

**Colston Bassett  
Parish  
Neighbourhood  
Plan**

**Housing  
Needs Report**

April 2017

Prepared by *YourLocale*

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# COLSTON BASSETT PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

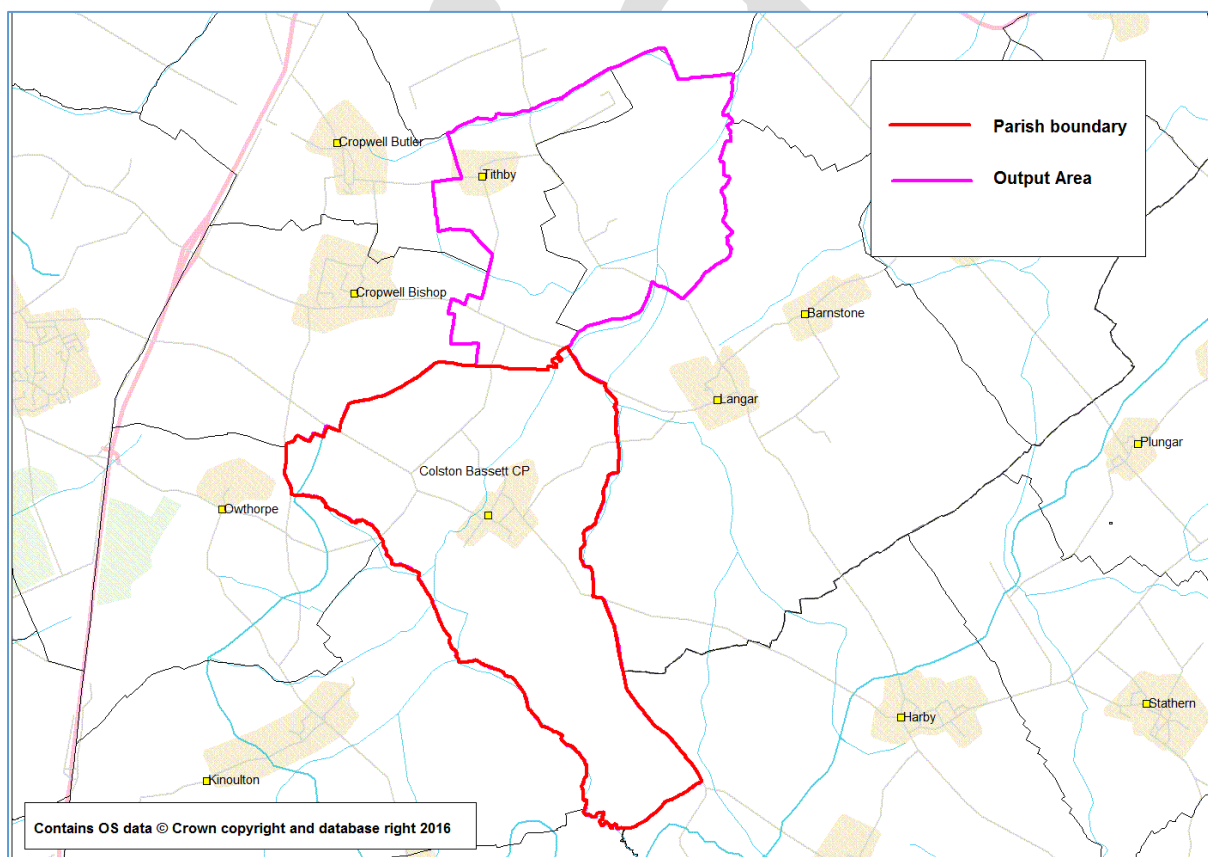
## Introduction

This report provides an analysis of housing issues in the Colston Bassett 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 Colston Bassett Parish 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, eg wards, council areas, etc.

Colston Bassett is a very small parish comprising of just one output area (E00144813). This output area also takes in neighbouring Tythby which is situated outside the parish boundary. Figure 1 illustrates the parish and census output area boundaries.

**Figure 1 Colston Bassett and Tythby Parish and 2011 Census Output Area Boundaries**



## Population Age Profile

According to the 2011 Census, Colston Bassett and Tythby had an estimated population of 399 residents living in 163 households dispersed across 1,747 hectares. There were 2 vacant dwellings representing a 1% vacancy rate. Since 2001 the number of residents living in the Parish is estimated to have increased by around 15% (51 people). The number of dwellings (occupied and vacant) also increased, rising by 20 (14%).

At the time of the 2011 Census around 20% of residents were aged under 16 which is slightly higher than the district, regional and national (19%) rates. Around 62% of residents were aged between 16 and 64 which was lower than the district (63%), regional and national (65%) rates. Older people (aged 65+) represented 18% of total residents which is close to the district rate but higher than the regional (17%) and national (16%) rates. The median age of people living in the Parish was 48 which is older than the district (42), region (40) and national (39) rates.

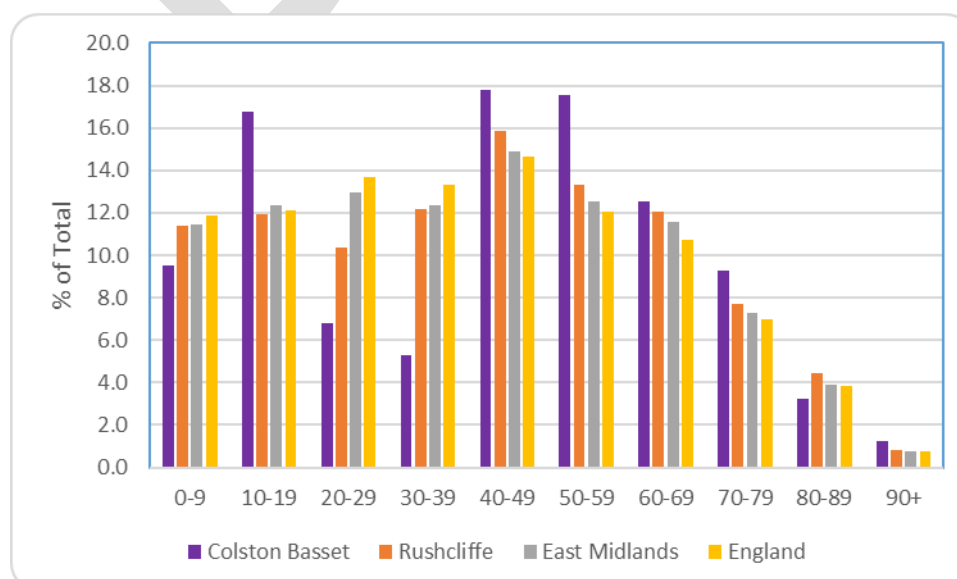
**Table 1: Usual Residents by Age Band, 2011**

	Colston Bassett and Tythby		Rushcliffe	East Midlands	England
	No	%	%	%	%
Aged 0-4	16	4.0	5.8	6.0	6.3
Aged 5-15	63	15.8	12.8	12.5	12.6
Aged 16-64	248	62.2	63.1	64.5	64.8
Aged 65+	72	18.0	18.4	17.1	16.3
All Usual Residents	399	100.0	100.0	100.0	100.0
Median age	48		42	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveal that at the time of the 2011 Census Colston Bassett and Tythby had a somewhat higher proportion of residents aged between 10 to 19, 40 to 49 and 50 to 59.

**Figure 2 Population by 10 year age bands, 2011**



There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 13.2% in 2001 to 18% in 2011. The Census shows that the number of residents aged 65+ rose by 57% (26 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 projections<sup>1</sup> suggest that Rushcliffe's 65 plus age group is forecast to grow by around 53% 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 Colston Bassett parish is situated within LSOA E01028420 which also includes three other villages (Tythby, Langar and Barstone). The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation and is ranked within the 8<sup>th</sup> decile on the overall 2015 Index. However, on closer inspection of the domain indices, the area falls within the 1<sup>st</sup> decile in terms of barriers to housing and services and is ranked within the most deprived 7% in England. This domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services which the area performs fairly badly on and 'wider barriers' which includes issues relating to access to housing such as affordability.

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<sup>1</sup> Subnational Population Projections for Local Authorities in England: 2014 based

## Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. In Colston Bassett and Tythby this accounts for 72% of the population. At 74% Colston Bassett and Tythby's economic activity rate was higher than the district (72%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Colston Bassett and Tythby has a higher than average share of self-employed residents and at the time of the 2011 Census, the unemployment rate was relatively low.

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

	Colston Bassett and Tythby		Rushcliffe	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	287	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>212</b>	<b>73.9</b>	<b>71.9</b>	<b>69.3</b>	<b>69.9</b>
Employee, Full-time	111	38.7	40.5	38.8	38.6
Employee, Part-time	35	12.2	14.6	14.4	13.7
Self Employed	50	17.4	9.9	8.7	9.8
Unemployed	6	2.1	2.8	4.2	4.4
Full-time Student economically active	10	3.5	3.3	3.3	3.4
<b>Economically inactive Total</b>	<b>75</b>	<b>26.1</b>	<b>28.1</b>	<b>30.7</b>	<b>30.1</b>
Retired	44	15.3	15.9	15.0	13.7
Student including Full-Time Students	13	4.5	5.5	5.8	5.8
Looking After Home or Family	9	3.1	3.0	4.0	4.4
Long-Term Sick or Disabled	3	1.0	2.2	4.1	4.0
Other	6	2.1	1.5	1.9	2.2

Source: Census 2011, QS601E

## Household Size

At the time of the 2011 Census, the average household size in Colston Bassett and Tythby was 2.4 people which is in line with the district and England rates and slightly below the 2.3 regional rate. The average number of rooms per household stood at 7.1 in line which is higher than the district (6.2), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.5 which is higher than the district (3.1), region (2.8) and England (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are relatively high with around 59% of households owning their homes outright or with a mortgage or loan. However, this is lower than the district (77%), regional (67%) and national (63%) rates. Over a quarter (26.4%) of households live in private rented accommodation which is significantly higher than that of the district (12%), region (14%) and national (15%) rates. Around 8% of households live in social rented accommodation which is in line with the district rate but below regional (16%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Colston Bassett and Tythby		Rushcliffe	East Midlands	England
				%	%
All occupied Households	163	100.0	100.0	100.0	100.0
Owned; Owned Outright	53	32.5	39.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	43	26.4	37.5	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	5	3.1	0.7	0.7	0.8
Social Rented; Rented from Council (Local Authority)	1	0.6	2.3	10.1	9.4
Social Rented; Other	12	7.4	6.1	5.7	8.3
Private Rented; Private Landlord or Letting Agency	41	25.2	12.2	13.6	15.4
Private Rented; Other	6	3.7	1.1	1.3	1.4
Living Rent Free	2	1.2	0.9	1.3	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that the majority (55%) of residential dwellings are detached which is somewhat higher than the district (46%), regional (32%) and national (22%) shares. There is a higher than average share of semi-detached housing which accounts for around 36% of the housing stock against 31% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 8% of accommodation spaces which is significantly below the district (22%), region (32%) and national (47%) shares.

**Table 4: Accommodation Type, 2011**

	Colston Bassett and Tythby		Rushcliffe	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	165	100.0	100.0	100.0	100.0
Detached	91	55.2	46.2	32.2	22.3
Semi-Detached	59	35.8	31.0	35.1	30.7
Terraced	14	8.5	11.4	20.6	24.5
Flat, Maisonette or Apartment	-	0.0	10.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.8	0.4	0.4

Source: Census 2011, KS405EW

### Number of Bedrooms and Occupancy Rates

More than two fifths (45%) of households live in houses with four or more bedrooms which is somewhat high when compared with the district (33%), regional (20%) and England (19%) rates. There is an under representation of housing for single people with just 1% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

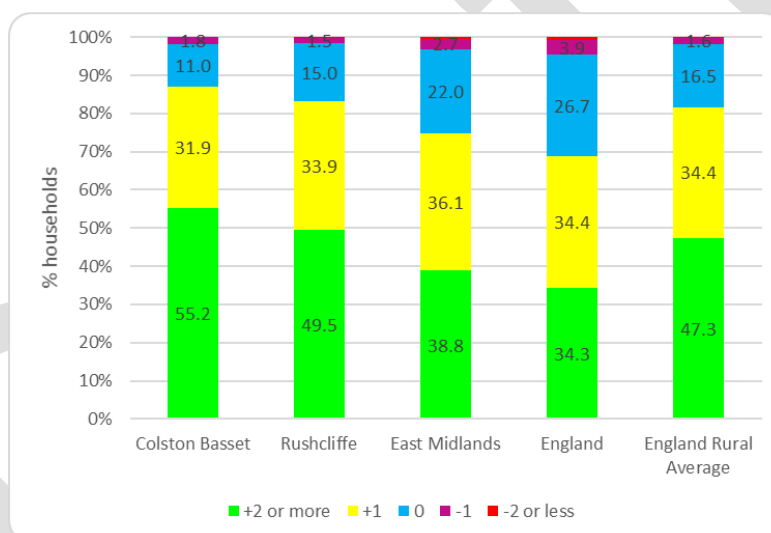
**Table 5 Household size by number of bedrooms, 2011**

Bedrooms	Colston Bassett and Tythby		Rushcliffe	East Midlands	England
All households	1,311	100.0	100.0	100.0	100.0
1 bedroom	35	2.7	6.0	8.3	12.0
2 bedrooms	295	22.5	26.7	26.5	27.9
3 bedrooms	720	54.9	45.5	45.4	41.2
4 or more bedrooms	261	19.9	21.9	19.8	19.0

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 around 55% of all occupied households in Colston Bassett and Parish have two or more spare bedrooms and around 32% have one spare bedroom. Under occupancy is higher than district, regional, national rates and the England Rural area average.

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



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with more than half (52%) of households with 4 or more bedrooms occupied by just one or two people.

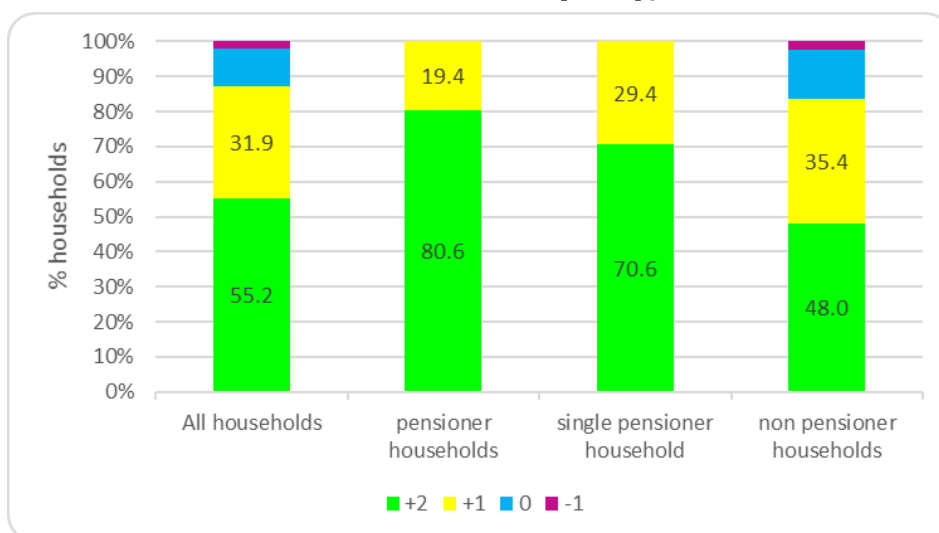
**Table 6 Household with 4 or more bedrooms by household size, 2011**

	Colston Bassett		Rushcliffe	East Midlands	England
HHs with 4 or more bedrooms	66	100.0	100.0	100.0	100.0
1 person in household	8	12.1	10.2	10.4	10.6
2 people in household	26	39.4	33.6	32.3	30.3
3 people in household	13	19.7	18.3	18.8	18.3
4 or more people in household	19	28.8	38.0	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 81% 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 48% non-pensioner household rate.

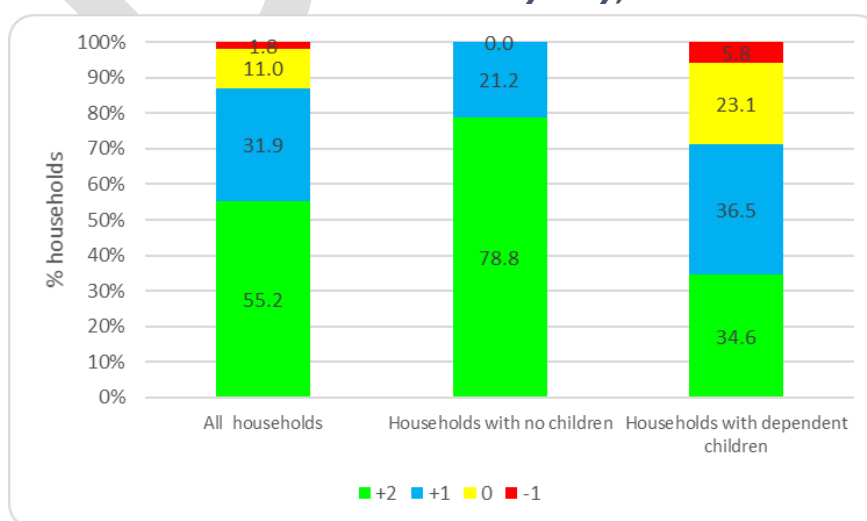
**Figure 4: Bedroom Occupancy rating of Older Person Households, Colston Bassett and Tythby, 2011**



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 small number of families with dependent children living in overcrowded households in Colston Bassett.

**Figure 5: Bedroom Occupancy rating of Family Households Colston Bassett and Tythby, 2011**



Source: Census 2011, LC4105EW

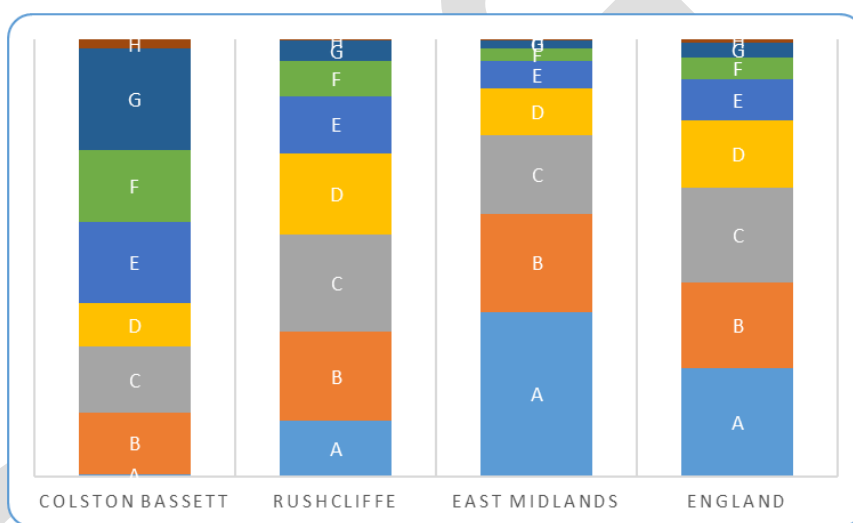


# Housing Market

## Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in Colston Bassett and Tythby by council tax band compared to the district, region and national averages at 2011. Domestic properties with Council Tax band G make up the largest group (approximately 23% of the total) in the parish. It has a much higher proportion of properties with high value council tax bands with 42% of dwellings having a Council Tax Band F or above against 13% for the district, 5% for the region and 9% for England as a whole.

**Figure 6: Dwelling Stock by Council Tax Band  
Colston Bassett and Tythby Parish 2011**

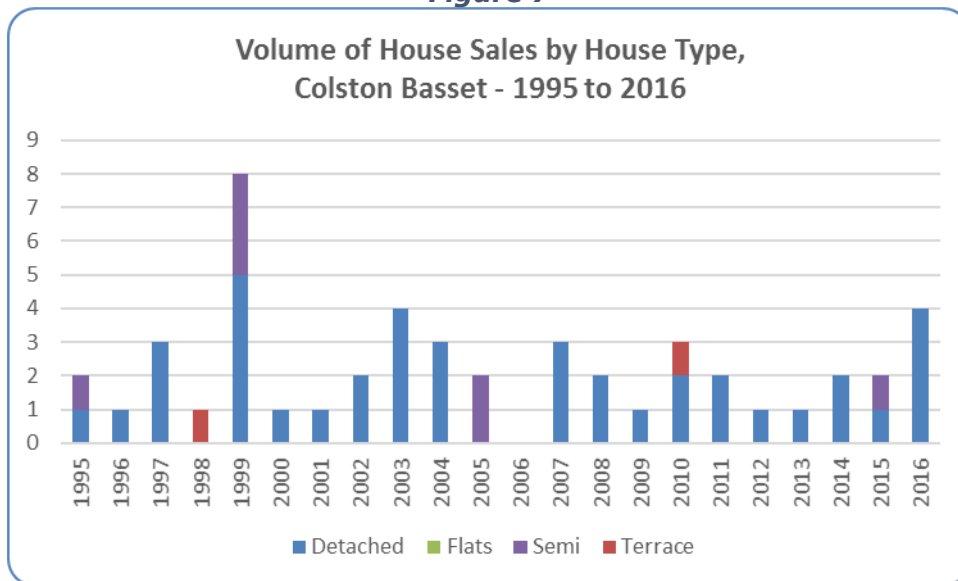


Source: Valuation Office Agency<sup>2</sup>

## Residential Sales

Land Registry price paid data shows around 49 residential property sales were recorded in Colston Bassett and Tythby between 1995 and 2016. Detached housing accounted for the majority of sales, representing 82% of total sales during this time. Around 14% were semidetached and 4% terraced properties. 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 7**



Data produced by Land Registry © Crown copyright 2016 (data available at 30.1.17)

There is very little evidence of new build housing market activity in the parish with just one new build sale occurring in 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.

### **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-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 Colston Bassett Parish area<sup>5</sup> a low to mid-priced property costs on average £199,950 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 £45,394 (£26,444 E&W average) and savings of £33,492 which is a challenge for many households.

<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 Colston Parish area is based on MSOA best fit (E02005915) which also takes in some 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.

With the average cost<sup>7</sup> of an entry-level home in the area being £199,950 prospective buyers would require an estimated £2,000 for legal and moving costs, £1,499 for stamp duty and £29,992 for a 15% deposit, coming to £33,492 in total.

## **Summary of Future Housing Need**

At the time of the 2011 Census, Colston Bassett and Tythby was home to around 400 residents living in 163 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 15% (51 people). During this period the number of dwellings rose by 14% (20).

The area has a higher proportion of residents aged between 10 to 19, 40 to 49 and 50 to 59 but there is also evidence of an ageing population with the share of residents aged 65 and over increasing from 13.2% in 2001 to 18% in 2011. The Census shows that the number of residents aged 65+ rose by 57% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Around 59% of households own their homes outright or with a mortgage or loan but at 26% the share of households living in private rented accommodation is very when compared with district, 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 detached housing and high value council tax banded properties.

Land Registry price paid data indicates very little new build housing in the parish over recent years.

Deprivation is not a significant issue in the parish. However, the area is ranked within the most deprived 7% in England in terms of barriers to housing and services which is largely due to its physical proximity to local services. The high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.

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<sup>7</sup> The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.