

ASHOVER NEIGHBOURHOOD PLAN SUPPORTING EVIDENCE – HOUSING NEEDS AND CHARACTERISTICS

Introduction

This report summarises key housing needs and characteristics for Ashover Parish from the 2011 Census and other official sources. The Census is the most commonly used and reliable source of housing and other social and economic data especially at the parish level.

Household Size

At the time of the 2011 Census, the average household size in Ashover Parish was 2.3 people which is equal to the district and regional rates, but slightly lower than the 2.4 national average. However, the average number of rooms per household at 6.8 is higher than the district (e.g. North East Derbyshire) (5.6), regional (5.6) and national (5.4) rates.

People living in the Parish are also more likely to live in houses with a larger number of bedrooms. The average number of bedrooms per household stood at 3.2 compared with 2.8 for both the district and region and 2.7 for England as a whole.

Tenure

The 2011 Census shows that more than half of homes in the Parish (52.6%) are owned outright, which is significantly higher than the district (38.2%), regional (32.8%) and national (30.6%) rates. Social rented properties, such as council housing, account for 10.5% of housing stock, which is somewhat lower than the district (20.4%), regional (15.8%) and national (17.7%) rates. Around 9% of households are living in private rented properties against 17% for England as a whole.

Table 1: Tenure, 2011

	Ashover Parish		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All occupied Households	798	100.0	100.0	100.0	100.0
Owned; Owned Outright	420	52.6	38.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	209	26.2	32.6	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	2	0.3	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	68	8.5	18.1	10.1	9.4
Social Rented; Other	16	2.0	2.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	55	6.9	6.5	13.6	15.4
Private Rented; Other	18	2.3	0.9	1.3	1.4
Living Rent Free	10	1.3	0.9	1.3	1.3

Source: Census 2011

Accommodation Type

The percentage of detached dwellings in the Parish is almost three times that of England as a whole. Detached and semi-detached dwellings account for 87% of the total housing stock. Terraced housing and flats provide just 13% of homes in the Parish.

Table 2: Accommodation Type, 2011

	Ashover Parish		NE Derbyshire	East Midlands	England
	No.	%	%	%	%
All occupied households	798	100.0	100.0	100.0	100.0
Detached	503	63.0	36.5	32.5	22.4
Semi-Detached	187	23.4	43.8	35.5	31.2
Terraced	64	8.0	13.3	20.4	24.5
Flat, Maisonette or Apartment	41	5.1	6.0	11.1	21.2
Caravan or Other Mobile or Temporary Structure	3	0.4	0.4	0.4	0.4
Shared dwellings	0	0.0	0.0	0.1	0.4

Source: Census 2011

People living in the Parish are more likely to be living in dwellings with 4 or more bedrooms. 36% of households live in housing with more than 4 bedrooms which is somewhat higher than the district (18%), regional (20%) and England (19%) averages. There is also an under representation of smaller type housing units with around 26% of dwellings having 2 or fewer bedrooms against 35% for the district, 72% for the region and 40% for England as a whole.

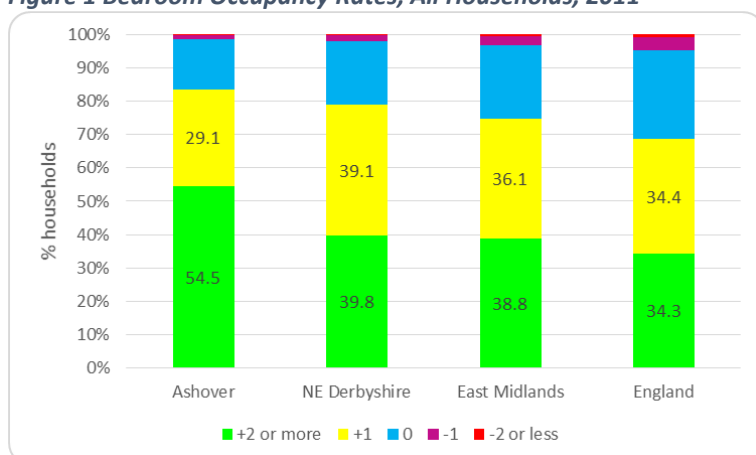
Table 3: Household size by number of bedrooms, 2011

	Ashover		NE Derbyshire	East Midlands	England
	No. (798)	%	%	%	%
All households					
1 bedroom	59	7.4	6.2	8.3	12.0
2 bedrooms	151	18.9	28.7	26.5	27.9
3 bedrooms	300	37.6	47.2	45.4	41.2
4 or more bedrooms	288	36.1	17.9	19.8	19.0

Source: Census 2011

There is evidence that under occupancy (having more bedrooms than the notional number recommended by the bedroom standard) is an issue in the Parish. 55% of households have two or more spare bedrooms and 30% had one spare bedroom. Under occupancy is higher than district, regional and national rates.

Figure 1 Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011

Under occupancy is particularly evident in larger properties with over 54% of dwellings with 4 or more bedrooms occupied by just one or two people. This compares with 45% for the district, 43% for the region and 41% for England as a whole.

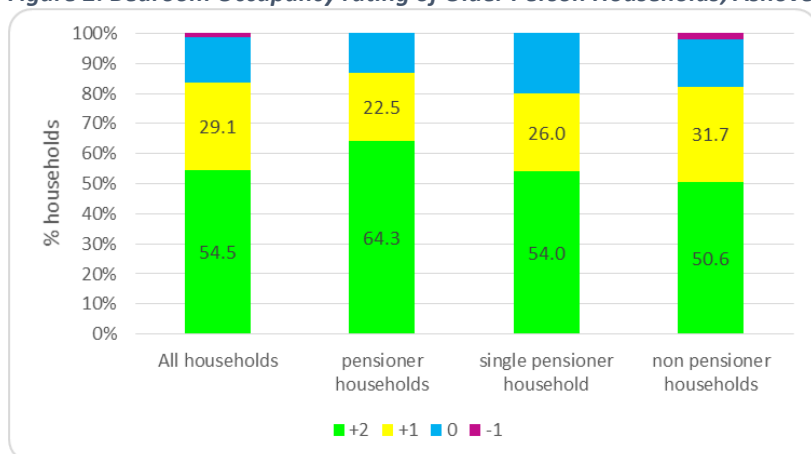
Table 4: Household with 4 or more bedrooms by household size, 2011

Households with 4 or more bedrooms	Ashover Parish		NE Derbyshire	East Midlands	England
	No. (288)	%	%	%	%
1 person in household	40	13.9	10.3	10.4	10.6
2 people in household	114	39.6	34.2	32.3	30.3
3 people in household	49	17.0	19.6	18.8	18.3
4 or more people in household	85	29.5	35.9	38.5	40.8

Source: Census 2011

The data suggests that older person households are more likely to under occupy their dwellings. The Census allows us to investigate this using the commonly used ‘bedroom standard’. Some 64% 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; this compares with 51% 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.

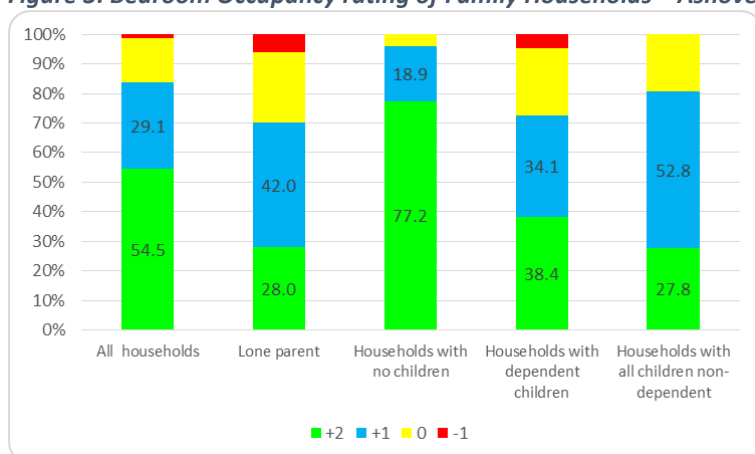
Figure 2: Bedroom Occupancy rating of Older Person Households, Ashover Parish, 2011



Source: Census 2011

Overcrowding is not a significant issue in the Parish, however, research shows that households with children are more likely to be overcrowded, albeit the number involved are small.

Figure 3: Bedroom Occupancy rating of Family Households – Ashover Parish, 2011

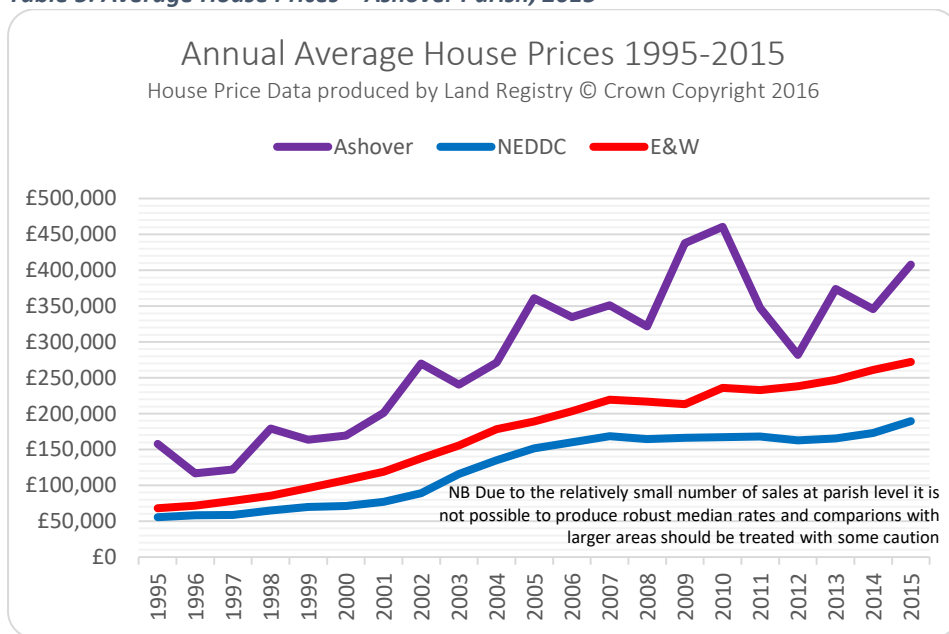


Source: Census 2011

Average House Prices

Average house prices are relatively high. According to the Land Registry, the average price paid for a house in the Parish in 2015 was £407,798. This is more than double the district average (£189,444) and above the England and Wales average (£272, 034).

Table 5: Average House Prices – Ashover Parish, 2015



Source Land Registry 2016