

Huntington Parish Neighbourhood Plan

Housing Need and Characteristics Report

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HUNTINGTON PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS AND CHARACTERISTICS

Introduction

This report provides an analysis of housing issues in the Huntington Parish area to support and influence the Huntington Parish Neighbourhood Plan and the policies within it. The report draws on the latest available data from authoritative sources such as the Census, York City Council and Office for National Statistics, small area model-based income estimates and local consultation exercises.

This report provides an assessment of housing needs and characteristics in the Parish of Maltby.

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, Rotherham Metropolitan Borough Council 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 answer¹*".

Population Age Profile

According to the 2011 Census, the Huntington Parish had an estimated population of 9,371 residents living in 4,155 households dispersed across 740 hectares. The Parish has a relatively high population density and at 12.7 persons per hectare is the 3rd highest in the York district. This rate compares with 7.3 for York and 4.1 for England.

There were 92 vacant dwellings representing a 2.2% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 1% (94 people). The number of dwellings (occupied and vacant) also increased, rising by 264 (7%).

At the time of the 2011 Census, around 15% of residents were aged under 16 which is below the York (16%), Yorkshire & Humber region (19%) and

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

national (19%) rates. Around 61% of residents were aged between 16 and 64 which is lower than York (64%), region (67%) and for England (65%). At 24% the Parish has a higher propensity of older residents (aged 65+) when compared with the York (17%), region (17%) and England (16%) rates. The median age of people living in the Parish was 47 which is older than that of the York (38), region (39) and England (39) respectively.

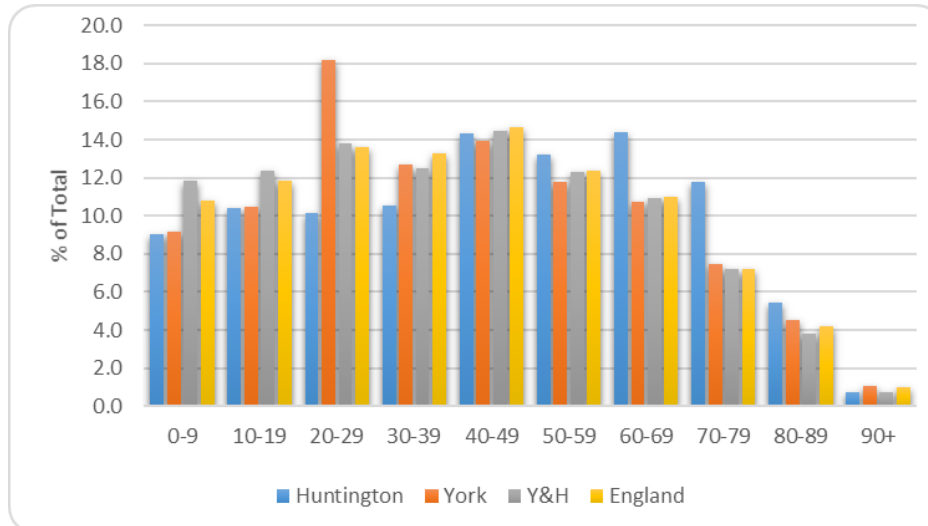
Table 1: Usual Residents by Age Band, 2011

	Huntington		York	Yorkshire & Humber	England
	No	%	%	%	%
Aged 0-4	429	4.6	5.4	6.2	6.3
Aged 5-15	973	10.4	10.7	12.7	12.6
Aged 16-64	5,676	60.6	67.1	64.6	64.8
Aged 65+	2,293	24.5	16.9	16.6	16.3
All Usual Residents	9,371	100.0	100.0	100.0	100.0
Median age	47		38	39	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Huntington had a higher proportion of residents aged 50+, particularly those aged between 60 and 79. There is a lower than average share of 20 to 29 year olds.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 21% in 2001 to 24% in 2011. The Census suggests the number of residents aged 65+ rose by 18% (343 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 projections² suggest that York's 65 plus age group is forecast to grow by around 41% between 2014 and 2034.

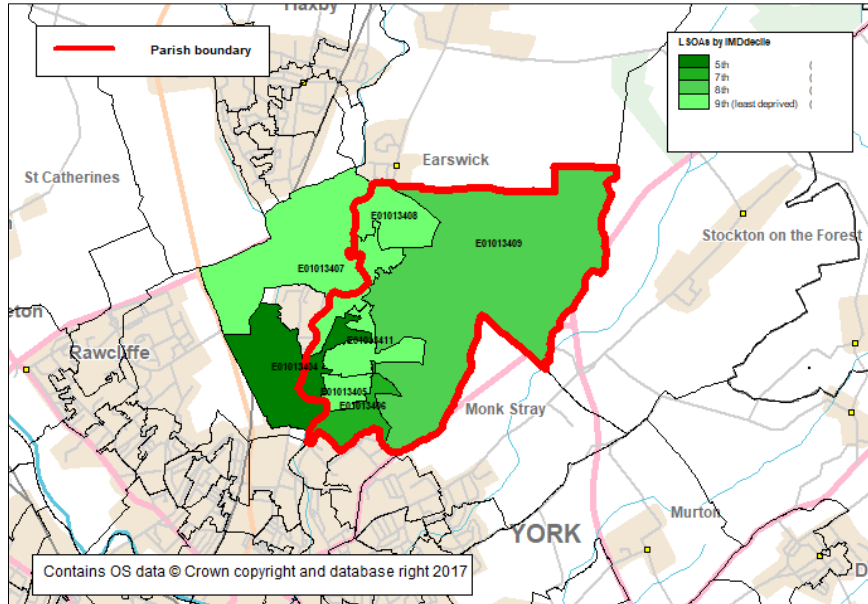
Deprivation

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 Huntington covers several LSOAs some of which overlap the Parish boundary and take in households situated outside the Parish. For this report, the following LSOAs are considered to be the nearest best fit: E01013404, E01013405, E01013406, E01013407, E01013408, E01013409 and E01013411. The overall Index of Multiple Deprivation deciles (where 1 is most deprived 10% of LSOAs) (IMD) shows the Parish on the whole displays relatively low levels of deprivation with four LSOAs ranked within the 9th decile, one in the 8th, 7th and 5th decile on the overall 2015 Index.

² Subnational Population Projections for Local Authorities in England: 2014 based

The following map illustrates the overall Index of Multiple Deprivation deciles within the Huntington parish boundary. Please note E01013404 and E01013407 overlap the parish boundary.

Figure 2 Index of Multiple Deprivation Deciles, 2015



Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 70% the economic activity rate is in line with the national average, below the York (73%) but higher than the region (68%) rates. When compared to the national average, the Parish has a relatively high share of retired and part-time employed residents. The unemployment rate was relatively low.

Table 2: Economic Activity and Inactivity, 2011

	Huntington		York	Yorkshire & Humber	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	6,887	100.0	100.0	100.0	100.0
Economically Active Total	4,833	70.2	73.5	68.4	69.9
Employee, Part-time	1,221	17.7	13.9	14.6	13.7
Employee, Full-time	2,700	39.2	44.6	37.0	38.6
Self Employed	522	7.6	8.9	8.4	9.8
Unemployed	164	2.4	3.6	4.8	4.4
Full-time Student (economically active)	226	3.3	2.5	3.5	3.4
Economically inactive Total	2,054	29.8	26.5	31.6	30.1
Retired	1,456	21.1	14.7	14.7	13.7
Student (including Full-Time Students)	185	2.7	3.9	5.9	5.8
Looking After Home or Family	154	2.2	3.5	4.3	4.4
Long-Term Sick or Disabled	193	2.8	2.8	4.5	4.0
Other	66	1.0	1.5	2.2	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Huntington Parish was 2.2 people, which is slightly below the national (2.4), York and region (2.3) averages. The average number of rooms per household stood at 5.5 which is above the York, regional and national average rate of 5.4.

The average number of bedrooms per household stood at 2.8 which is in line with the York and slightly above the 2.7 regional and England rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 83% of households owning their homes outright or with a mortgage or loan which is above the York (66%), regional (64%) and national (63%) rates. Almost half of the households own their homes outright. Around 7% of households live in private rented accommodation which is below the York (18%), region (16%) and national (17%) rates. Just 8% of households live in social rented accommodation which is low when compared to the York (14%), regional (18%) and national (18%) rates.

Table 3: Tenure, 2011

	Huntington		York	Yorkshire & Humber	England
				%	%
All occupied Households	4,155	100.0	100.0	100.0	100.0
Owned; Owned Outright	2,023	48.7	33.9	30.6	30.6
Owned; Owned with a Mortgage or Loan	1,409	33.9	32.2	33.5	32.8
Shared Ownership (Part Owned & Part Rented)	47	1.1	0.8	0.4	0.8
Social Rented; Rented from Council (Local Authority)	30	0.7	8.8	12.3	9.4
Social Rented; Other	304	7.3	5.1	5.8	8.3
Private Rented; Private Landlord or Letting Agency	281	6.8	16.4	14.4	15.4
Private Rented; Other	36	0.9	1.5	1.5	1.4
Living Rent Free	25	0.6	1.2	1.5	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (60%) of residential dwellings are semi-detached which is well above the York (36%), regional (36%) and national (31%) shares. Detached housing represents 25% of housing stock which is also above York (22%), regional (21%) and national (22%) rates. There is a relatively low proportion of terraced housing (6%) and flats and apartments (8%) and is somewhat lower when compared to the York, region and national shares.

Table 4: Accommodation Type, 2011

	Huntington		York	Yorkshire & Humber	England
	No	%	%	%	%
All household spaces (occupied + vacant)	4,247	100.0	100.0	100.0	100.0
Detached	1,081	25.5	21.9	20.5	22.3
Semi-Detached	2,565	60.4	35.6	36.5	30.7
Terraced	265	6.2	24.5	27.7	24.5
Flat, Maisonette or Apartment	336	7.9	18.0	15.0	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.2	0.2	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

The proportion of homes with four or more bedrooms stood at 17% which is lower than the York (21%), regional (18%) and national (19%) rates. There is an under-representation of housing for single people with just 3% of dwellings having one bedroom against 10% for the York and region and 12% for England.

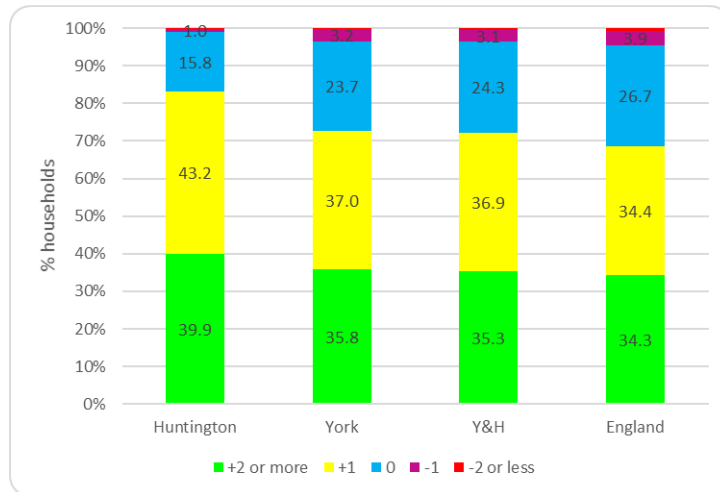
Table 5 Households by number of bedrooms, 2011

Bedrooms	Huntington Parish		York	Yorkshire & Humber	England
All occupied Household Spaces	4,155	100.0	100.0	100.0	100.0
No Bedrooms	7	0.2	0.2	0.2	0.2
1 Bedroom	133	3.2	10.5	10.0	11.8
2 Bedrooms	1,381	33.2	31.3	28.3	27.9
3 Bedrooms	1,913	46.0	36.8	43.7	41.2
4 Bedrooms	583	14.0	16.1	13.6	14.4
5 or More Bedrooms	138	3.3	5.0	4.1	4.6

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 40% of all occupied households in the Huntington Parish have two or more spare bedrooms and around 43% have one spare bedroom. Under occupancy is higher than regional and national rates.

Figure 3: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the Parish is particularly evident in larger properties with a quarter (25%) of households with 4 or more bedrooms occupied by just one or two people. This compares with 33% for York, 35% for the region and 40% for England.

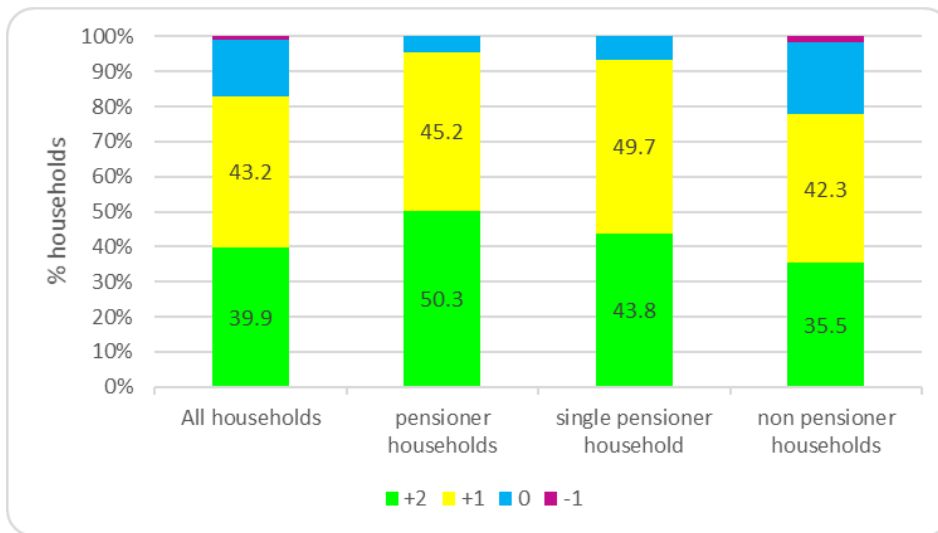
Table 6 Household with 4 or more bedrooms by household size, 2011

	Huntingdon		York	Yorkshire & Humber	England
HHs with 4 or more bedrooms	721	100.0	100.0	100.0	100.0
1 person in household	73	10.1	10.0	10.2	10.6
2 people in household	221	30.7	31.1	29.5	30.3
3 people in household	156	21.6	18.1	18.8	18.3
4 or more people in household	271	37.6	40.8	41.5	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 50% of pensioner households have at least two more bedrooms than is technically required by the household) and is somewhat higher than the 35% non-pensioner household rate.

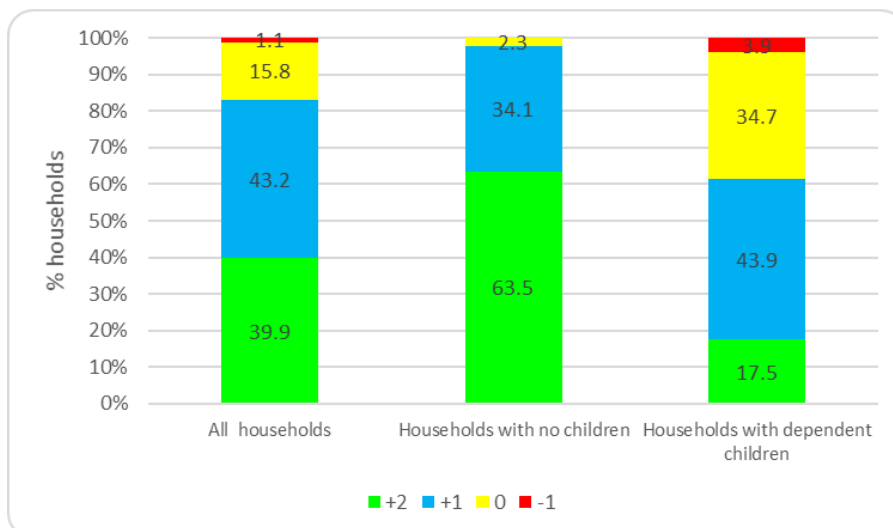
Figure 4: Bedroom Occupancy rating of Older Person Households, Huntington Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the Parish; however, households with dependent children are more likely to be overcrowded.

Figure 5: Bedroom Occupancy rating of Family Households Huntington Parish, 2011



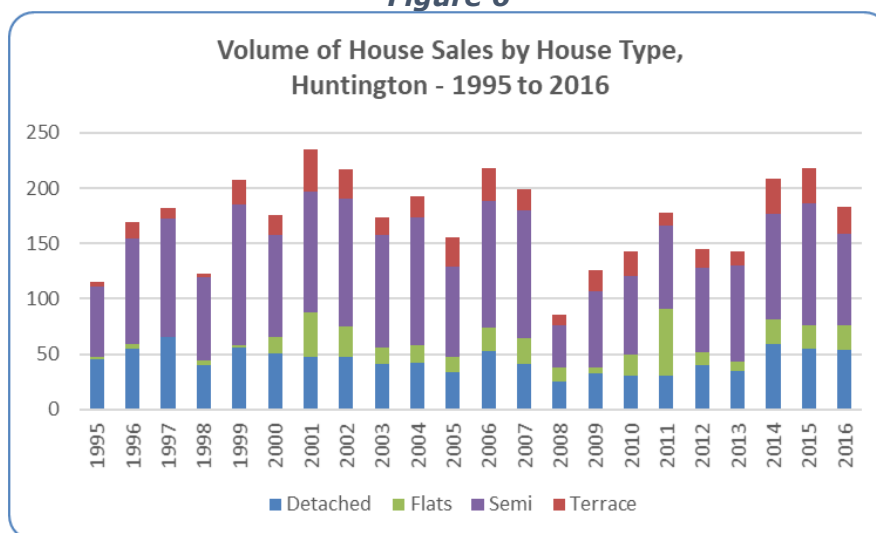
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 3,793 residential property sales were recorded in the Huntington Parish between 1995 and 2016. Semi-detached housing accounted for most of the sales, representing 53% of recorded sales, followed by detached housing (26%), terraced (11%) and flats or maisonettes (10%). 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 6



Data produced by Land Registry © Crown copyright 2017 (data available at 28.9.17)

There is evidence of new build housing in the local area with 433 new build residential sales recorded between 1995 and 2016, representing 11% of total recorded sales. New homes built for sale in the parish during this period were more likely to be flats, representing 38% of total sales during the 1995 to 2016 period.

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 7 shows the volume of sales together with the overall annual average house price.

Figure 7

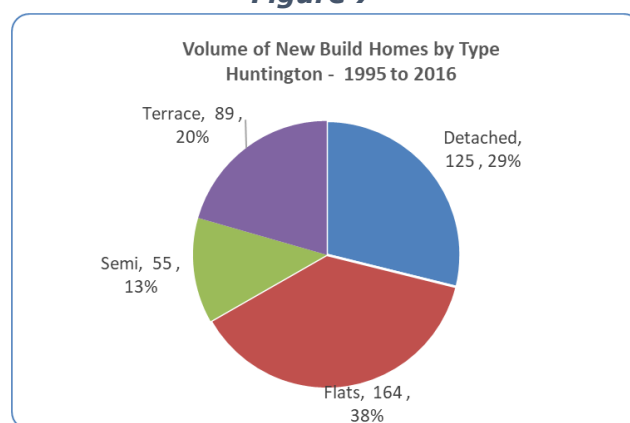
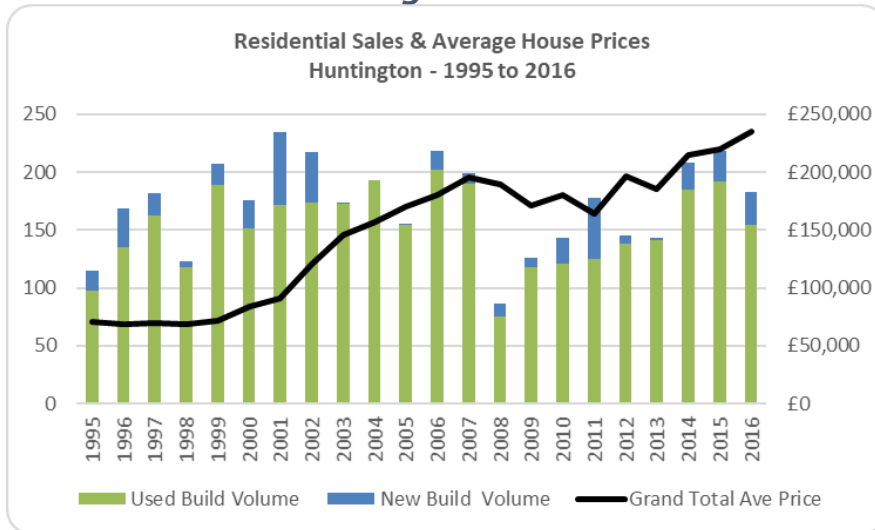


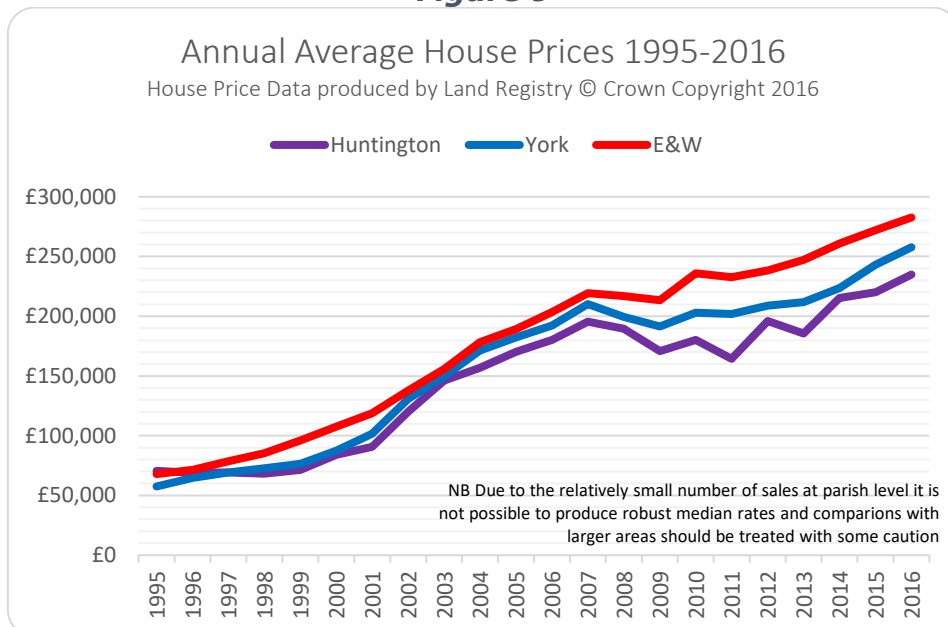
Figure 8:



Data produced by Land Registry © Crown copyright 2017, data correct at 28.9.17

Figure 9 below illustrates average house prices for York and the national average compared against the estimated average for Huntington. It shows that on the whole the average house price in Huntington is below the national average and slightly below the York district. The average house price in Huntington declined during 2008-2009, 2011, 2013 but increased in 2014, 2015 and 2016. It should be noted that due to the relatively small number of sales at the parish level, it is not possible to produce robust median rates and comparisons with larger areas must be treated with caution.

Figure 9



Data produced by Land Registry © Crown copyright 2017, data correct at 28.9.17

Housing Affordability

At £234,886 in 2016, the average house price in Huntington while below the National average (£282,672) and above the City of York (257,738) norm was well beyond the means of many residents.

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

The data reveals the cost of an entry-level³ 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 data⁴ also shows that home-ownership prospects vary across the country.

In the Huntington Parish area⁵ a low to mid-priced property costs on average £170,000 which is above the national average. Assuming a 15% deposit⁶, those entering the property market in the area would require a household income of £32,111 (£26,444 E&W average) and savings of £28,400 which is a challenge for many households.

With the average cost⁷ of an entry-level home in the area being £170,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £900 for stamp duty and £25,500 for a 15% deposit, coming to £28,400 in total.

City of York Council Strategic Policies

The City of York Local Plan will set out the strategic planning policies and priorities for the whole City. While it does not go into the detail about the housing needs and characteristics of Huntington, it does contain information on the housing market in York that is relevant to an understanding of housing needs and characteristics in the Parish.

³ 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.

⁴ 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](#).

⁵ The Huntington Parish area is based on best fit to MSOA E02005381.

⁶ [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.

⁷ 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.

Of importance was the Strategic Housing Market Assessment (SHMA),⁸ which was undertaken for the local authorities of York, Hambleton and Ryedale and the North York Moors National Park Authority area in 2016. Its purpose was to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the City. Its findings are used to inform housing and planning policy, including the emerging City of York Local Plan

Its main conclusion was that there is a strong overall demand for different types of housing in York, both market and affordable. Also, that 15% (one bedroomed); 35% (two bedroomed); 35% (three bedroomed) and 15% (four or more bedrooms) was an appropriate indicative mix for all dwellings (affordable and market) at a City-wide level.

The SHMA also provides some ward data, but does not that due to the small numbers involved this needs to be treated with a degree of caution. For Huntington and New Earswick Ward, which covers the Parish and the neighbouring community of New Earswick it highlights that there is a 'Total Net Annual Need' for 31 dwellings to meet local need⁹.

Community Consultation

In 2015 a survey of households in the Parish was undertaken in support of the preparation of the Neighbourhood Plan. 131 responses were received. One of the topics it explored was housing needs.

When asked about mix and type of dwellings which should be constructed to provide housing in the future.

A higher proportion of people felt there should be more provision for older people's housing. This was closely followed by a mixture of housing to meet a more varied demography and housing need. It was also thought there should be future provision for small homes and apartments, perhaps reflecting the need for affordable housing in the local area. Fewer people felt there was additional demand for family housing.

Figure 10

Q4: Considering the additional housing proposed in the City of York Local Plan - Do you agree or disagree that Huntington requires more of the following types of housing?

⁸

https://www.york.gov.uk/info/20095/housing_plans_and_strategies/1118/strategic_housing_market_assessments

⁹ https://www.york.gov.uk/downloads/file/2895/nyshma2011_appendix_12_ward_data_table

Huntington Parish Neighbourhood Plan Supporting Evidence - Housing Need and Characteristics

Answer Options	Agree	Disagree	Dont know	Response Count
Older peoples housing	56	39	20	115
A mixture of housing for older people, smaller homes and family housing	51	44	25	120
Small homes and apartments	46	49	16	111
Family housing	35	55	18	108
	<i>answered question</i>			130
	<i>skipped question</i>			1

Source: 2015 Huntington Parish Residents Survey

The survey also asked residents about affordable housing. When asked whether it needs or not improving, 52% (67) of respondent stating significant or some improvements are required. It ranked fifth highest of the 13 facilities enquired about.

Figure 11

Q2 In your opinion, do any of the following facilities need or not need improving?

Answer Options	Needs significant improvement	Needs some improvement	Does not need improving	Dont know	Response Count
Street maintenance	44	70	12	1	127
Transport links	40	54	25	3	122
Neighbourhood Policing/Community Safety	37	56	22	10	125
Health services (doctors, dentists, etc)	27	46	49	4	126
Parks and open spaces	18	55	32	15	120
Affordable decent housing	26	41	24	31	122
Opportunities for young people (11-18 years)	18	35	13	52	118
Opportunities for young children (up to 11 years)	14	34	21	51	120
Sports and leisure facilities	8	39	42	27	116
The range of community activities	7	40	40	30	117
Community facilities (library, Post Office, Halls)	9	37	67	9	122
Schools	6	32	36	47	121
Shopping facilities	6	19	91	4	120
	<i>answered question</i>				130
	<i>skipped question</i>				1

Source: 2015 Huntington Parish Residents Survey

Summary of Future Housing Need and Characteristics

At the time of the 2011 Census, Huntington was home to around 9,371 residents living in 4,155 households. Analysis of the Census suggests that between 2001 and 2011 the Parish population increased by around 1% (94 people). During this period, the number of dwellings rose by 7% (264). The Parish has a relatively high population density and at 12.7 persons per hectare is the 3rd highest in the York district. This rate compares with 7.3 for York and 4.1 for England.

At 24% the Parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65

and over increasing from 21% in 2001 to 24% in 2011. 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 83% of households owning their homes outright or with a mortgage or loan.

Average house prices are relatively high, and at 8% the proportion of social rented housing which is low when compared with the York, regional and national shares.

There is some evidence of under occupancy of dwellings, as evidenced by the number of spare bedrooms, which is higher than in the City of York, the Yorkshire and Humber and England.

The provides some evidence that the proportion of smaller dwellings, especially 1 bedroom, is substantially lower than in York, Yorkshire and Humber or England.

Taking account of demographic trends, market evidence and the findings from the community consultation, this suggests that there is a demand for a mix of housing types, including market and affordable. In particular, it provides clear evidence in support of policies to encourage more:

- Affordable housing and
- Smaller dwellings especially that 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.