

**Thurcaston and
Cropston
Neighbourhood
Plan**

**Housing
Needs Report**

January 2016

THURCASTON AND CROPSTON PARISH

ASSESSMENT OF HOUSING NEEDS

INTRODUCTION

This report provides an analysis of housing issues in Thurcaston and Cropston Parish to support its Neighbourhood Plan policies. It draws on the latest available official data from the Census and other sources.

The results outlined in this Housing Needs Survey Report will influence the policies of the Thurcaston and Cropston Neighbourhood Plan.

POPULATION AGE PROFILE

At the time of the 2011 Census, the average household size in Thurcaston and Cropston was 2.4 people per household which was in line with the national average. However, the average number of rooms per household at 6.9 is higher than the Charnwood district (5.7), regional (5.6) and national (5.4) rates. People living in the parish are also more likely to live in houses with a higher number of bedrooms with the average number of bedrooms per household standing at 3.3 compared with 2.9 for Charnwood, 2.8 for East Midlands and 2.7 for England as a whole.

Around 25% of residents are aged 65 and over which is somewhat higher than the district (16.4%), regional (17.1%) and national (16.3%) averages.

Table 1: Usual Residents by Age Band, 2011

	Thurcaston & Cropston		Charnwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	75	3.6	5.5	6.0	6.3
Aged 5-15	252	12.2	11.5	12.5	12.6
Aged 16-64	1,239	59.7	66.6	64.5	64.8
Aged 65+	508	24.5	16.4	17.1	16.3
All Usual Residents	2,074	100.0	100.0	100.0	100.0

Source: Census 2011, LC4405EW

HOUSING PROFILE

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show over 45% of residents live in housing with more than 4 bedrooms which is significantly higher than the district (23.2%), regional (8.3%) and England (19%) averages. There is also an under representation of smaller type housing units with less than 20% of dwellings having fewer than 2 bedrooms against 72% for the region and 40% England average.

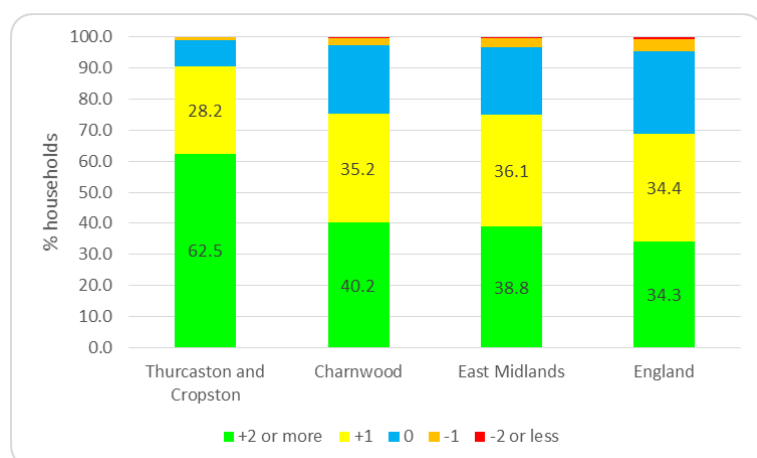
Table 2 Household size by number of bedrooms, 2011

Bedrooms	Thurcaston & Cropston		Charnwood	East Midlands	Eng
All households	861	100.0	100.0	8.3	100.0
1 bedroom	25	2.9	8.6	26.5	12.0
2 bedrooms	143	16.6	24.0	45.4	27.9
3 bedrooms	305	35.4	44.2	19.8	41.2
4 or more bedrooms	388	45.1	23.2	8.3	19.0

Source: Census 2011, LC4405EW

There is evidence of widespread under occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish. Analysis of the 2011 Census shows that around 63% of households have two or more spare bedrooms and a further 28% had one spare bedroom. This is higher than district, regional and national rates.

Figure 1 Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy is particularly evident in larger properties with around 53% of dwellings with 4 or more bedrooms occupied by just one or two people.

Table 3 Household with 4 or more bedrooms by household size, 2011

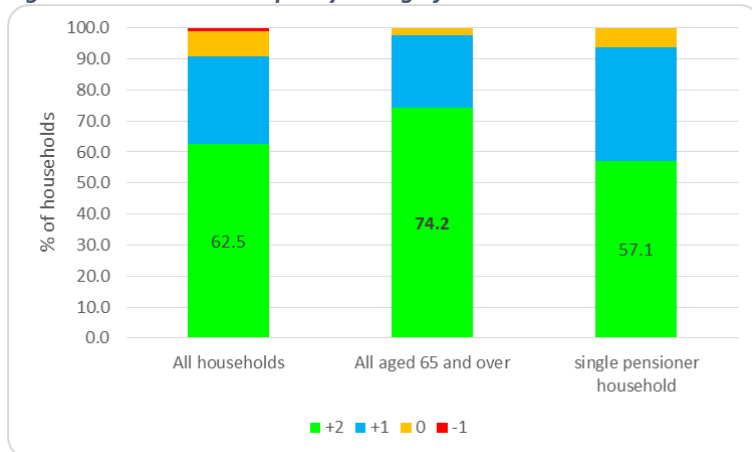
	Thurcaston & Cropston		Charnwood	East Midlands	Eng
Households with 4 or more bedrooms	388	100.0	100.0	100.0	100.0
1 person in household	48	12.4	9.7	10.4	10.6
2 people in household	157	40.5	30.7	32.3	30.3
3 people in household	76	19.6	18.9	18.8	18.3
4 or more people in household	107	27.6	40.7	38.5	40.8

Source: Census 2011, LC4405EW

The Census data suggest that older person households are more likely occupy under their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, almost three quarters of older person households have an

occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household). This represents 74.2% of older person households compared with 60% for non-pensioner households. Further analysis indicates that under occupancy is far more common in households with two or more pensioners than single pensioner households.

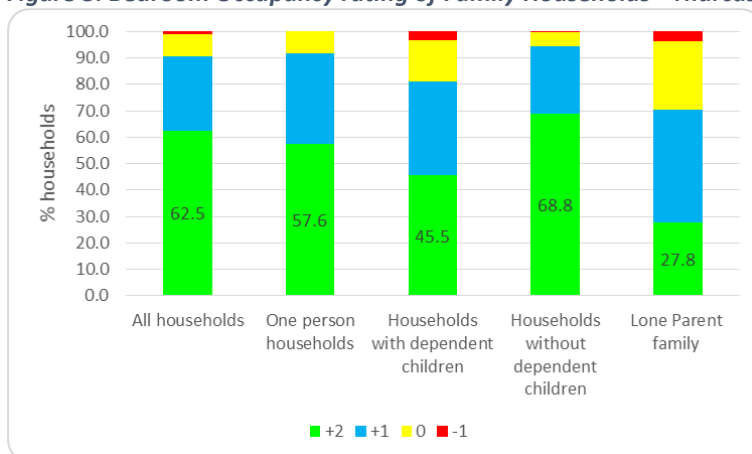
Figure 2: Bedroom Occupancy rating of Older Person Households - Thurcaston & Cropston Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the Parish, however, research shows that households with children are more likely to be overcrowded. The Census implies there is some evidence of overcrowding in a small number of households (around 10) with dependent children and lone parent family households more likely to be affected.

Figure 3: Bedroom Occupancy rating of Family Households - Thurcaston & Cropston Parish, 2011



Source: Census 2011, LC4105EW