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**Bagworth & Thornton
and
Stanton-Under-Bardon
Housing Needs Evidence
October 2018**

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BAGWORTH AND THORNTON AND STANTON-UNDER-BARDON

NEIGHBOURHOOD PLAN

HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Bagworth and Thornton Parish and Stanton-Under Bardon Parish areas to support their 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 Parish Neighbourhood Plan.

Population

Bagworth and Thornton

According to the 2011 Census, the Bagworth and Thornton Parish had an estimated total population of 2,605 residents living in 1,034 households dispersed across 1,746 hectares. There were 38 household spaces with no usual residents representing a 3.5% vacancy rate. Since 2001 the number of people living in the parish increased by around 770 (+42%). The 2011 Census shows there were 1,072 dwellings situated in the parish which was an increase of 304 (+40%) since 2001. Further population growth is likely to have occurred since 2011 as additional housing growth has occurred with around 49 new build residential sales recorded by the Land Registry - see Housing Market on page 13.

The parish has a relatively youthful population with around 23% of residents aged under 16 compared with 19% for England and 18% for the district and region. The median age of people living in the Parish is 39 compared with 43 for the district, 40 for the region and 39 for England as a whole.

Around 64% of residents are aged between 16 and 64 which is in line with the district and region rates and close to the England (65%) average. Older people (aged 65+) represent 13% of total residents which is below the district (18%), region (17%) and national (16%) rates.

Stanton Under Bardon

At the time of the 2011 Census, the Stanton Under Bardon Parish had an estimated total population of 634 residents living in 272 households dispersed across 607 hectares. There were 2 household spaces with no usual residents representing a 0.7% vacancy rate. Since 2001 the number of dwellings increased by around 4 whereas the population remains at a similar level. It should be noted, however, there is evidence of new homes being built in the parish since 2011 with 47 new build residential sales recorded between 2013 and 2015 – see Housing Market on page 13.

The median age of people living in the Parish is 44 compared with 43 for the district, 40 for the region and 39 for England as a whole. Older people (aged 65+) represent 19% of total residents which is in above the district (18%), region (17%) and national (16%) rates. There is also evidence of an ageing population with the number of residents in the parish aged 65 and over increasing by 15% (+16) between 2001 and 2011. 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 projections¹ suggest that Hinckley and Bosworth’s 65 plus age group is forecast to grow by around 51% between 2014 and 2034.

Table 1: Usual Residents by Age Band, 2011

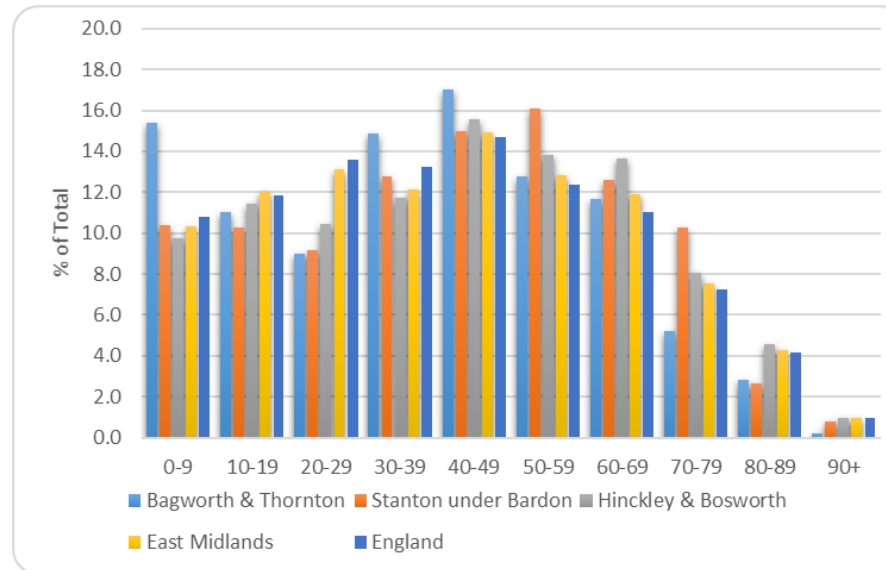
	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	%	%	%
Aged 0-4	203	7.8	31	4.9	234	7.2	5.5	6.0	6.3
Aged 5-15	391	15.0	74	11.7	465	14.4	12.2	12.5	12.6
Aged 16-64	1,661	63.8	408	64.4	2,069	63.9	63.9	64.5	64.8
Aged 65+	350	13.4	121	19.1	471	14.5	18.4	17.1	16.3
All Usual Residents	2,605	100.0	634	100.0	3,239	100.0	100.0	100.0	100.0
Median age	39		44		40		43	40	39

Source: Census 2011, KS102

¹ [Subnational Population Projections for Local Authorities in England: 2014 based](#)

A more detailed breakdown reveals the Bagworth and Thornton Parish has a predominantly higher than average share of residents aged 0 to 9 and 30 to 29 year olds. It also highlights the high proportion of residents aged between 50 and 79 living in the Stanton-Under-Bardon Parish (**Figure 1**).

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

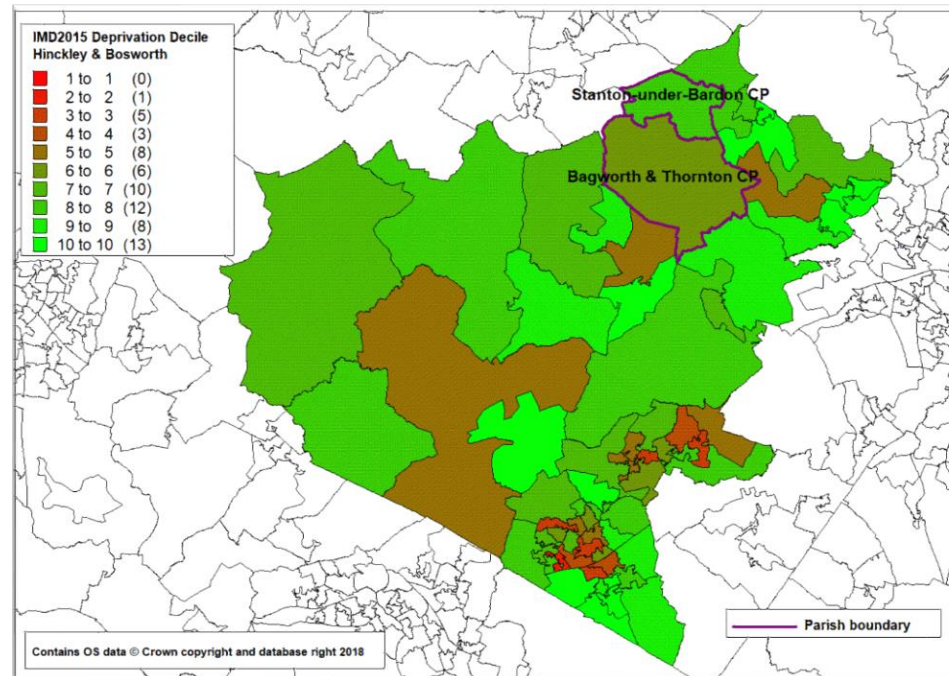
Deprivation

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 Bagworth and Thornton Parish is situated within one LSOA E01025878. Stanton under Bardon is in LSOA E01025871, however, it should be noted that this LSOA boundary also includes Copt Oak

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows on the whole both parishes display relatively low levels of deprivation with Bagworth and Thornton ranking in the 6th decile and Stanton under Bardon ranking in the 8th. However, on closer inspection of the IMD sub domains, the Bagworth and Thornton area ranks high (1st decile) on the Barriers to Housing and Services domain which may indicate difficulty to

access owner-occupation or the private rental market. The following map illustrates overall Index of Multiple Deprivation deciles within the Hinckley & Bosworth borough. The Parishes are denoted by a purple boundary to the north east of the borough.

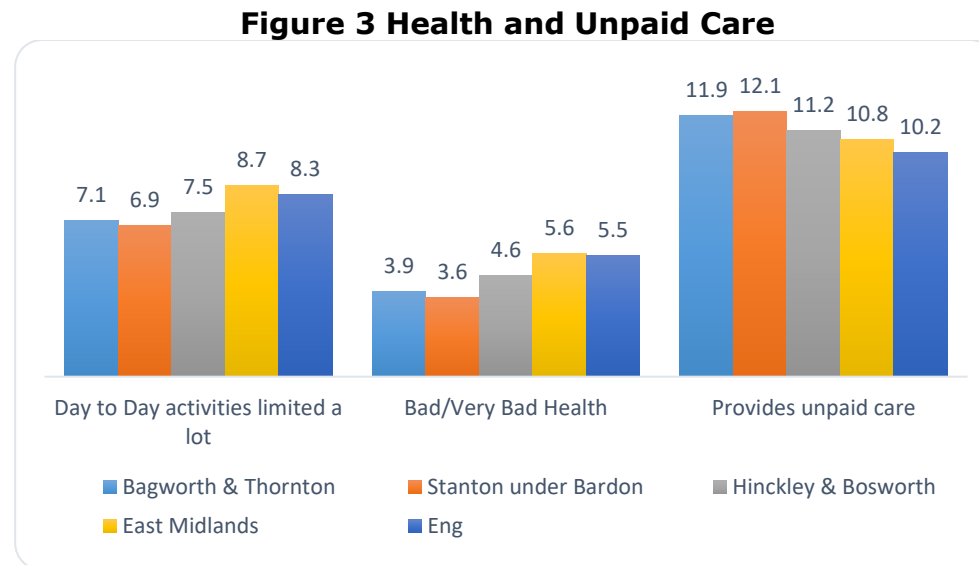
Figure 2 Index of Multiple Deprivation Deciles, 2015



Health

The Census highlights ill health and disability is an issue for some residents.

Figure 3 shows around 7% of local residents in both parish areas reported they had their day to day activities limited due to ill health. Around 12% of local residents were providing unpaid care which was higher than the district, region and England rates.



Source: Census 2011

Economic Activity

The table below illustrates the working status of residents aged 16 to 74. At 76% the Bagworth and Thornton Parish economic activity rate is higher than neighbouring Stanton under Bardon (73%), district (73%), region (69%) and England (70%) rates reflecting its younger demographic share. Stanton under Bardon has a higher representation of retired economically inactive which mirrors its older demographic profile. Both parishes have higher than average self employment rates and low unemployment.

Table 2: Economic Activity and Inactivity, 2011

	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	%	%	%
Residents Aged 16 to 74	1,860	100.0	478	100.0	2,338	100.0	100.0	100.0	100.0
Economically Active Total	1,421	76.4	348	72.8	1,769	75.7	73.5	69.3	69.9
Employee, Full-time	253	13.6	80	16.7	333	14.2	13.9	14.4	13.7
Employee, Part-time	840	45.2	189	39.5	1,029	44.0	44.6	38.8	38.6
Self Employed	242	13.0	56	11.7	298	12.7	8.9	8.7	9.8
Unemployed	45	2.4	12	2.5	57	2.4	3.6	4.2	4.4
Full-time Student economically active	41	2.2	11	2.3	52	2.2	2.5	3.3	3.4
Economically inactive Total	439	23.6	130	27.2	569	24.3	26.5	30.7	30.1
Retired	254	13.7	86	18.0	340	14.5	14.7	15.0	13.7
Student including Full-Time Students	57	3.1	12	2.5	69	3.0	3.9	5.8	5.8
Looking After Home or Family	55	3.0	15	3.1	70	3.0	3.5	4.0	4.4
Long-Term Sick or Disabled	49	2.6	11	2.3	60	2.6	2.8	4.1	4.0
Other	24	1.3	6	1.3	30	1.3	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

According to the 2011 Census, the average household size in the Bagworth and Thornton Parish was 2.5 people and in Stanton-Under-Bardon was 2.3. This compares with 2.3 for the district and region and 2.4 for England as a whole.

The average number of rooms per household in Bagworth and Thornton (6.4) and Stanton-Under-Bardon (6.1) were higher than the district (5.8), regional (5.6) and national (5.4) rates.

People living in the Bagworth and Thornton and Stanton-Under-Bardon Parishes are also more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.3 and 2.9 respectively which is higher than the region (2.8) and national (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 78% of households in both parishes owning their homes outright or with a mortgage or loan which is higher than the district (77%), regional (67%) and England (63%) rates. Around 42% of Stanton-under-Bardon households own their homes outright compared with 29% of Bagworth and Thornton households. This compares with 37% district, 33% region and 31% England averages.

Around 14% of Bagworth and Thornton and 15% of Stanton-under-Bardon households live in social rented accommodation against 10% district, 16% region and 18% England rates. The equivalent rate for all rural areas in England stood at 11.4%.

There is an under representation of private rent accommodation in both parishes with just 6% of households living in privately rented homes compared with 11% for the district, 15% regional and 17% England rates.

Table 3: Tenure, 2011

	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	%	%	%
All occupied Households	1,034	100.0	272	100.0	1,306	100	100.0	100.0	100.0
Owned; Owned Outright	299	28.9	114	41.9	413	31.6	37.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	512	49.5	98	36.0	610	46.7	39.6	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	8	0.8	1	0.4	9	0.7	0.6	0.7	0.8
Social Rented; Rented from Council (Local Authority)	105	10.2	31	11.4	136	10.4	7.1	10.1	9.4
Social Rented; Other	38	3.7	10	3.7	48	3.7	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	62	6.0	12	4.4	74	5.7	10.3	13.6	15.4
Private Rented; Other	5	0.5	4	1.5	9	0.7	1.1	1.3	1.4
Living Rent Free	5	0.5	2	0.7	7	0.5	1.0	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority of residential dwellings in both parishes are detached which is higher than the district, regional and national shares. There is an under representation of flats, maisonette or apartment type housing in both parishes.

Table 4: Accommodation Type, 2011

	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	No	%	No
All household spaces (occupied + vacant)	1,072	100.0	274	100.0	1,346	100.0	100.0	100.0	100.0
Detached	496	46.3	124	45.3	620	46.1	37.1	32.2	22.3
Semi-Detached	330	30.8	85	31.0	415	30.8	38.1	35.1	30.7
Terraced	224	20.9	63	23.0	287	21.3	16.0	20.6	24.5
Flat, Maisonette or Apartment	11	1.0	2	0.7	13	1.0	8.5	11.7	22.1
Caravan or Other Mobile or Temporary Structure	11	1.0	-	0.0	11	0.8	0.4	0.4	0.4

Source: Census 2011, KS405EW

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 38% of Bagworth and Thornton households and 28% in Stanton under Bardon live in homes with more than 4 bedrooms. This is above the Borough (22%), regional (20%) and England (19%) averages.

There is an under representation of housing for single people with less than 1% of Bagworth and Thornton and 3% of Stanton under Bardon households having one bedroom against 6% district, 8% region and 12% England rates.

Table 5 Household size by number of bedrooms, 2011

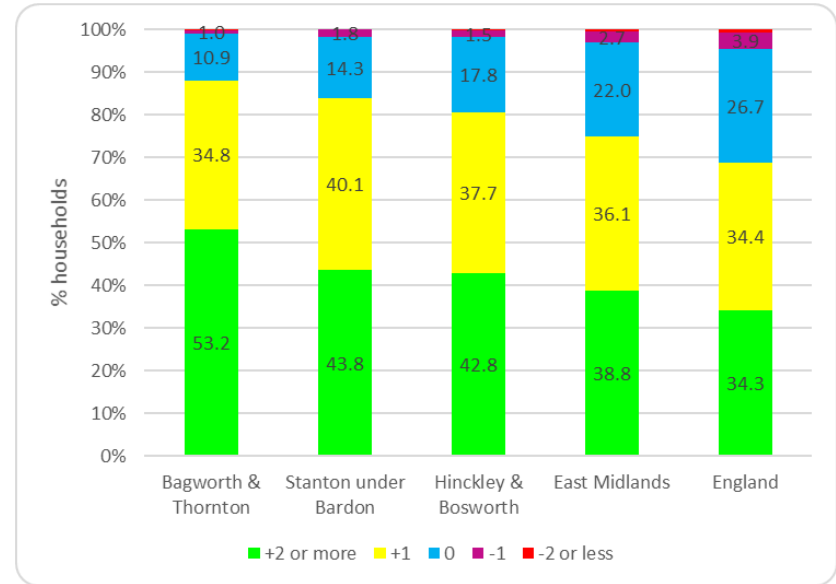
Bedrooms	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	%	%	%
All Household Spaces With At Least One Usual Resident	1,034	100.0	272	100.0	1,306	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	1	0.4	1	0.1	0.1	0.2	0.2
1 Bedroom	8	0.8	7	2.6	15	1.1	5.8	8.1	11.8
2 Bedrooms	209	20.2	88	32.4	297	22.7	26.7	26.5	27.9
3 Bedrooms	428	41.4	100	36.8	528	40.4	45.5	45.4	41.2
4 Bedrooms	294	28.4	66	24.3	360	27.6	17.4	15.4	14.4
5 or More Bedrooms	95	9.2	10	3.7	105	8.0	4.4	4.4	4.6

Source: Census 2011, LC4405EW

Figure 4: Bedroom Occupancy Rates, All Households, 2011

Under occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish is typical of rural villages. Analysis of the 2011 Census shows that 53% of Bagworth and Thornton and 44% of Stanton under Bardon households have two or more spare bedrooms which is higher than the district (43%), region (37%) and England (34%) shares.

Under occupancy is particularly evident in larger properties and is particularly evident in Stanton under Bardon with 45% of homes with 4 or more bedrooms are occupied by one or two people (42% in Bagworth and Thornton).



Source: Census 2011, QS412EW

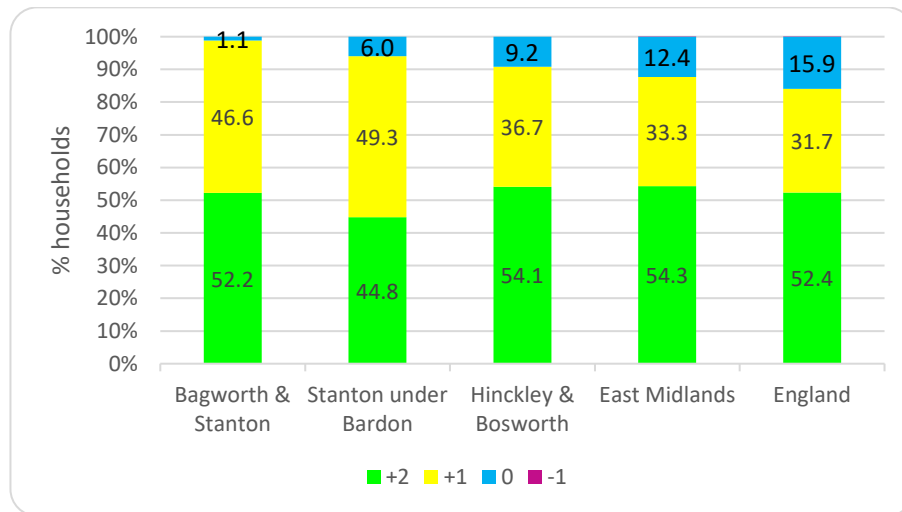
Table 6 Household with 4 or more bedrooms by household size, 2011

	Bagworth & Thornton		Stanton under Bardon		Total Parishes		Hinckley & Bosworth	East Midlands	England
	No	%	No	%	No	%	No	%	No
HHs with 4 or more bedrooms	389	100.0	76	100.0	465	100.0	100.0	100.0	100.0
1 person in household	30	7.7	6	7.9	36	7.7	9.7	10.4	10.6
2 people in household	128	32.9	28	36.8	156	33.5	34.6	32.3	30.3
3 people in household	71	18.3	14	18.4	85	18.3	19.6	18.8	18.3
4 or more people in household	160	41.1	28	36.8	188	40.4	36.0	38.5	40.8

Source: Census 2011, LC4405EW

The Census data suggests 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 52% of pensioner households in Bagworth and Stanton and 45% in Stanton under Bardon have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household).

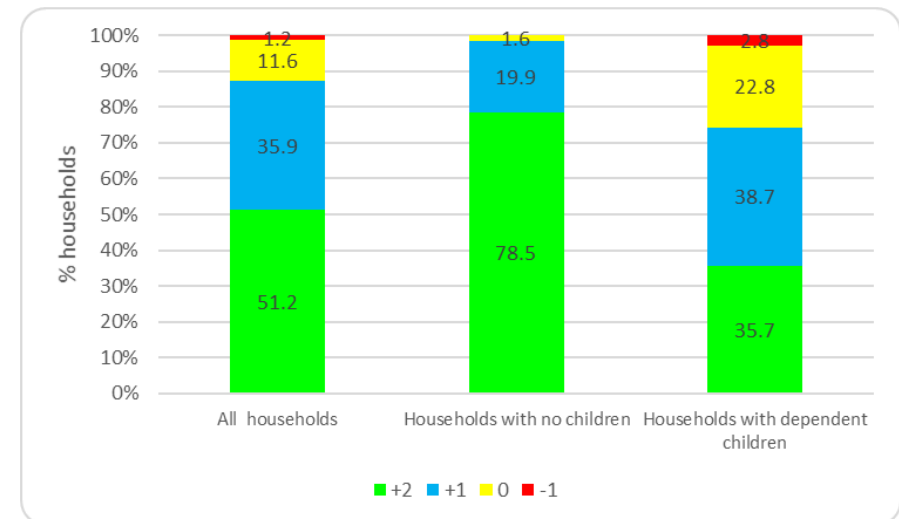
Figure 5: Bedroom Occupancy rating of Older Person Households, 2011



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 evidence of overcrowding in a small number of households with dependent children. There is evidence of some overcrowding in a small number of lone parent households.

Figure 6: Bedroom Occupancy rating of Family Households - Bagworth & Thornton Parish and Stanton under Barton Parishes, 2011



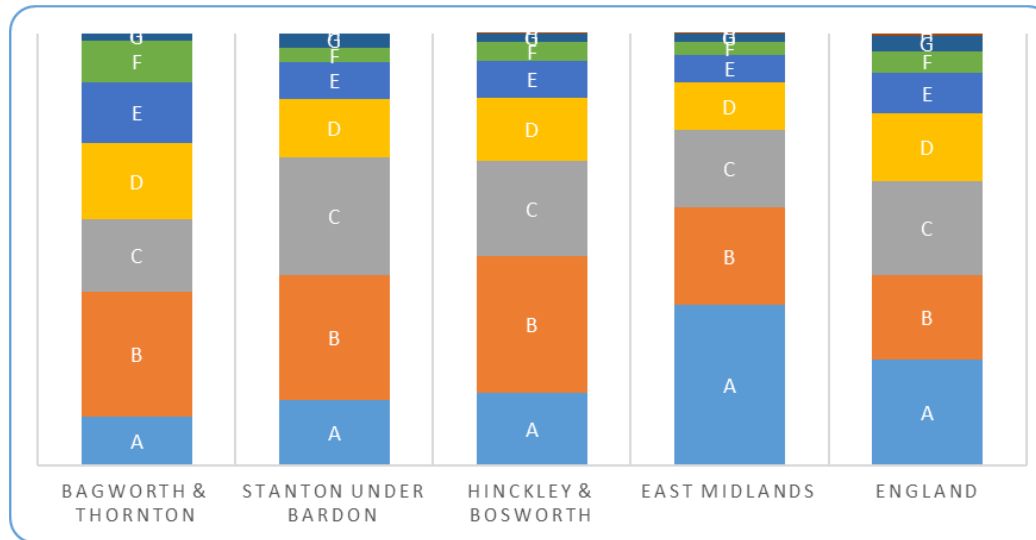
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in both parishes by council tax band compared to the Borough, region and national averages in 2017. Council Tax band B make up the largest group of domestic properties (approximately 29% of the total). The parish has a larger proportion of properties with high value council tax bands with 11% of dwellings in Bagworth and Thornton and 7% in Stanton Under Bardon 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 7: Dwelling Stock by Council Tax Band

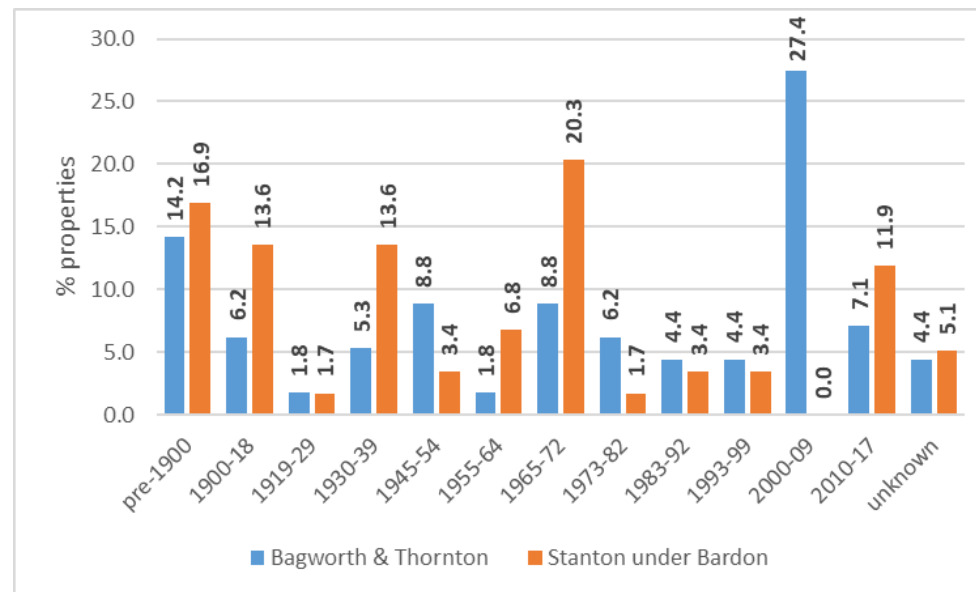


Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2017 VOA

An analysis of VOA Stock of Properties data suggests that around 25% (280) of residential properties in the Bagworth and Thornton Parish were built before 1900. Figure 8 below gives an indication of the average number of new homes built each year since 1930 and shows a steady trend in house building since 1930 and peaking during the 1993 to 1999 period. There is evidence of a smaller number of homes being built from 2000 onwards and this is also referred to in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2015. 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 1.3% 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 best fit LSOAs E01025890 and E01025891 to the Great Bowden Parish boundary.

Figure 8 Build Period of Property



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

Residential Sales

Land Registry price paid data shows that some 1,274 residential property sales were recorded by the Land Registry in the Bagworth and Thornton Parish between 1995 and 2015 and 269 in Stanton-Under-Bardon. Detached housing represented the majority of sales in both parishes during this time. 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.

Residential Sales and Average House Prices

Figure 9 Bagworth & Thornton

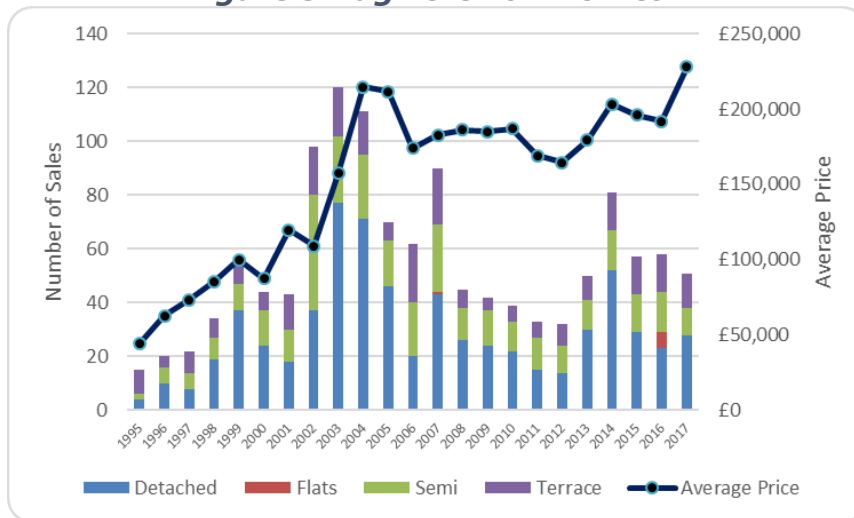
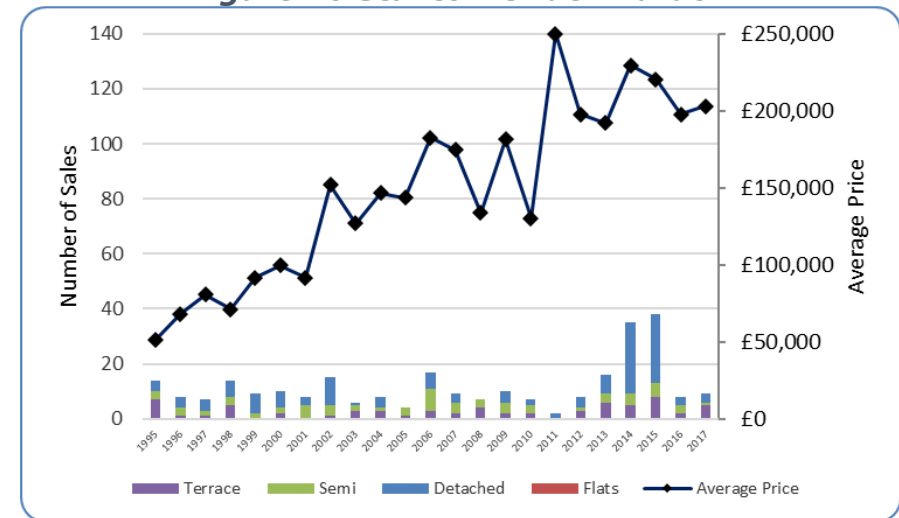
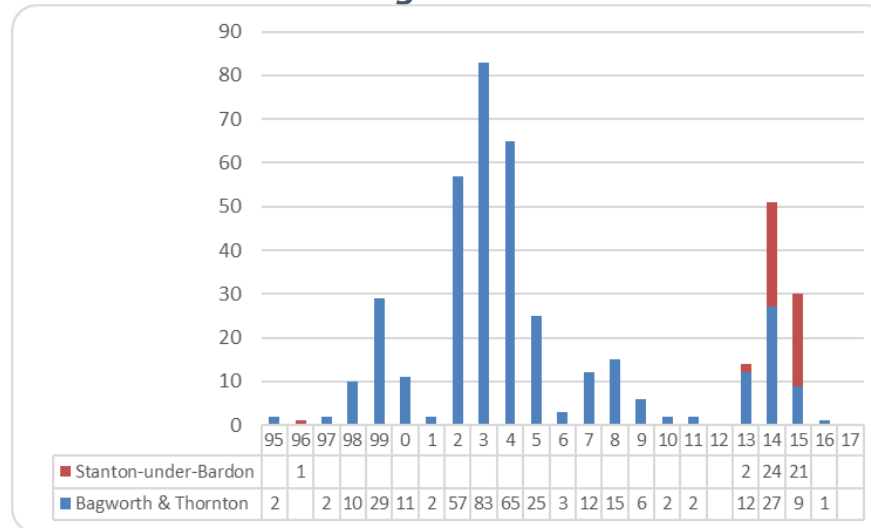


Figure 10 Stanton-Under-Bardon



There is evidence of new build housing in both parishes with 375 in Bagworth and Thornton and 134 in Stanton-Under-Bardon new build residential sales recorded between 1995 and 2017. New build sales in Bagworth and Thornton represented 29% of residential sales and 18% in Stanton-Under-Bardon. The majority of new build sales in both areas are 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.

Figure 11:



Data produced by Land Registry © Crown copyright 2016, data correct at 6.10.18

Summary of Future Housing Need

Bagworth and Thornton and Stanton-Under-Bardon are relatively small parishes situated in the Hinckley and Bosworth Borough.

At the time of the 2011 Census, the Bagworth and Thornton Parish had an estimated total population of 2,605 residents living in 1,034 households whereas the smaller parish of Stanton-Under-Bardon recorded 634 residents living in 272 households. The Bagworth and Thornton Parish had a higher representation of younger residents and Stanton-Under-Bardon displayed a higher than average proportion of residents aged 65 and over.

There has been significant population growth in Bagworth and Thornton with the number of residents increasing by around 770 (+42%) between 2001 and 2011. During this period the number of dwellings went up by 304 (+40%). There is evidence of further housing growth having occurred since the last Census with 49 new build sales recorded between 2013 and 2016.

Census data implies there was little change in the number of households in Stanton-Under-Bardon between 2001 and 2011. However, Land Registry data indicates a high number (47) of new build sales were recorded in the parish between 2013 and 2015. The local population is likely to have increased during this time.

There is evidence that the population is ageing and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership is very high and there is a high share of detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is evidence of a high number of new housing developments in both parishes with 423 new build residential sales registered with the Land Registry between 1995 and 2017, the majority being detached dwellings.

The high level of under occupancy suggests 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.