

Dronfield Town Neighbourhood Plan

Draft Housing Characteristics Report

April 2017

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DRONFIELD TOWN NEIGHBOURHOOD PLAN

HOUSING CHARACTERISTICS

Introduction

This report provides an assessment of housing characteristics in the Parish of Dronfield.

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, North East Derbyshire District and others as well as the findings from local consultation exercises.

Its primary aim is to help the Neighbourhood Plan Steering Group, the Town 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, Dronfield Town had an estimated population of 21,261 residents living in 9,267 households dispersed across 1,396 hectares. There were 121 vacant dwellings representing a 1.3% vacancy rate. In addition, it contained five communal establishments providing accommodation for 140 residents. Since 2001 the number of residents living in the Parish is estimated to have fallen by around 0.3% (69 people) whereas the number of dwellings (occupied and vacant) went up by 227 (2.5%).

16% of residents were aged under 16 which is in line with the District (North East Derbyshire) rate but lower than the Regional (East Midlands) (18%) and National (England) (19%) rates. Around 59% of residents were aged between 16 and 64 which was lower than the District (62%), Regional and National (65%) rates. Older people (aged 65+) represented more than 25% of total residents which is above the District (21%), Regional (17%) and National (16%) rates. The median age of someone living in the Town was 47, which is older than the District (44), Regional (40) and National (39) rates.

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

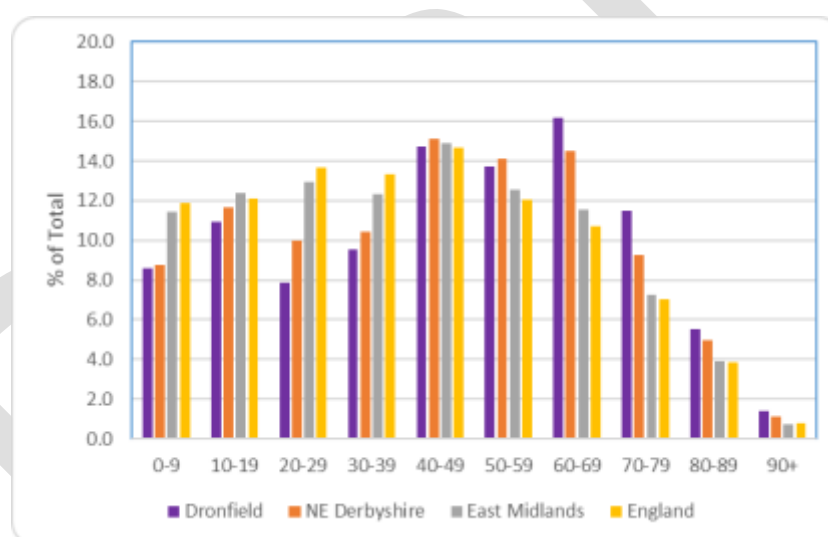
Table 1: Usual Residents by Age Band, 2011

	Dronfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
Aged 0-4	954	4.5	4.8	6.0	6.3
Aged 5-15	2,472	11.6	11.6	12.5	12.6
Aged 16-64	12,503	58.8	62.4	64.5	64.8
Aged 65+	5,332	25.1	21.1	17.1	16.3
All Usual Residents	21,261	100.0	100.0	100.0	100.0
Median age	47		45	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that when compared to the District, Region and National rates, Dronfield has a lower than average representation of younger people and conversely is over-represented amongst older age bands, particularly those aged between 60 to 69 and 70 to 79.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Census shows the Parish's population is ageing with the proportion of residents aged 65 and over increasing from 18% in 2001 to 25% in 2011. 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 NE Derbyshire's 65 plus age group is forecast to grow by around 40% between 2014 and 2034.

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. In Dronfield, this accounts for 73% of the population. At 68% this is in line with the District rate but below the Regional (69%) and National (70%) rates. Dronfield has a higher than average

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

share of residents employed on a part-time basis, and the self-employment rate is close to that of England. At the time of the 2011 Census, the unemployment rate was lower than Region and National rates. There is a higher than average share of retired residents.

Table 2: Economic Activity and Inactivity, 2011

	Dronfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	15,522	100.0			
Economically Active Total	10,605	68.3	68.0	69.3	69.9
Employee, Full-time	5,697	36.7	36.9	38.8	38.6
Employee, Part-time	2,631	17.0	15.9	14.4	13.7
Self Employed	1,479	9.5	10.9	8.7	9.8
Unemployed	418	2.7	3.7	4.2	4.4
Full-time Student economically active	380	2.4	2.3	3.3	3.4
Economically inactive Total	4,917	31.7	32.0	30.7	30.1
Retired	3,555	22.9	19.3	15.0	13.7
Student including Full-Time Students	483	3.1	3.4	5.8	5.8
Looking After Home or Family	371	2.4	3.5	4.0	4.4
Long-Term Sick or Disabled	365	2.4	4.5	4.1	4.0
Other	143	0.9	1.4	1.9	2.2

Source: Census 2011, QS601E

Household Size

The average household size in the Parish was 2.3 people, which is in line with the District and Regional rates but slightly below the 2.4 National average. The average number of rooms per household at 5.8 is higher than the District, East Midlands (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 2.9 which is above the National (2.7), District and Regional (2.8) 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. This is higher than the District (71%), Regional (67%) and National (63%) rates. It is also worth noting that a higher than average share (47%) of households own their homes outright when compared to the District (38%), Region (33%) and England (31%). Social rented properties account for 10% of tenure which is lower than the District (20%), Regional (16%) and England (18%) rates. Around 5% of households live in privately rented homes, which is lower than the District (7%), Regional (15%) and England (17%) rates.

Table 3: Tenure, 2011

	Dronfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All occupied Households	9,267	100.0	100.0	100.0	100.0
Owned; Owned Outright	4,329	46.7	38.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	3,334	36.0	32.6	34.5	32.8
Shared Ownership (Part Owned & Part Rented)	58	0.6	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	669	7.2	18.1	10.1	9.4
Social Rented; Other	304	3.3	2.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	433	4.7	6.5	13.6	15.4
Private Rented; Other	67	0.7	0.9	1.3	1.4
Living Rent Free	73	0.8	0.9	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

43% of residential dwellings are semi-detached which is close to the District rate and higher than both the Regional (35%) and National (31%) shares. There is a higher than average share of detached housing which accounts for over 42% of the housing stock against 36% for the District, 32% for the Region and 22% Nationally. Semi-detached housing represents around 30% of residential housing stock compared with 35% for the District and Region and 31% for England. Terraced housing, flats and apartments provide 15% of accommodation spaces, which is below the District (20%), Regional (32%) and National (47%) shares.

Table 4: Accommodation Type, 2011

	Dronfield		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	9,388	100.0	100.0	100.0	100.0
Detached	3,976	42.4	36.4	32.2	22.3
Semi-Detached	4,024	42.9	43.5	35.1	30.7
Terraced	684	7.3	13.4	20.6	24.5
Flat, Maisonette or Apartment	702	7.5	6.2	11.7	22.1
Caravan or Other Mobile or Temporary Structure	2	0.0	0.5	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

People are more likely to be living in dwellings with 4 or more bedrooms. 22% of households live in housing with more than 4 bedrooms, which is above the District (18%), Regional (20%) and England (19%) averages. 5% of dwellings having one bedroom against 6% for the District, 8% for the Region and 12% for England.

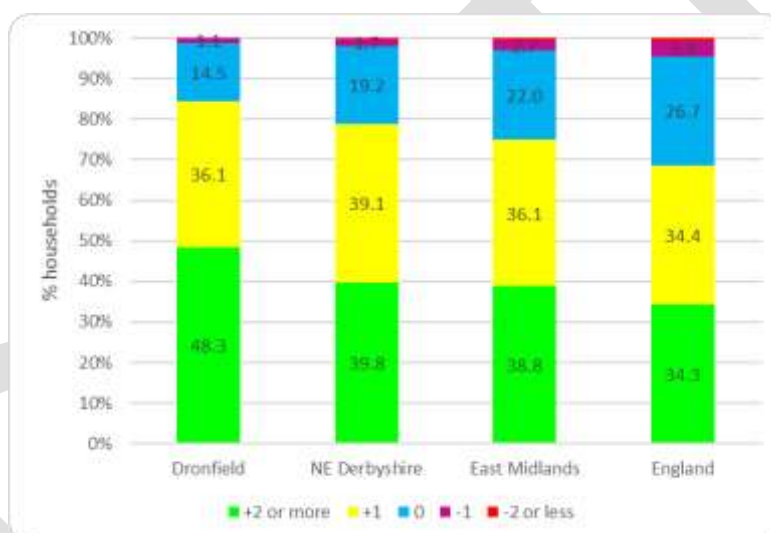
Table 5 Household size by the number of bedrooms, 2011

Bedrooms	Dronfield Town		NE Derbyshire	East Midlands	England
All households	9,267	100.0	100.0	100.0	100.0
1 bedroom	481	5.2	6.2	8.3	12.0
2 bedrooms	1,969	21.2	28.7	26.5	27.9
3 bedrooms	4,779	51.6	47.2	45.4	41.2
4 or more bedrooms	2,038	22.0	17.9	19.8	19.0

Source: Census 2011, LC4405EW

There is evidence of under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard). At the time of the 2011 Census, 48% of all occupied households have two or more spare bedrooms and 36% one spare bedroom. Under occupancy is higher than District, 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 around 45% of households with 4 or more bedrooms occupied by just one or two people.

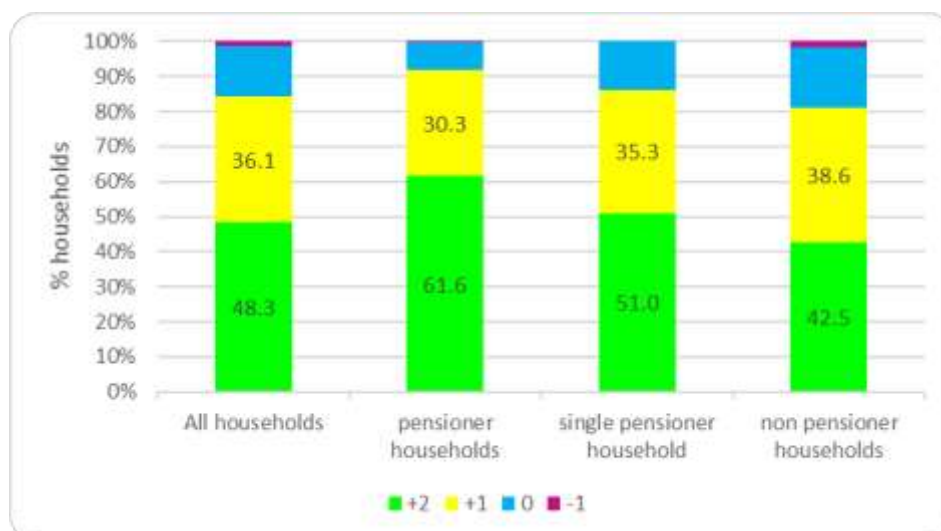
Table 6 Household with 4 or more bedrooms by household size, 2011

	Dronfield		NE Derbyshire	East Midlands	England
Households with 4 or more bedrooms	2,038	100.0	100.0	100.0	100.0
1 person in household	184	9.0	10.3	10.4	10.6
2 people in household	739	36.3	34.2	32.3	30.3
3 people in household	395	19.4	19.6	18.8	18.3
4 or more people in household	720	35.3	35.9	38.5	40.8

Source: Census 2011, LC4405EW

There is some evidence that older person households are more likely to under-occupy their dwellings. The 2011 Census allows us to investigate this using the bedroom standard. In total, around 62% 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), which is somewhat higher than the 42% non-pensioner household rate.

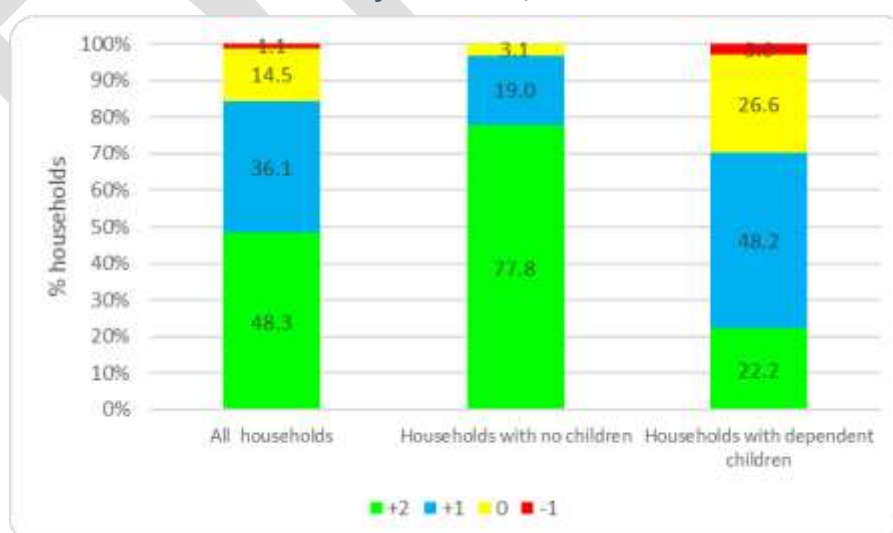
Figure 3: Bedroom Occupancy rating of Older Person Households, Dronfield Parish, 2011



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 4: Bedroom Occupancy rating of Family Households Dronfield Parish, 2011



Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings by Council Tax Band compared to the District, Regional and National averages at 2015. Domestic properties with Council Tax Band B make up the largest group (approximately 27% of the total) in the Parish. It has a lower proportion of properties with high-value Council Tax Bands with just 3% of dwellings having a Council Tax Band F or above against 9% for England and 5% for the District and Regional respectively.

**Figure 5: Dwelling Stock by Council Tax Band
Dronfield Parish³, 2015**



Source: Valuation Office Agency⁴

An analysis of a relatively new publication (that combines Council Tax Valuation Lists summary and Property Attributes counts) suggest that around 6% (530) of residential properties in the Parish were built before 1900. Figure 6 gives an indication of the average number of new homes built each year since 1930 and shows a steady trend of house building between 1930 and 1954 with increased new housing developments commencing around 1955 and peaking in the 1965 to 1972 period. Although the number of new homes being built has declined over recent years, new homes continue to be built, and this is also reflected in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2015. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 1.4% of the total number of properties.

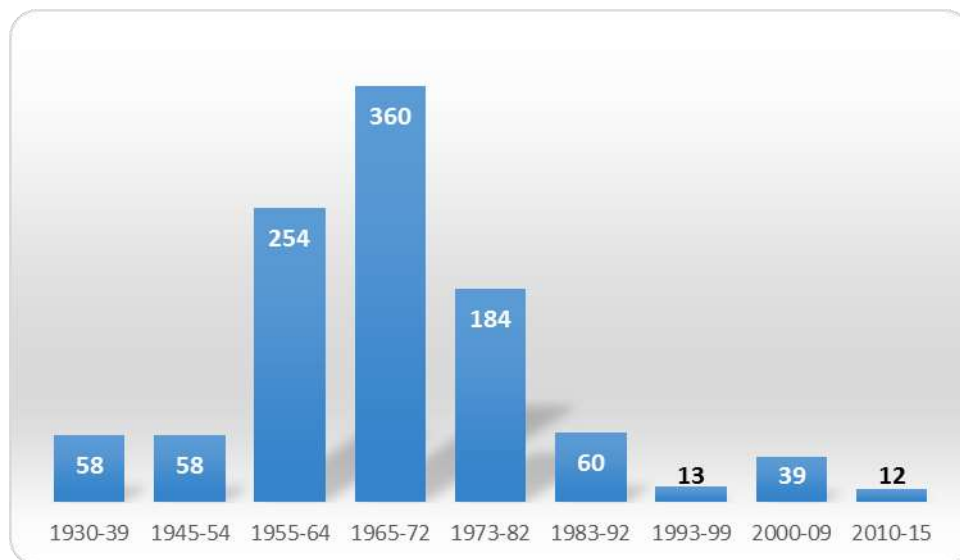
Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It

³ Based on LSOA best fit to Parish boundary: E01019778, E01019779, E01019780, E01019781, E01019782, E01019783, E01019784, E01019785, E01019786, E01019787, E01019788, E01019793, E01019794, E01019795

⁴ [Table CTSOP4.1: Number of properties by Council Tax band, property build period and Region, county, local authority District and lower and middle super output area, 29.10.15](#)

should also be noted that the data is derived by using LSOA boundary geography which best fits the Town boundary.

Figure 6 Average Annual Number of New Properties by Build Period in Dronfield Town

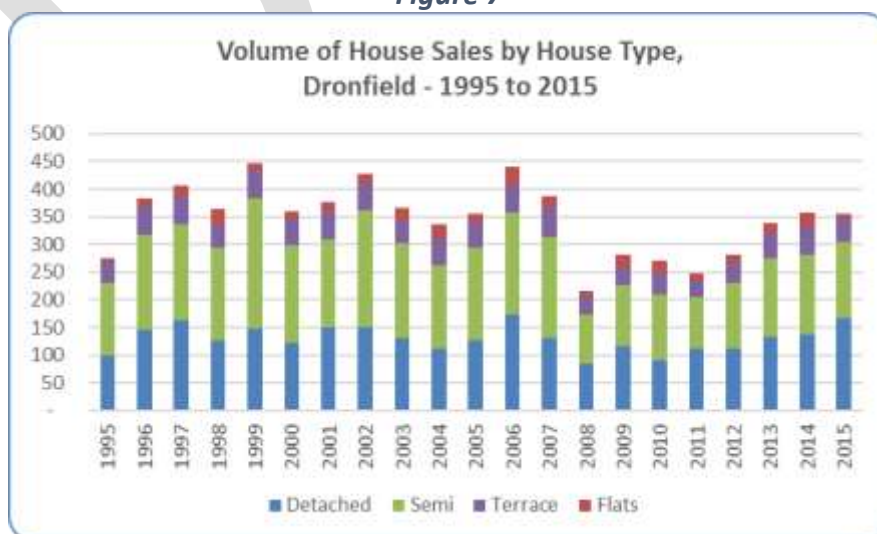


Council Tax: Stock of Properties, England and Wales, 2015, VOA

Residential Sales

Land Registry price paid data shows that some 7,271 residential property sales were recorded by the Land Registry in the Town between 1995 and 2015. Semi-detached housing represented 44% of sales during this time, 38% were detached, 13% were terraced properties, and 5% were flats or apartments. It should be noted that some sales are not captured by the Land Registry, for example, properties that were not full market value, right to buy and compulsory purchase orders.

Figure 7

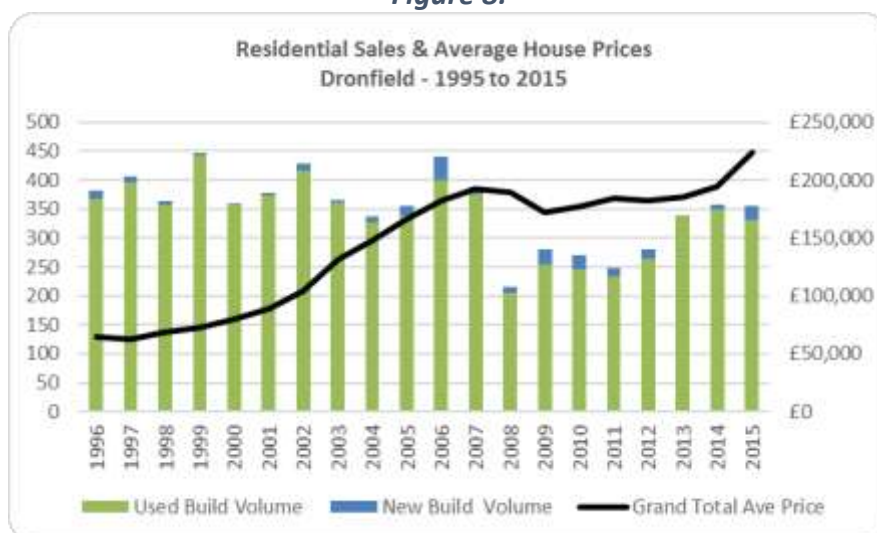


Data produced by Land Registry © Crown copyright 2016 (data available at 18.10.16)

There is evidence of new build housing market activity with 257 new build residential sales recorded between 1995 and 2015, representing 3.5% of total sales recorded by the Land

Registry in the area. During this period around 53% of new build residential sales were detached properties, 20% semi-detached, 18% flats/apartment and 9% terraced. It should be noted that not all new builds will be captured in the Land Registry price paid data, e.g. some conversions and social housing units will be excluded. Figure 9 below shows the volume of sales together with the overall annual average house price. However, because of the small number of sales recorded in some years, average prices should be viewed with some caution.

Figure 8:



Data produced by Land Registry © Crown copyright 2016, data correct at 18.10.16

The publication of middle layer super output area (MSOA) level income estimates for 2011/12⁵ 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. One of the MSOAs (E02004109) which covers the Town was 375 times the net weekly household income which is on par with the national average, and above the District average.

In the East Midlands, the lowest house price to income ratio was in Bolsover 003 MSOA where the average house price for all dwelling types was equal to 151 times the average net weekly income and the highest was the Derbyshire Dales 002 MSOA with 574 times.

Housing Need provided by Rykneld Homes Ltd

In 2017, Rykneld Homes Ltd (RHL) using information derived from the management of North East Derbyshire District Council's (NEDDC) housing stock provided an analysis of housing need in Dronfield and the surrounding villages. Rykneld Homes is the Councils Housing Partner and a Registered Provider and landlord of its own affordable properties for rent, sale and shared ownership throughout the District.

⁵[Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics](#)

Figure 9: NEDDC Owned Properties in Dronfield 2016/17

Area	Stock Numbers per Area	Tenancy Turnover Percentage	Average Choice Based Letting - Bids per Property
Coal Aston	35	2.86%	47.0
Dronfield	503	8.55%	16.3
Dronfield Woodhouse	136	11.76%	22.3
Total	674	7.42%⁶	18.1

The turnover of properties in the area for the last 12 months at 7.42% is slightly lower when compared with the District average currently 11.24%. The average number of bids for properties (18) when they have been advertised through the Choice Move letting service is one of the highest in the District. There is a big variation in the number of bids dependent upon the property type.

Property Types in Greatest Demand

The properties that receive the highest number of bids (up to 56 for a property), and therefore those in the greatest demand are generally family accommodation – three bedroom houses in Dronfield, Coal Aston and Dronfield Woodhouse, and two bedroom bungalows in the same areas.

Figure 10: NEDDC Property Types in Greatest Demand in Dronfield 2016/17

Address	Area	Property Type	Bids
Moray Place	Dronfield	2 Bed Bungalow	24
Moray Place	Dronfield	2 Bed Bungalow	25
Lorne Close	Dronfield	2 Bed Bungalow	23
Marsh Avenue	Dronfield	3 Bed House	56

⁶ Figure includes the surrounding villages of Apperknowle, Holmesfield, Hundall, Marsh Lane, Ridgeway and Unstaone that do not form part of Dronfield Parish.

Stubley Lane	Dronfield Woodhouse	3 Bed House	36
Birches Fold	Coal Aston	3 Bed House	43
Loundes Road	Unstone	2 Bed House	26
Cecil Road	Dronfield	3 Bed House	46
Fletcher Avenue	Dronfield	2 Bed House	33

Difficult to Let 2016/17

Whilst demand for properties in Dronfield is generally high there are specific property types that remain difficult to let. These include one bedroom bungalows where the location is on a slope and therefore not suitable for customers requiring level access.

Figure 11: NEDDC Owned Properties in Dronfield Difficult to Let 2016/17

Address	Area	Property Type
Summerwood Place	Dronfield	1 Bed First Floor Flat
Hawthorne Avenue	Dronfield	1 Bed Bungalow
Hartington Court	Dronfield	1 Bed Bungalow
Smithy Croft	Dronfield Woodhouse	1 Bed Bungalow
Sycamore	Dronfield	1 Bed Bungalow
Sycamore	Dronfield	1 Bed Bungalow
Greendale Court	Dronfield	1 Bed Ground Floor Flat
Stonelow Green	Dronfield	1 Bed First Floor Flat
Greendale Court	Dronfield	1 Bed First Floor Flat
Greendale Court	Dronfield	1 Bed Ground Floor Flat

Customer Profile

The Rykneld Homes customer profile characteristics for Dronfield and surrounding areas are broadly similar to the averages recorded for the rest of the District. Rykneld Homes customers have a higher than the national average percentage of people with a disability or long-term limiting illness. It also has a higher than average national percentage of elderly people. This is evident in the high demand for 2 bedroom bungalows.

Figure 12: Customer Profile NEDDC Owned Properties in Dronfield 2016/17

Area	Stock Numbers per Area	% of Customers on Housing Benefit	% of Tenancies Paying by Direct Debit	% of Tenants Over 65	% of Tenants Over 85	% Self Declared Disabled
Coal Aston	35	47.06%	58.82%	43.18%	13.64%	15.91%
Dronfield	503	54.77%	40.57%	33.17%	4.27%	5.91%
Dronfield Woodhouse	136	59.70%	58.96%	43.29%	14.63%	15.24%

Rykneld Homes New Development in Dronfield

In 2015 Rykneld Homes Registered Provider built four, two bedroom houses for affordable rent on Marsh Avenue and Sycamore Avenue. The rent levels for these were £106.24 and were let immediately upon completion.

Projects in Progress – Manor Farm

Rykneld Homes in partnership with NEDDC are currently developing a further 10 homes on the Manor Farm site in the centre of Dronfield. The proposed scheme will provide 6 residential units in the existing buildings with associated car parking. A further 4 family homes are proposed in a courtyard arrangement along the southern boundary to provide a balanced, small community of residents. The scheme will regenerate a brownfield site that has been left dormant for a number of years following the closure of the Area Housing Office. The site of this application is located within the defined Settlement Development Limits; makes use of previously developed brownfield land; is well related to existing public transport networks, services and facilities by foot and cycle. The development enhances the character and appearance of the site and its surroundings.

Findings from other studies and reports

North East Derbyshire forms part of North Derbyshire and Bassetlaw Housing Market Area (HMA), with the local authority districts of Bolsover, Bassetlaw and Chesterfield.

In 2013, a Strategic Housing Market Assessment was undertaken to consider future housing need in the HMA over the period to 2031. The joint Strategic Housing Market Assessment (SHMA) identifies the need and demand for, and the supply of, specific types of housing and makes recommendations in relation to the mix of housing.

The findings are used to inform housing and planning policy, including the emerging North East Derbyshire Local Plan.

This indicated that the overall need for housing in the District to be much greater than the allocation of new housing. In particular, it is estimated that much of the need for affordable housing will remain unmet.

The SHMA recommends the following for North East Derbyshire:

The size mix for new market housing should comprise:

- 1 bedroom homes 0-5%
- 2 bedroom homes 30-35%
- 3 bedroom homes 40-45%
- 4 or more bedrooms 20-25%

It also recommended that the size mix for affordable housing should comprise:

- 1 bedroom homes 40-45%
- 2 bedroom homes 35-40%
- 3 bedroom homes 10-15%
- 4 or more bedrooms 5-10%

Adding that, *“there is substantial need for social rented housing, particularly 2 bedroom properties”* and *“there is a particular shortage of market housing and intermediate housing which is suitable for older people”*.

More information about the North Derbyshire and Bassetlaw Housing Market Assessment (HMA) can be found at (<http://neddc.easysitecms.net/environment-planning/planning/planning-policy/local-plan-2013-2033/evidence-base/shma/>).

Findings from Community Consultation

Housing need and provision was one of the issues considered as part of the consultation undertaken as part of the development of the Plan.

A key milestone was a questionnaire based survey of residents, which was undertaken in 2017.

One of the topics explored was housing needs. This showed that most residents did not consider that the town was a suitable or sustainable location for new house building. When asked, however, what type of housing should be built the preference was for more affordable, especially that suitable for younger and first-time buyers. Other types that featured strongly

in the responses were social rented housing; a mix of housing types and bungalows and specialised housing for example suitable for older people.

Summary of Future Housing Characteristics

Dronfield is a relatively large Parish and at the time of the 2011 Census, was home to around 21,261 residents living in 9,276 households. Analysis of the Census suggests that between 2001 and 2011 the population decreased by around 0.3% (-69 people). During this period the number of dwellings rose by 2.5% (227).

The area has a higher than average propensity of older people, and in line with National trends, the local population is likely to get older as average life expectancy continues to rise.

Home ownership is high, and there is a particularly high share of households who own their home outright.

There is a relative predominance of detached and semi-detached housing. There is some indication of overcrowding in households with dependent children albeit the numbers are small.

There is some evidence of under-occupancy.

All in all, it may indicate a need for smaller homes of one to two bedrooms, that would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents may enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.