably they all relate to the parish of Brampton unless otherwise indicated.

² <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

lower than the district (62%), region (64%) and England (65%) rates. Older people (aged 65+) represented 29% of total residents which was above district (21%), region (17%) and England (16%) rates. The median age was 52, a figure which is much higher when compared with 45 for the district, 40 for the region and 39 for England.

Table 1: Usual Residents by Age Band, 2011

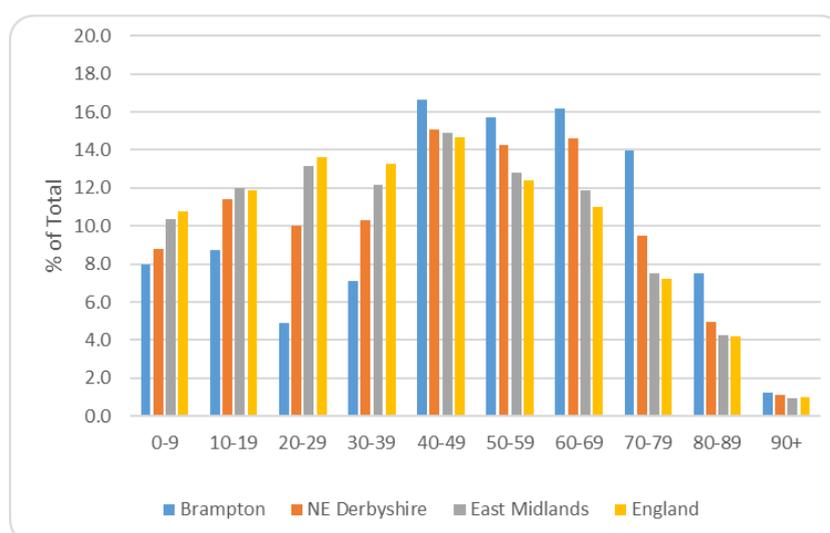
	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
Aged 0-4	38	3.2	4.8	6.0	6.3
Aged 5-15	118	9.8	11.6	12.5	12.6
Aged 16-64	695	58.0	62.0	64.0	64.8
Aged 65+	350	29.1	21.1	17.1	16.3
All Usual Residents	1,201	100.0	100.0	100.0	100.0
Median age	52		45	40	39

NB: Due to rounding % totals may not agree

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census Brampton had a higher proportion of older residents, particularly amongst those aged 70-79 and 60-69.

Figure 1: Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is evidence of an ageing population with the proportion of residents aged 65 and over increasing from 26% of the total population in 2001 to

29% in 2011. The Census shows the number of residents aged 65+ rose by 17% (51 people) during this period.

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 projections³ suggest that NE Derbyshire's 65 plus age group is forecast to grow by around 40% between 2014 and 2034 and will represent 32% of the total population.

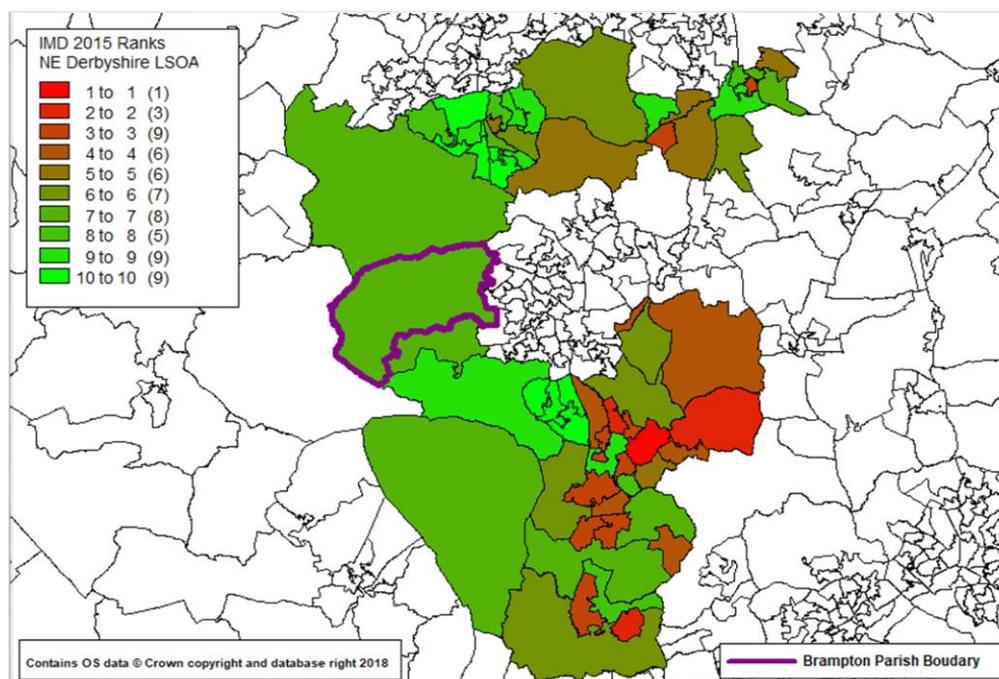
Deprivation

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 parish is situated within one LSOA (E01019771). However, it should be noted that the LSOA boundary also includes parts of Holymoorside, which is in the neighbouring parish.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows the parish displays relatively low levels of deprivation ranking in the 7th decile.

Figure 2 illustrates the varying levels of deprivation in the parish according to the 2015 Index of Multiple Deprivation deciles.

Figure 2: Index of Multiple Deprivation Deciles, 2015

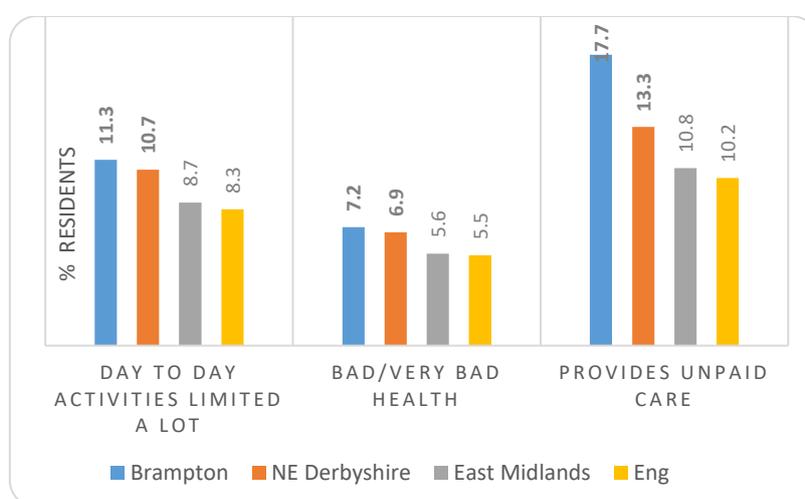


³ Subnational Population Projections for Local Authorities in England: 2014 based

Health

The Census highlights that ill health and disability is an issue for some residents. Figure 3 shows that at 7.2% the proportion of residents reporting to be in bad or very bad health was above the district (6.9%), region (5.6%) and England (5.5%) rates. Brampton residents are more likely to have their day to day activities limited due to ill health. They are also more likely to be caring for others with 17.7% of residents providing unpaid care which was higher than the district (13.3%), region (10.8%) and England (10.2%) rates. Of the 212 residents providing unpaid care more than 12% were providing this service for more than 50 hours per week.

Figure 3: Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 65% Brampton's economic activity rate was lower than the district (73%), region (69%) and England (70%) rates. At the time of the Census, the parish had a higher than average representation of people in self-employment and a low level of unemployed residents. There was also a high propensity of residents who were economically inactive due to retirement.

Table 2: Economic Activity and Inactivity, 2011

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	867	100.0	100.0	100.0	100.0
Economically Active Total	562	64.8	73.5	69.3	69.9
Employee, Part-time	129	14.9	13.9	14.4	13.7
Employee, Full-time	242	27.9	44.6	38.8	38.6
Self Employed	161	18.6	8.9	8.7	9.8
Unemployed	20	2.3	3.6	4.2	4.4
Full-time Student (econ active)	10	1.2	2.5	3.3	3.4
Economically inactive Total	305	35.2	26.5	30.7	30.1
Retired	192	22.1	14.7	15.0	13.7
Student (including Full-Time Students)	35	4.0	3.9	5.8	5.8
Looking After Home or Family	30	3.5	3.5	4.0	4.4
Long-Term Sick or Disabled	35	4.0	2.8	4.1	4.0
Other	13	1.5	1.5	1.9	2.2

NB: Due to rounding % totals may not agree

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size was 2.3 people, which was in line with the district and region rate but slightly lower than the 2.4 England average. The average number of rooms per household stood at 6.5 which was above the district (5.6), region (5.6) and England (5.4) rates.

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

Housing Characteristics

Tenure

Home ownership is high with around 80% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the district (71%), region (67%) and England (63%) rates. Over half (51%) of homeowners own their homes outright.

Brampton Parish Neighbourhood Plan – Housing Need and Characteristics Supporting Evidence Document, September 2020

Some 9% of households live in private rented accommodation which is higher than the district (7%) but lower than the region (15%) and England (17%) averages. Just 10% of households live in social rented accommodation which is somewhat lower than the district (20%), region (16%) and England (18%) rates.

Table 3: Tenure, 2011

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All occupied Households	511	100.0	100.0	100.0	100.0
Owned; Owned Outright	260	50.9	38.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	150	29.4	32.6	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	1	0.2	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	44	8.6	18.1	10.1	9.4
Social Rented; Other	5	1.0	2.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	37	7.2	6.5	13.6	15.4
Private Rented; Other	7	1.4	0.9	1.3	1.4
Living Rent Free	7	1.4	0.9	1.3	1.3

NB: Due to rounding % totals may not agree

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that at 64% detached dwellings represent the largest share of household spaces which is significantly above district (36%), region (32%) and England (22%) averages. There is an under-representation of semi-detached, flats and apartment homes when compared to the district, region and England shares.

Table 4: Accommodation Type, 2011

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	531	100.0	100.0	100.0	100.0
Detached	340	64.0	36.4	32.2	22.3
Semi-Detached	122	23.0	43.5	35.1	30.7
Terraced	50	9.4	13.4	20.6	24.5
Flat, Maisonette or Apartment	19	3.6	6.2	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4

NB: Due to rounding % totals may not agree

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

There is a higher than average proportion of homes with four or more bedrooms. At the time of the 2011 Census, 32% of occupied households had four or more bedrooms a rate which is significantly higher than the district (18%), region (20%) and England (19%) rates. There is a low representation of housing for single people with 5% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England.

Table 5: Households by number of bedrooms, 2011

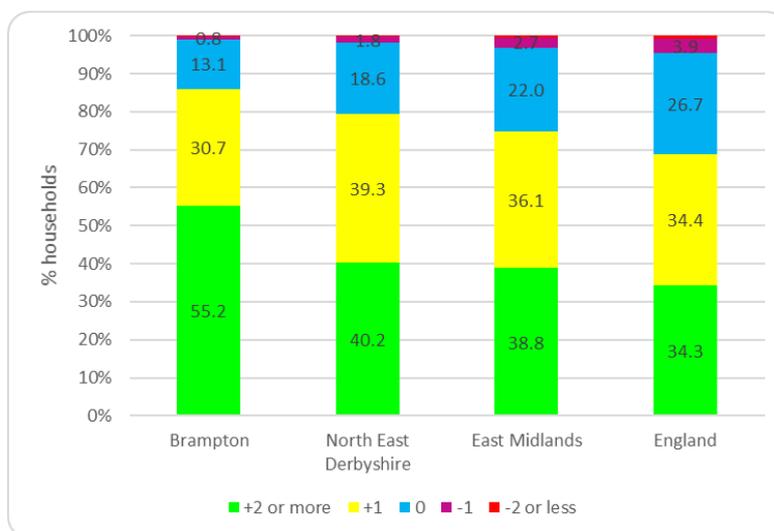
Bedrooms	Brampton		NE Derbyshire	East Midlands	England
All occupied Household Spaces	511	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	25	4.9	5.6	8.1	11.8
2 Bedrooms	110	21.5	28.6	26.5	27.9
3 Bedrooms	211	41.3	47.7	45.4	41.2
4 Bedrooms	119	23.3	14.6	15.4	14.4
5 or More Bedrooms	46	9.0	3.3	4.4	4.6

NB: Due to rounding % totals may not agree

Source: Census 2011, LC4405EW

There is evidence of under-occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that 55% of all occupied households have two or more spare bedrooms and over 31% have one spare bedroom. Under occupancy is higher than the district, regional and England rates.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with over half (52%) of households with 4 or more bedrooms occupied by just one or two people. This compares with 45% for the district, 43% for the region and 41% nationally.

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

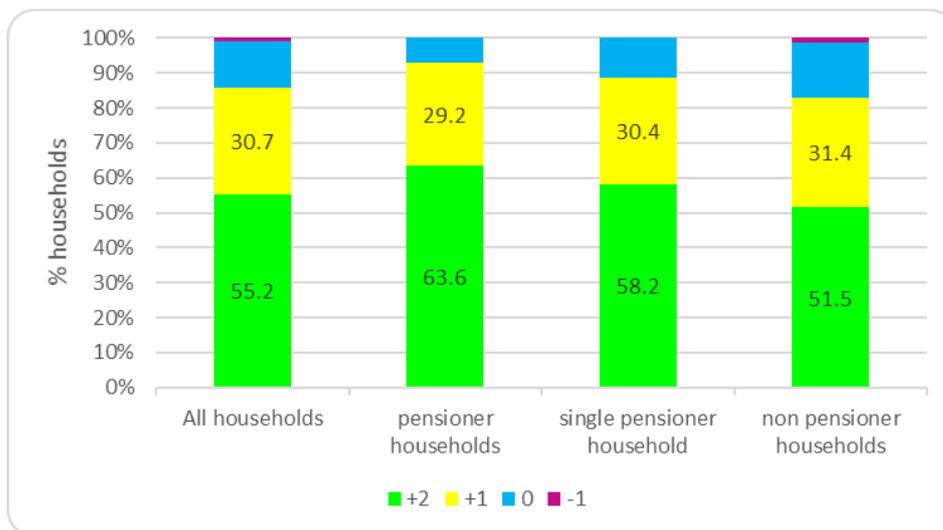
	Brampton		NE Derbyshire	East Midlands	England
HHs with 4 or more bedrooms	165	100.0	100.0	100.0	100.0
1 person in household	22	13.3	10.3	10.4	10.6
2 people in household	64	38.8	34.5	32.3	30.3
3 people in household	35	21.2	19.6	18.8	18.3
4 or more people in household	44	26.7	35.5	38.5	40.8

NB: Due to rounding % totals may not agree

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 55% of pensioner households have at least two more bedrooms than is technically required by the household) and is higher than the 51% non-pensioner household rate.

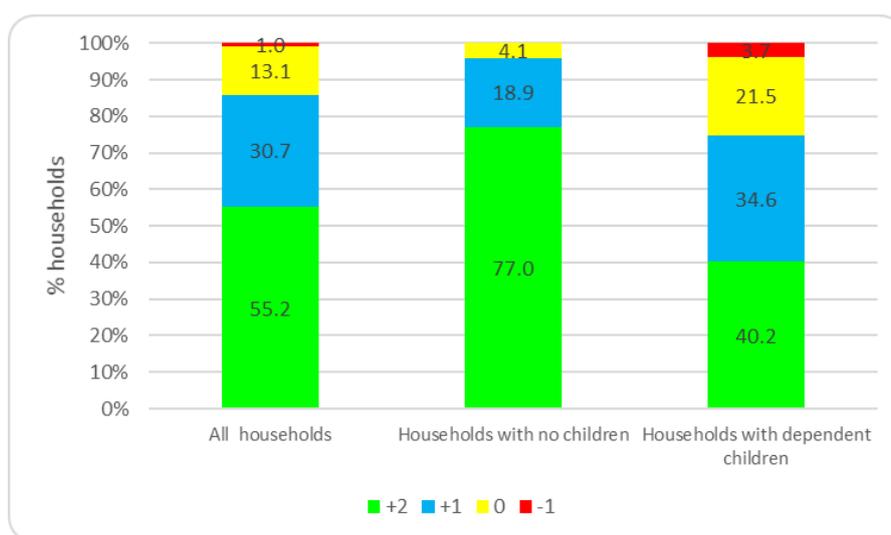
Figure 5: Bedroom Occupancy rating of Older Person Households, 2011



Source: Census 2011, LC4105EW

There is little evidence of overcrowding with just 1% of households having at least one bedroom too few than is technically required. Households with dependent children are more likely to be overcrowded.

Figure 6: Bedroom Occupancy rating of Family Households, 2011



Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the local area (based on LSOA E01019771 which also takes in Holymoorside) by Council Tax Band compared to the district, region and England averages at 2017. Domestic properties with Council Tax Band D make up the largest group (19% of the total). It has a high proportion of properties with high-value council tax bands with 23% of dwellings having a Council Tax Band F or above against 5% for the district and region and 9% for England.

Figure 7: Dwelling Stock by Council Tax Band, 2017



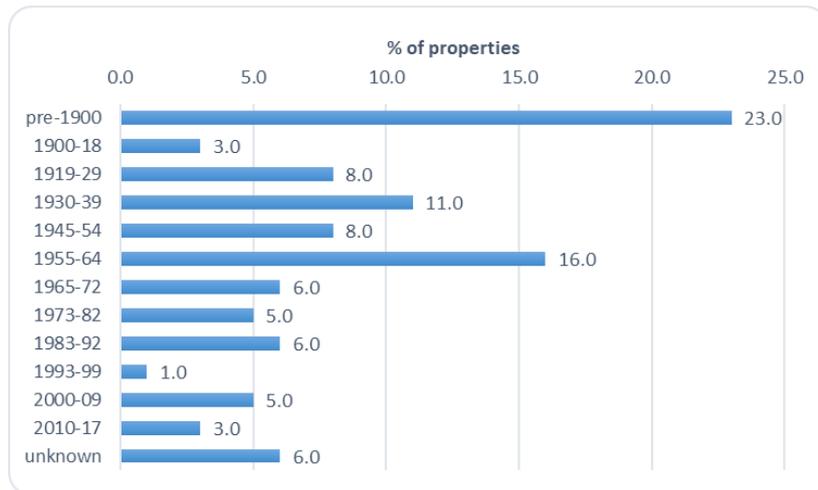
Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA

An analysis of annual publications 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 build period indicates that the majority of domestic properties in Brampton (23%) were built before 1900 (16% England).

Figure 8 provides a breakdown of properties by built period and shows evidence of a small number of new homes being built during recent years. 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 to around 6% of the total number of properties.

Please note the Stock of Properties data is derived by using LSOA boundary geography which best fits the parish boundary as referred to in the Deprivation section.

Figure 8: Build Period of Property in the Brampton Parish

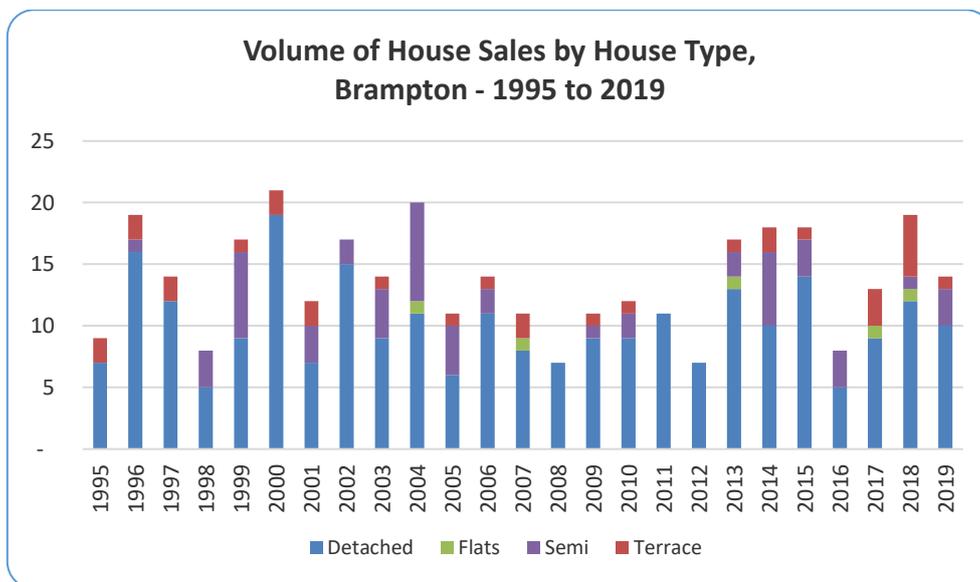


Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA

Residential Sales

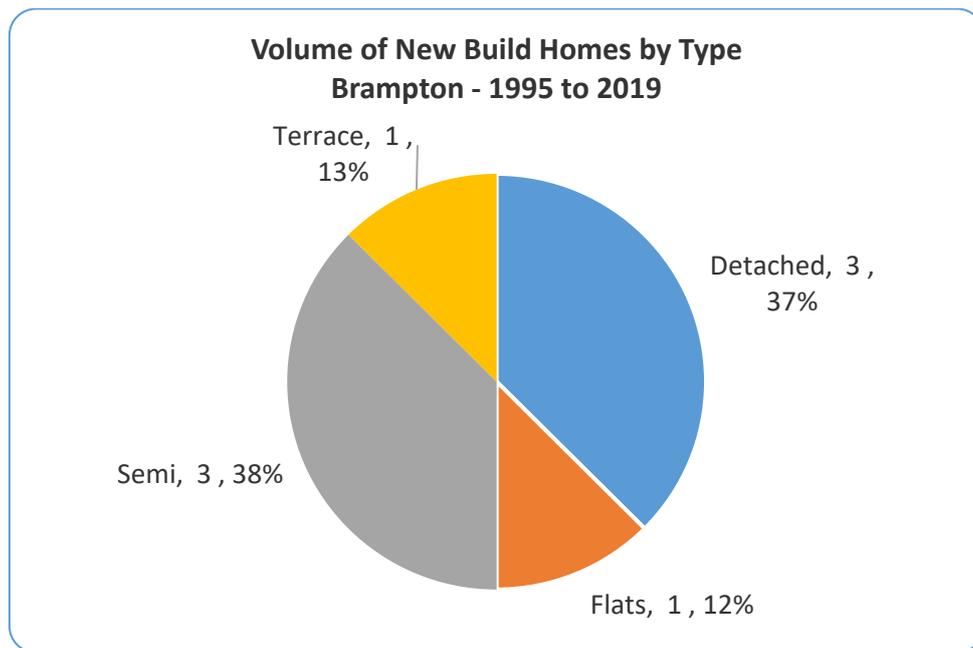
Land Registry price paid data shows around 342 residential property sales were recorded in the parish between 1995 and 2019. Detached dwellings accounted for the largest share of residential sales, representing 73% of total sales; 16% were semi-detached, 9% terraced and 2% flats and apartments. It should be noted that 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 will be excluded.

Figure 9:



Data produced by Land Registry © Crown copyright 2020 (data available at 7.6.20)

Figure 10:



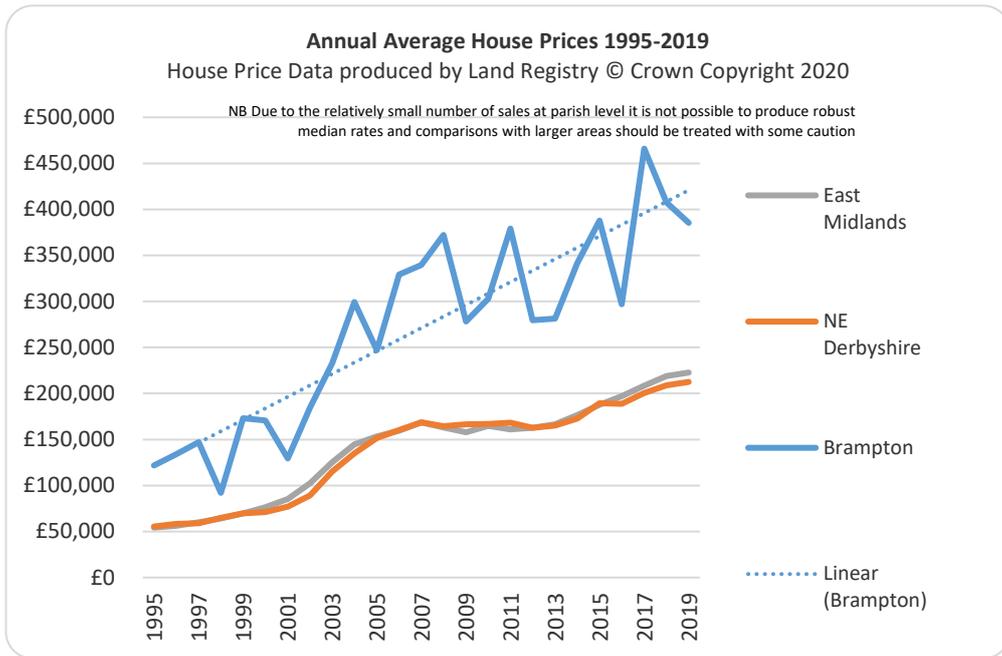
Data produced by Land Registry © Crown copyright 2020 (data available at 7.6.20)

There is evidence of a small number of new build housing in the local area with 8 new build residential sales recorded between 1995 and 2019, representing just 2% of total recorded sales. Of these 8, detached housing and semi-detached housing, both represented 38% of new build sales; terraced 12% and flats/apartments 12%.

The average house price is high. At £385,319 in 2019, it was nearly double the district average (£212,524) and well above the east midlands (£226,698) and England (£299,985) averages. Records indicate that the average house price in the parish has consistently been above the district, region and national averages for many years.

It should be noted that not all new builds will be captured in Land Registry price paid data, e.g. some conversions and social housing units will be excluded. Figure 11 shows the volume of sales together with the overall annual average house price.

Figure 11:



Source: Land Registry © Crown copyright 2020 (available at 7.6.20)

Housing Affordability

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

The data reveals the cost of an entry-level⁴ 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 data⁵ also shows that home-ownership prospects vary across the country.

In Brampton Parish area⁶ a low to mid-priced property costs on average £164,950 which is above the national average. Assuming a 15% deposit⁷, those entering the property market in the area would require a household

⁴ 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.

⁵ 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](#).

⁶ Parish area is based on best fit to MSOA E02002329

⁷ 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.

income of £31,157 (£26,444 E&W average) and savings of £27,542 which is a challenge for many households.

Prospective buyers of an entry level property in Brampton would require an estimated £2,000 for legal and moving costs, £799 stamp duty and £24,573 for a 15% deposit, coming to £27,542 in total.

North East Derbyshire Council Strategic Policies (SHMA)

North East Derbyshire forms part of North Derbyshire and Bassetlaw Housing Market Area ('HMA'), with the local authority districts of Bolsover, Bassetlaw and Chesterfield.

In 2019, a Strategic Housing Market Assessment ('SHMA') was undertaken to consider future housing need in the HMA over the period to 2034. This builds on, and should be read in conjunction with, the earlier SHMA undertaken in 2013.

It focuses on the overall need for homes. However, it also considers and updates evidence relating to the need for affordable housing including starter homes, as well as self- and custom-built homes.

The findings are used to inform housing and planning policy, including the emerging North East Derbyshire Local Plan.

Some of its key findings relevant to the study, include:

- That the number of people aged 65 and over in North East Derbyshire is expected to increase by 41% over the 21-years from 2014.
- Across the HMA, it forecasts a 65% increase in the number of older people with mobility problems (representing 38% of all population growth) and a 21% increase in the number of people with a long-term health problem or disability (representing 80% of all population growth).
- It is expected that the focus of new market housing provision will be on two and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.
- It recommends the following for North East Derbyshire as an appropriate mix of different size of dwellings in a development.

	1-bed	2-bed	3-bed	4-bed
Market	0-5%	30%	50%	15-20%
Low-cost homeownership	10-15%	40-45%	35-40%	5-10%
Affordable housing (rented)	25-30%	45%	20%	5-10%

- The need for affordable housing of different sizes will vary by area (at a more localised level) and over time. In considering the mix of homes to be provided within specific development schemes, the information contained in the SHMA with details of households currently on the Housing Register in the local area and the stock and turnover of existing properties.
- There is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings.

More information about the SHMA can be found at <https://www.norfolk.gov.uk/documents/local-plan-examination-library/03-supporting-documents-evidence-base/housing>.

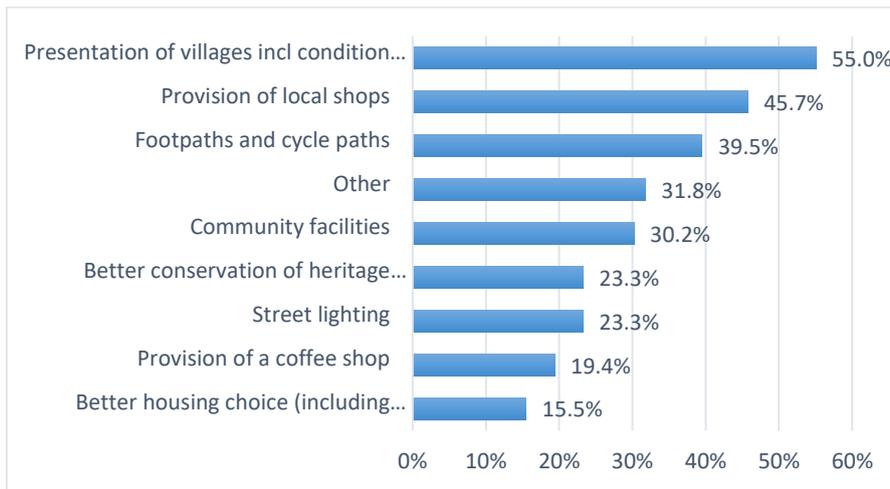
Community Consultation

Housing need and provision was one of the issues considered as part of the consultation undertaken as part of the development of the Neighbourhood Plan.

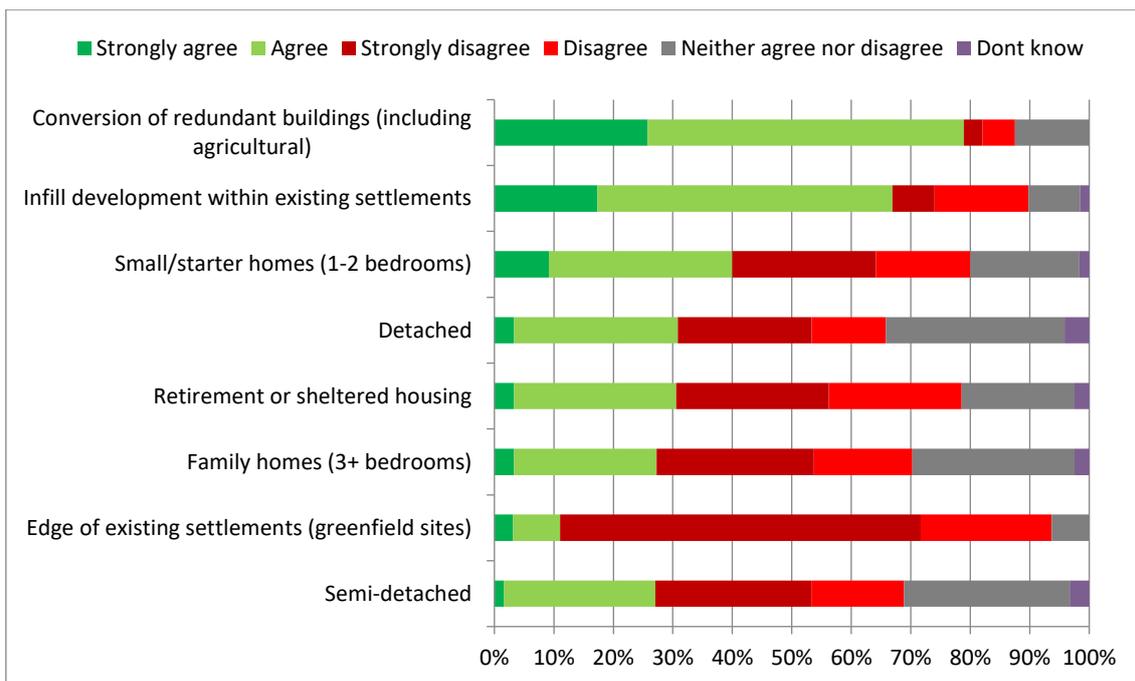
A key milestone was a questionnaire based survey of residents, which was undertaken in 2019.

One of the topics explored was housing needs. This showed that most residents did not consider that the parish was a suitable or sustainable location for major new house building.

When given a choice of options in Question 4, and asked '*What could be improved*', the lowest priority amongst the 129 respondents was for better housing choice (including affordable housing). The detailed response to this question is shown below.



Question 7 asked, “If any applications were made to build new houses in your area, which type of dwellings do you consider might be appropriate?” Of the 129 people who responded to this question the preference was for small/starter homes followed by detached and retirement or sheltered housing. The detailed response to this question is shown below.



Summary of future housing need and characteristics and conclusions

This document aims to provide Brampton Parish Council with supporting evidence on housing needs and characteristics to support the development of the Brampton Parish Neighbourhood Plan.

It has been prepared in good faith by *AndrewTowlertonAssociates* consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).

It uses information from a range of sources, including:

- 2011 Census.
- The views of local residents, including consultation findings.
- Office for National Statistics.
- Land Registry.
- Information held by North East Derbyshire District Council.
- Department for Communities and Local Government.

Its main findings are

- At the time of the 2011 Census, Brampton Parish was home to around 1,201 residents living in 511 households. Analysis of the Census suggests that between 2001 and 2011 the parish population grew by around 4% (43 people). During this period, the number of dwellings rose by 6% (31).
- There is a relative over propensity of older people and evidence of an ageing population with the proportion of residents aged 65 and over increasing from 26% of the total population in 2001 to 29% in 2011. The Census shows the number of residents aged 65+ rose by 17% (51 people) during this period. In line with national trends, the local population is likely to get older as average life expectancy continues to rise.
- The Census also shows that ill health and disability is an issue for some residents and a higher than the average propensity of residents provide unpaid care.
- Home ownership levels are high, with around 80% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the district (71%), region (67%) and England (63%) rates. Over half (51%) of homeowners own their homes outright.
- There is a relative predominance of large detached dwellings and an under-representation of smaller housing types (one and two bedrooms). At the time of the 2011 Census, 32% of occupied households had four or more bedrooms, a rate which is significantly higher than the district (18%), region (20%) and England (19%) rates.

- 10% of households live in social rented accommodation which is significantly lower than the district (20%), region (16%) and England (18%) rates.
- The average house price is high. At £385,219 in 2019, it was more than double the district average (£170,646) and above the England and Wales average (£299,985).
- There is evidence of under-occupancy in some households. Analysis of the 2011 Census shows this is particularly evident in larger properties with around 47% of households with 4 or more bedrooms occupied by just one or two people. This is higher than the district (32%), region (40%) and England (41%) rates.
- The findings from community consultation of residents indicates a preference for small/starter homes followed by detached and retirement or sheltered housing in terms of new housing.

All in all, the assessment indicates that residential development should provide and contribute to a mix of housing tenures, types and sizes, in order to create mixed and balanced communities and help address housing need.

However, there is a specific need for:

- Affordable and social housing.
- Small to medium sized (three bedrooms or less) housing that is suitable to accommodate one-person households especially for young families and young people and for older people who wish to downsize, driven in part by an ageing population but also a general need for smaller homes. Providing more smaller dwellings may also release under-occupied larger properties onto the market which would be suitable for young and growing families.