

# Wolvey Parish Neighbourhood Plan

## Housing Needs Report

April 2016

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# WOLVEY PARISH NEIGHBOURHOOD PLAN HOUSING NEEDS

## Introduction

This report provides an analysis of housing issues in the Wolvey 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 Wolvey Parish Neighbourhood Plan.

## Population Age Profile

According to the 2011 Census, the Wolvey Parish had an estimated population of 1,942 residents living in 646 households dispersed across 2,317 hectares. There were 677 dwellings (self-contained accommodation units) and 31 household spaces with no usual residents representing a 4.6% vacancy rate. It should be noted there are 2 communal Defence establishments in the parish that provide accommodation for 276 residents. Since 2001 the number of residents has increased by around 200 (+11.5%), the number of households by 73 (+12.7%) and the number of dwellings by 45 (7.1%). For information about housing term definitions see [Definitions of general housing terms](#).

The parish has a higher than average share of working age (16-64 year olds) residents representing 67.4% of total residents against 63.3% for the district, 63.6% region and 64.8% England rates. As a consequence of the over representation of 16 to 64 year olds, there is an under representation of older residents. However, Census data shows the number of residents aged 65 and over increased by 16% between 2001 and 2011. The median age of people living in the Parish is 32 which is younger than the regional figure (40) and that of both the region and England (39) as a whole.

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

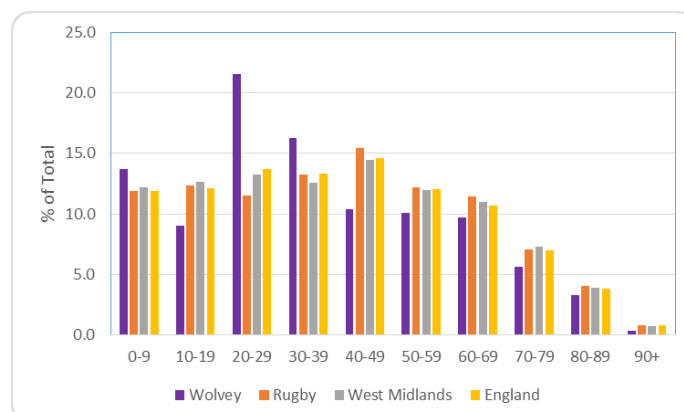
	Wolvey		Rugby	West Midlands	England
	No	%	%	%	%
Aged 0-4	147	7.6	6.3	6.3	6.3
Aged 5-15	217	11.2	13.1	13.2	12.6
Aged 16-64	1,308	67.4	63.3	63.6	64.8
Aged 65+	270	13.9	17.3	16.9	16.3
All Usual Residents	1,942	100.0	100.0	100.0	100.0
Median age	32		40	39	39

*Source: Census 2011, KS102*

A more detailed breakdown highlights the Parish's higher than average share of younger working age residents, particularly those aged between

20 and 29 and is largely due to the presence of army barracks situated in the parish.

**Figure 1 Population by 10 year age bands, 2011**



Source: Census 2011, QS103

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 Rugby's 65 plus age group is forecast to grow by 58.5% between 2012 and 2032.

### Economic Activity

The table below illustrates the working status of usual residents aged 16 to 74. In Wolvey Parish this accounts for 75% of the population. At 78.7% Wolvey Parish's economic activity rate is higher than the district (73.5%), regional (68.3%) and national (69.9%) rates. Of those that are economically active around 81% are in paid employment and 15% are self employed. At the time of the 2011 Census the unemployment rate was lower than district, regional and national rates.

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

	Wolvey		Rugby	West Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,457	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>1,146</b>	<b>78.7</b>	<b>73.5</b>	<b>68.3</b>	<b>69.9</b>
Employee, Full-time	752	51.6	44.6	37.4	38.6
Employee, Part-time	176	12.1	13.9	14.0	13.7
Self Employed	168	11.5	11.0	8.5	9.8
Unemployed	31	2.1	3.6	5.1	4.4
Full-time Student economically active	19	1.3	2.5	3.3	3.4
<b>Economically Inactive Total</b>	<b>311</b>	<b>21.3</b>	<b>26.5</b>	<b>31.7</b>	<b>30.1</b>
Retired	161	11.1	14.7	14.4	13.7
Student including Full-Time Students	41	2.8	3.9	5.9	5.8
Looking After Home or Family	62	4.3	3.5	4.6	4.4
Long-Term Sick or Disabled	17	1.2	2.8	4.4	4.0
Other	30	2.1	1.5	2.4	2.2

Source: Census 2011, QS601E

<sup>1</sup> [Subnational Population Projections for Local Authorities in England: 2012 based](#)

## Household Size

At the time of the 2011 Census, the average household size in the Wolvey Parish was 2.6 people which is higher than the district (2.3), regional (2.4) and national (2.4) rates. At 6.4 the average number of rooms per household is higher than the district (5.7), regional (5.5) and national (5.4) rates.

People living in the Wolvey Parish are also more likely to live in homes with a high number of bedrooms. The average number of bedrooms per household is 3.1 which is higher than the district (2.9), region (2.8) and national (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are relatively high, particularly the proportion of homes that are owned outright. There is a significantly high share of private rented properties and these account for over a quarter (25.1%) of occupied households. The over representation of private rented properties is largely due to barrack housing situated within the parish. Social housing represents just 7% of Wolvey's housing stock and is below district, regional and national rates.

**Table 3: Tenure, 2011**

	Wolvey		Rugby	West Midlands	England
	No	%	%	%	%
All occupied Households	646	100.0	100.0	100.0	100.0
Owned; Owned Outright	245	37.9	32.9	32.3	30.6
Owned; Owned with a Mortgage or Loan	180	27.9	36.6	32.6	32.8
Shared Ownership (Part Owned & Part Rented)	-	0.0	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	21	3.3	9.2	10.9	9.4
Social Rented; Other	21	3.3	5.1	8.1	8.3
Private Rented; Private Landlord or Letting Agency	37	5.7	12.6	12.8	15.4
Private Rented; Other	125	19.3	1.5	1.2	1.4
Living Rent Free	17	2.6	1.2	1.5	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that detached dwellings represent the highest share of properties in the parish accounting for 49% of the housing stock against 28% for the district, 24% for the region and 22% for England as a whole. Semi-detached dwellings account for 26% of dwellings compared with 34% for the district, 37% for the region and 31% England rates. Terraced housing represents 21% of dwellings and flats just 3%, both being lower than district, regional and national rates.

**Table 4: Accommodation Type, 2011**

	Wolvey		Rugby	West Midlands	England
	No	%	%	%	%
All dwellings	677	100.0	100.0	100.0	100.0
Detached	334	49.3	28.3	23.7	22.3
Semi-Detached	174	25.7	33.5	36.8	30.7
Terraced	145	21.4	24.9	22.9	24.5
Flat, Maisonette or Apartment	18	2.7	13.1	16.2	22.1
Caravan or Other Mobile or Temporary Structure	6	0.9	0.4	0.4	0.4

Source: Census 2011, KS401EW

### 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 over a third (33%) of households live in housing with more than 4 bedrooms which is above the district (23%), regional (18%) and England (19%) averages. There is also an under representation of smaller type housing units with around 28% of dwellings having 2 or fewer bedrooms against 33% for the district, 35% for the region and 40% for England as a whole.

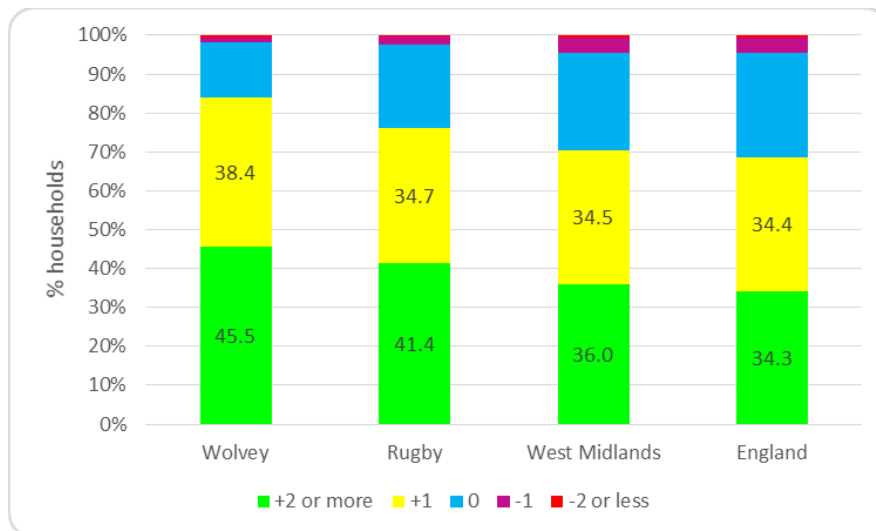
**Table 5 Household size by number of bedrooms, 2011**

Bedrooms	Wolvey Parish		Rugby	West Midlands	England
All households	646	100.0	100.0	100.0	100.0
1 bedroom	16	2.5	8.3	9.9	12.0
2 bedrooms	167	25.9	25.0	25.3	27.9
3 bedrooms	249	38.5	44.0	47.0	41.2
4 or more bedrooms	214	33.1	22.7	17.9	19.0

Source: Census 2011, LC4405EW

There is evidence of widespread under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that almost half (46%) of households in the Wolvey Parish have two or more spare bedrooms and almost two fifths (38%) have one spare bedroom. Under occupancy is higher than both regional and national rates.

**Figure 2: Bedroom Occupancy Rates, All Households, 2011**



Source: Census 2011, QS412EW

Under occupancy is particularly evident in larger properties with over two fifths (41%) of dwellings with 4 or more bedrooms occupied by just one or two people.

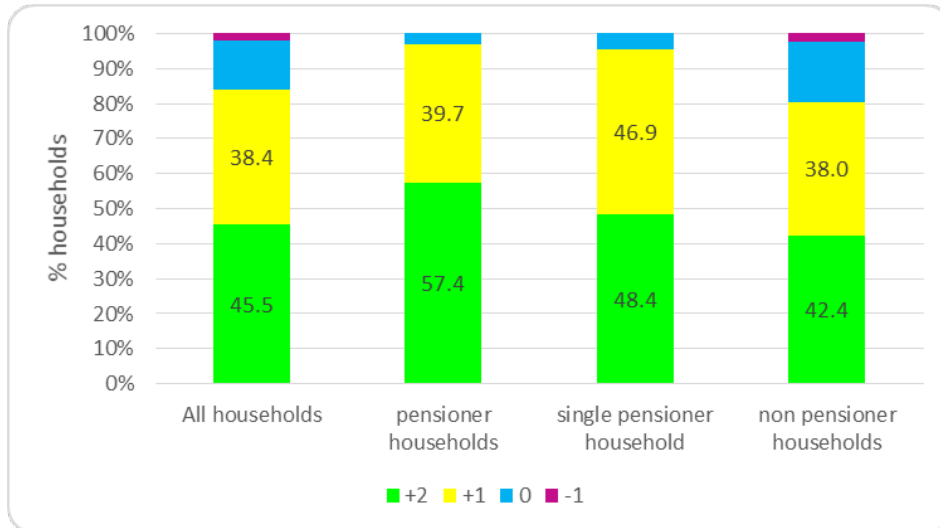
**Table 6 Household with 4 or more bedrooms by household size, 2011**

	Wolvey		Rugby	West Midlands	England
HHs with 4 or more bedrooms	214	100.0	100.0	100.0	100.0
1 person in household	16	7.5	9.8	10.6	10.6
2 people in household	71	33.2	33.6	30.6	30.3
3 people in household	51	23.8	19.7	18.3	18.3
4 or more people in household	76	35.5	37.0	40.5	40.8

Source: Census 2011, LC4405EW

Research shows 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 57% 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 42% non-pensioner household rate.

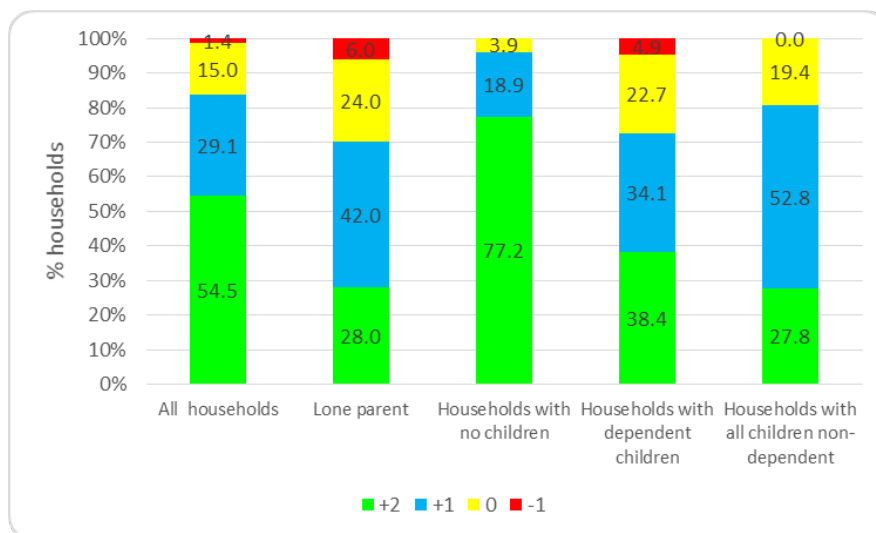
**Figure 3: Bedroom Occupancy rating of Older Person Households, Wolvey Parish, 2011**



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 very small number of families with dependent children including lone parents living in overcrowded households in the Wolvey Parish at the time of the 2011 Census.

**Figure 4: Bedroom Occupancy rating of Family Households Wolvey Parish, 2011**



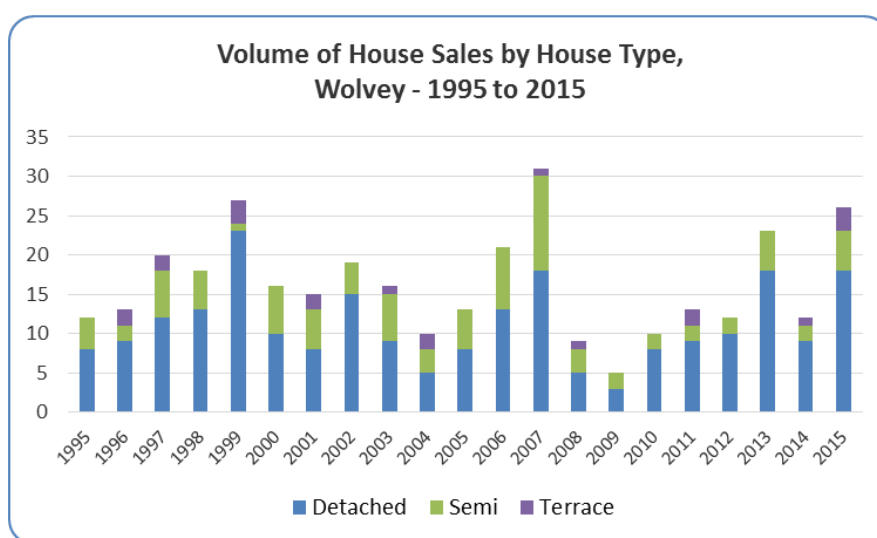
Source: Census 2011, LC4105EW

# Housing Market

## Residential Sales

Land Registry price paid data shows that some 341 residential property sales were recorded by the Land Registry in the Wolvey Parish between 1995 and 2015. Detached housing represented the largest share (68%) of sales during this time which reflects the higher than average stock of this type of housing in the parish. Semi-detached housing accounted for 26% of sales and 6% was terraced housing. There were no flats sold during this time period. 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.

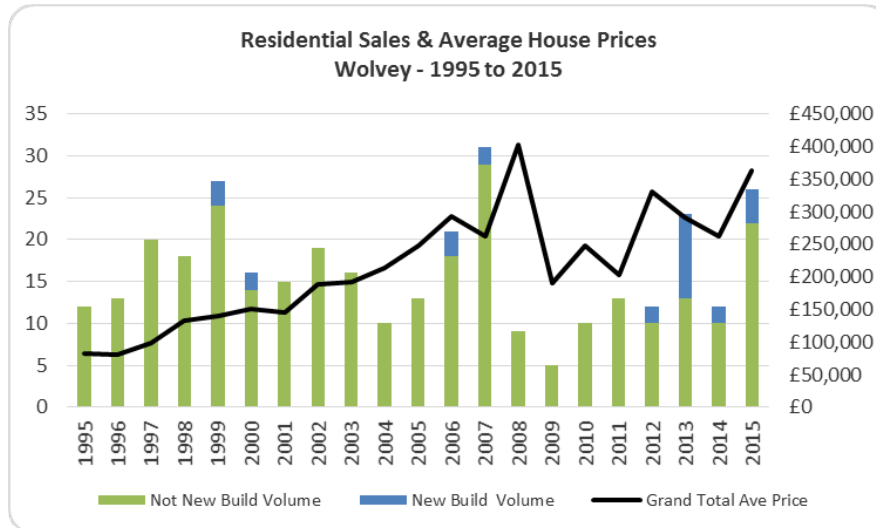
Figure 5



There is evidence of some new build housing in the local area with 28 new build residential sales recorded between 1995 and 2015, representing 8% of total sales recorded by the Land Registry in the area. 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 7 below shows the volume of sales by build type together with the overall annual average house price.



**Figure 6: Volume of Residential Sales, Wolvey  
1995 to 2015**



Data produced by Land Registry © Crown copyright 2016

The publication of middle layer super output area (MSOA) level income estimates for 2011/12<sup>2</sup> presents an opportunity for detailed housing affordability analysis. In England and Wales in 2014, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02006492) which includes the Wolvey Parish was 396 times the net weekly household income, indicating it would be difficult for those on lower income such as first time buyers to enter the current housing local housing market.

In the West Midlands, the lowest house price to income ratio was in Stoke on Trent 011 MSOA where the average house price for all dwelling types was equal to 140 times the average net weekly income and the highest was the Warwick 004 MSOA with 623 times.

### Summary of Future Housing Need

At the time of the 2011 Census, Wolvey was home to 1,942 residents living in 646 households. There were two communal establishments (army barracks) that provide accommodation for around 276 residents (14% of the parish population). Analysis of the Census shows that between 2001 and 2011, the number of people living in the parish increased by 11.5% and the number of households by 12.7%. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

There is a higher than average share of detached housing, private rented properties, houses with more than 4 bedrooms. Although there is a high level of private rented properties, home ownership levels are also high. There is evidence of under occupied dwellings particularly those with 4 or more bedrooms.

<sup>2</sup>[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

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.