



HOUSING VISION

The Implications of Household Projections for the Mix of Housing in East Leake: 2013-2028

Final Report

December 2014

The Implications of Household Projections for the Mix of Housing in East Leake: 2013-2028

Contents

	EXECUTIVE SUMMARY	3
1.0	Introduction and Approach	4
2.0	Population and Household Projections for East Leake, 2013-2028	6
3.0	The Implications of Household Projections for the Mix of New Housing in East Leake, 2013-2028	11

Project Director:

Dr Richard Turkington
Director
Housing Vision
59 Stocks Lane
Newland
Malvern
Worcs.
WR13 5AZ

01886 833118 (phone/fax)
07714 106386 (mobile)
richardturkington@housingvision.co.uk
www.housingvision.co.uk

9th December 2014

EXECUTIVE SUMMARY

- ES1 This report provides further evidence to inform policy in relation relating to the housing mix of proposed developments
- ES2 Changes to the household structure of East Leake and the associated requirement for housing have been projected based on ONS 2012-based Subnational Population Projections for the Borough of Rushcliffe.
- ES3 East Leake's 16+ population is projected to grow by 8%, an increase of 413 people, growth is projected in all but the 35-54 age band.
- ES4 The number of households is projected to grow by 8%, an increase of 203; by 18% for the 16-34 age group; by 11% for the 55-64 age group and by 28% for the 65+ age group. 18% decline is projected for the 35-54 age group.
- ES5 One person households are projected to grow by 18%; two person households with no dependent children by 14% and two person households with dependent children are projected to decline by 10%.
- ES6 Small increases are projected in younger single, couple and family households; in all households aged 55-64 and very large increases in smaller older person households. For those aged 35-44, decline is projected for in types of household, but especially for family households.
- ES7 The net effect on the requirement for housing is an increase of 114 homes for single person households; of 166 for couple households with no dependent children; and a decline of 78 in the requirement for family housing from two person households with dependent children.
- ES8 Very large growth is projected in the requirement for housing suitable for older people, including downsizing flats; bungalows; houses and housing with care and support; small growth in smaller homes for younger people and decline in the requirement for 2-3 bed flats and especially 3 bed and larger houses.
- ES9 Taking account of 'downsizing' by older people and offsetting some surpluses by bedsize, 71% of the projected requirement is for one and two bed properties and 29% is for 3 bed and larger homes.

1. INTRODUCTION AND APPROACH

- 1.1 It is understood that developers are currently providing a mix for the market element of developments in East Leake that is skewed towards larger detached 4-5 bedroom homes, with some 3 bedroom detached, but nothing smaller, and no bungalows.
- 1.2 The purpose of this report is to inform policy relating to the housing mix of new homes in East Leake over the Neighbourhood Plan period 2013-2028... Consideration of this issue has previously taken account of:
- responses to the 2012 East Leake Community Plan Survey question on perceptions of housing need;
 - the Rushcliffe Borough Council Housing Market Assessment Update, 2012; and
 - analysis of the Office of National Statistics 'Neighbourhood Statistics' for East Leake parish from the 2011 Census.
- 1.3 The approach adopted has been to undertake an assessment of projected changes to the household structure of East Leake and the associated requirement for all housing including market housing over the period 2013-2028.
- 1.4 Official household projections are only available at the local authority level and no up-to-date household projections are available. The only 20 year projections available are 2008-based (which preceded the 2011 Census) and although 2011-based projections took account of the findings of the 2011 Census, they are only available for 10 years and adopted the previous projections methodology.
- 1.5 2012-based Household Projections are due to be released later this year. However, 2012-based Subnational Population Projections are available and these have been used to model household projections in East Leake over the period 2013-2028 as follows:
- The transformation rates from the 2012 Subnational Population Projections for Rushcliffe have been applied for each single year of age. Thus If the number of 1 year olds in 2013 in Rushcliffe is x and the number of 2 year olds in 2014 is y , this gives a ratio (y/x) which has been applied to the East Leake population.
 - The number of births in East Leake is assumed to be a constant proportion of those in the district, any variation is likely to be slight.
 - The transformation rates for Rushcliffe include the effect of mortality and net migration rates but there may be some slight variation for East Leake, for example due to migration within the district. However, no data is available at the East Leake level.

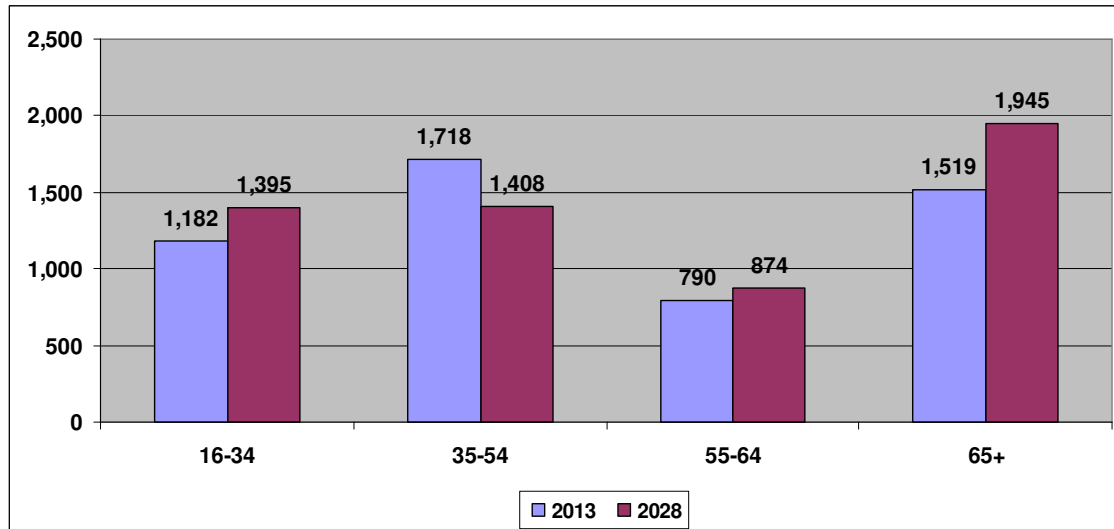
- Household representative rates have been applied to the population projection for East Leake for all those aged 16+ to produce a projection of household formation and change in the number of households over the period 2013-2028.
- This approach enables households to be projected by:
 - Broad age band of household representative, i.e.: 16-34; 35-54; 55-64 and 65+; and
 - Broad household type, i.e.: one person household; two or more persons with no dependent children and two or more person with dependent children.

1.6 The outcome is set out in the following section.

2. POPULATION AND HOUSEHOLD PROJECTIONS FOR EAST LEAKE, 2013-2028

2.1 This section sets out the outcome of the modelled projections of population and household structure over the period 2013-2028. *Please note:* that due to rounding, there may be slight variations from overall totals when sub-samples are added. The following table sets out the population projections for East Leake for all those aged 16+.

Table 2.1: 2012-based 16+ population projections for East Leake, 2013-2028



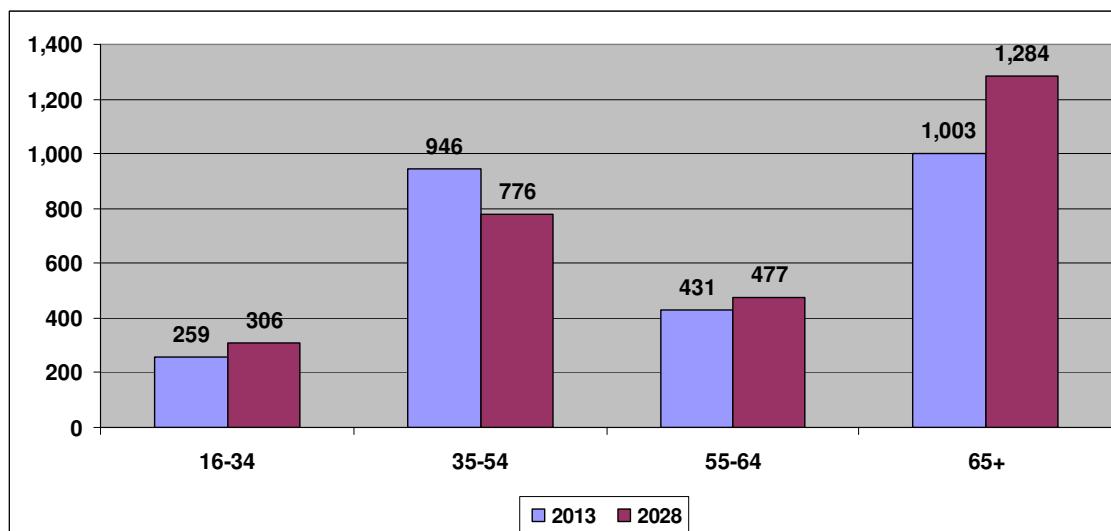
(Source: *Sub-National Population Projections ONS 2012*, Office for National Statistics website, <http://www.ons.gov.uk/ons/index.html>. Contains public sector information licensed under the Open Government Licence v1.0 <http://www.nationalarchives.gov.uk/doc/open-government-licence/>.)

Key findings

- East Leake's 16+ population is projected to grow by 8% over the period 2013-2028, an increase of 413 people from 5,209 to 5,622.
- Growth is projected in all but the 35-64 age band.
- Growth of 18% is projected for the 16-34 age band; of 11% for the 55-64 age group and 28% for the 65+ age group, most of whom are likely to be members of smaller single or couple households.
- Decline is projected of 18% for the 35-54 age group most of whom are likely to be members of family households.

2.2 The following table sets out the household projections for East Leake by age band.

Table 2.2: 2012-based household projections for East Leake by age band, 2013-2028



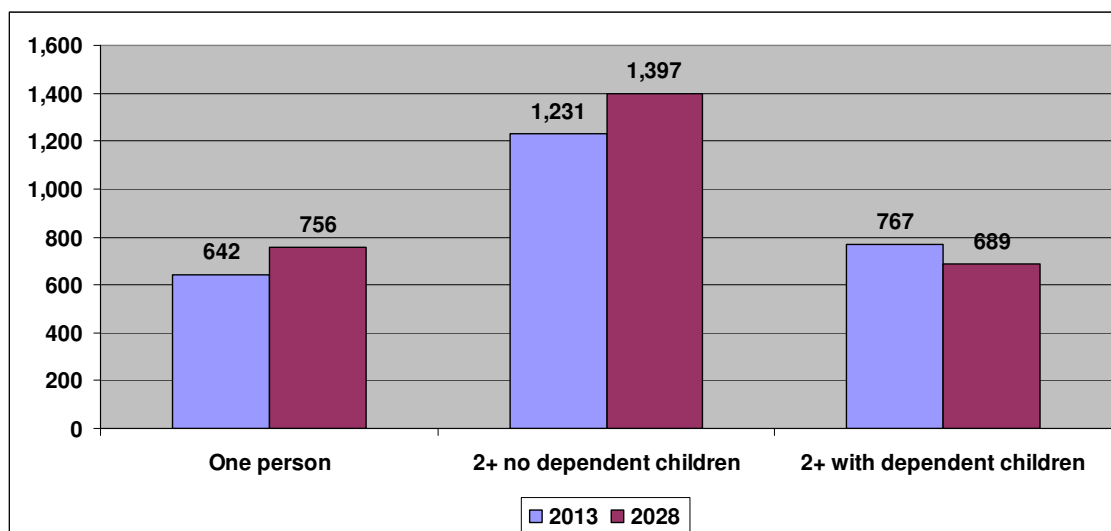
(Source: *Housing Vision* derived from *Sub-National Population Projections ONS 2012*, Office for National Statistics website, <http://www.ons.gov.uk/ons/index.html>. Contains public sector information licensed under the Open Government Licence v1.0 <http://www.nationalarchives.gov.uk/doc/open-government-licence/>.)

Key findings

- The number of households in East Leake is projected to grow by 8% over the period 2013-2028, an increase of 203 from 2,640 to 2,843.
- Growth is projected in all but the 35-64 age band.
- Growth of 18% is projected for the 16-34 age band; of 11% for the 55-64 age group and 28% for the 65+ age group.
- Decline is projected of 18% for the 35-54 age group.

2.3 The following table sets out the household projections for East Leake by broad household type between 2013 and 2028.

Table 2.3: 2012-based household projections for East Leake by household type, 2013-2028



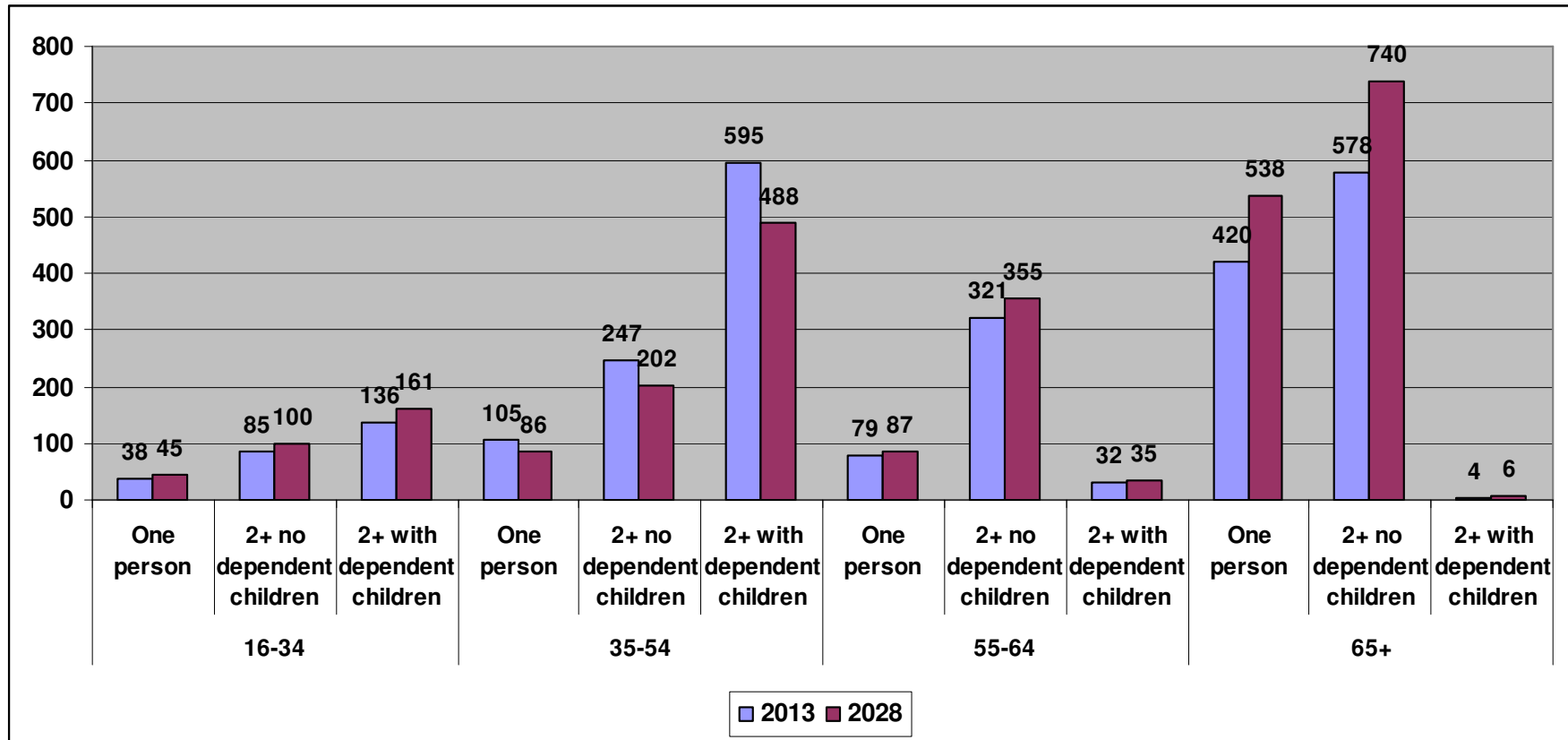
(Source: Housing Vision derived from Sub-National Population Projections ONS 2012, Office for National Statistics website, <http://www.ons.gov.uk/ons/index.html>. Contains public sector information licensed under the Open Government Licence v1.0 <http://www.nationalarchives.gov.uk/doc/open-government-licence/>.)

Key findings

- The number of one person households is projected to grow by 18% over the period 2013-2028, an increase of 114 from 642 to 756. Such households are likely to require smaller one and two bed accommodation.
- The number of two person households with no dependent children is projected to grow by 14% over the period 2013-2028, an increase of 166 from 642 to 756. Such households are likely to require two and three bed accommodation
- The number of two person households with dependent children is projected to decline by 10% over the period 2013-2028, a fall of 78 from 767 to 689. Such households are likely to require a minimum of two bed and typically three bed or larger housing.

2.4 The following table sets out the household projections for East Leake by age band and broad household type between 2013 and 2028.

Table 2.4: 2012-based household projections for East Leake by age band and household type, 2013-2028



(Source: Housing Vision derived from Sub-National Population Projections ONS 2012, Office for National Statistics website, <http://www.ons.gov.uk/ons/index.html>. Contains public sector information licensed under the Open Government Licence v1.0 <http://www.nationalarchives.gov.uk/doc/open-government-licence/>.)

Key findings

- There are small increases projected in younger single, couple and family households; a decline in all types household and especially family households for those aged 35-44; small increases in all types of household for those aged 55-64 and very large increases in the number of smaller older person households.

3. THE IMPLICATIONS OF HOUSEHOLD PROJECTIONS FOR THE MIX OF NEW HOUSING IN EAST LEAKE, 2013-2028

3.1 This section assesses the implications of household projections for the mix of new housing - including market housing - in East Leake over the period 2013-2028. Please note: that due to rounding, there may be slight variations from overall totals when sub-samples are added. From Table 2.3, the net effect of household projections is:

- an increase of 114 in the requirement for housing for single person households and of 166 for couple households with no dependent children; and
- a decline of 78 in the requirement for family housing from two person households with dependent children.

3.2 From Table 2.4, the net effect of household projections by age band and household type is:

- for those aged 16-34: an increased requirement for 22 smaller and 25 family homes from younger people;
- for those aged 35-54: a decline of 107 in the requirement for family housing, a decline of 45 in the requirement from those with no dependent children and a decline of 19 in the requirement for housing for single households;
- for those aged 55-64: an increase of 3 in the requirement for family housing; an increase of 34 from those with no dependent children and an increase of 8 in the requirement for housing from single households;
- for those aged 65+: an increase of 2 in the requirement for family housing; an increase of 162 from those with no dependent children and an increase of 118 in the requirement for housing for single households;

3.3 The Rushcliffe Borough Council's 'Housing Mix Model' applies the following housing archetypes:

- For young singles and couples - one bed flats or shared housing.
- For couples prior to children and separated singles - two bed upsizing flats and houses.
- For older couples prior to children and small families - two bed houses.
- For larger families - three bed and larger houses.
- For older empty nesters - two bed downsizing flats; bungalows and houses, and housing with care and support.

3.4 Applying the Rushcliffe 'Housing Mix Model' to the household projections derived for East Leake implies:

- for those aged 16-34: a requirement for 22 one or two bed flats or houses and 25 two bed houses;
- for those aged 35-54: a decline of 107 in the requirement for family housing, a decline of 45 in the requirement for 2 bed houses and a decline of 19 in the requirement for 2 bed flats or houses;
- for those aged 55-64: an increase of 3 in the requirement for family housing; an increase of 42 in the requirement for 2 bed downsizing flats or houses; and
- for those aged 65+: an increase of 2 in the requirement for family housing; an increase of 280 the requirement for two bed flats; bungalows and houses; housing with care and support.

3.5 The following table identifies the effect of projected increases or declines in requirements for different types of housing as follows.

Table 3.1: the effect of household projections on the future requirement for housing in East Leake, 2013-2028

Type of housing	Increased requirement	Decreased requirement	Effect
1 bed flats or shared housing	22	-	22
2 bed upsizing flats and houses	-	19	-19
2 bed houses	25	45	-20
3 bed and larger houses	5	107	-102
2 bed downsizing flats; bungalows and houses; housing with care and support	322	-	322
Total	374	171	203

(Source: Housing Vision)

Key findings

- The overall effect is very large growth in the requirement for a range of housing suitable for older people, including downsizing flats; bungalows and houses and housing with care and support; small growth in smaller homes for younger people and a decline in the requirement for 2-3 bed flats and especially 3 bed and larger houses.

3.6 Some of the surplus of housing identified above can be offset against increased requirements for other types of housing, for example 2 bed upsizing flats and houses can be offset against the requirement for 2 bed downsizing flats and houses and also for 1 bed flats. This approach has been applied in the following table.

3.7 Furthermore, most older households are already housed - typically in family housing - and the number who are able and/or willing to downsize is uncertain. On the basis of studies of under-occupation and housing need, it is estimated that downsizing does not currently exceed 10%. Where older people are living in under occupied family housing but do not downsize, replacement family housing will be required to compensate for the loss of supply. The following table applies the assumption that 50% of the future requirement for older people will need to be replacement 3 bed or larger housing.

Table 3.2: the net effect of household projections on the future requirement for housing in East Leake, 2013-2028

Type of housing	Projection number	Projection percentage
1 bed flats or shared housing	2	1%
2 bed downsizing flats; bungalows and houses; housing with care and support	142	70%
3 bed and larger houses	59	29%
Total	203	100%

(Source: Housing Vision)

Key findings

- This assessment of the impact of household growth in East Leake has identified that 71% of the projected requirement is for one and two bed properties, and 29% is for 3 bed and larger homes.
- These projections do not support the provision of detached 4-5 bedroom homes, with nothing smaller than 3 bed homes, and no bungalows.
- The dominant requirement over the period 2013-2028 is for smaller housing for older people enabling them to downsize and to meet their needs for care and support.

3.8 However, East Leake's future housing requirements cannot be considered in isolation as it is one of 6 towns and villages within rural Rushcliffe identified as a 'sustainable location for growth' within the Borough of Rushcliffe. In addition, a significant proportion of Nottingham City's unmet housing need is being met by the Borough which will be a net importer of population over the next 15 years. The effect of these two factors is that East Leake is one of a number of key settlements in the Borough which will be accommodating more development than is necessary to meet internally generated need.

3.9 As a result, East Leake is targeted in the emerging Core Strategy for a minimum of 400 new homes over the plan period. It is as yet unclear which household types are likely to migrate to Rushcliffe from the City of Nottingham but it is possible to develop a broad housing mix policy that derives from a combination of:

- responses to the 2012 East Leake Community Plan Survey question on perceptions of housing need;
- the Rushcliffe Borough Council Housing Market Assessment Update, 2012; and
- analysis of the Office of National Statistics 'Neighbourhood Statistics' for East Leake parish from the 2011 Census; and
- Housing Vision's assessment the impact of a growth of 203 households in East Leake on future housing requirements over the period 2013 -2028.