

**Dinnington
St John's
Neighbourhood
Plan**

**Housing Need
and
Characteristics
– Supporting
Evidence**

January 2018

DINNINGTON ST JOHN'S PARISH HOUSING NEEDS AND CHARACTERISTICS

Introduction

This report provides an assessment of housing needs and characteristics in the Parish of Dinnington St John's.

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.

Prepared by *Andrew Towlerton Associates*, its primary aim is to help Dinnington Neighbourhood Plan Steering Group, Dinnington St John's 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 answer*¹".

Population Age Profile

According to the 2011 Census, the Dinnington St Johns Parish had an estimated population of 9,077 residents living in 3,765 households dispersed across the Parish's 1,097 hectares. Since 2001 the population has fallen by around 84 (-1%), however, the number of households has increased by 93 (+2.5%). The most likely explanations for the inconsistency between population decline and an increase in the number of households are the growth in single person households and the major housing regeneration programmes that have occurred in the Parish over recent years.

Over 16% of residents are aged 65 and over which is in line with the national (16.3%) level and close to the Yorkshire and Humber regional (16.6%) rate but slightly lower than for Rotherham Borough (17.4%). The proportion of the population of working age (16-64) is similar to the Borough, regional and national rates.

The median age of people living in the Parish is 40 against 41 for the borough and 39 for the region and England respectively.

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

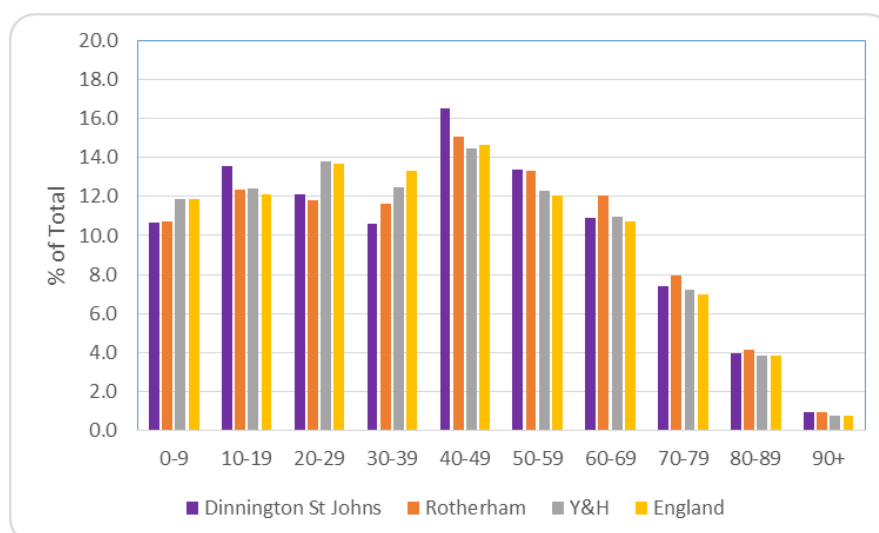
Table 1: Usual Residents by Age Band, 2011

| | Dinnington St Johns | | Rotherham | Yorkshire & Humber | England |
|---------------------|---------------------|-------|-----------|--------------------|---------|
| | No | % | % | % | % |
| Aged 0-4 | 563 | 6.2 | 6.1 | 6.2 | 6.3 |
| Aged 5-15 | 1,258 | 13.9 | 13.0 | 12.7 | 12.6 |
| Aged 16-64 | 5,773 | 63.6 | 63.4 | 64.6 | 64.8 |
| Aged 65+ | 1,483 | 16.3 | 17.4 | 16.6 | 16.3 |
| All Usual Residents | 9,077 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median age | 40 | | 41 | 39 | 39 |

Source: Census 2011

A more detailed breakdown reveals the Parish has a higher than average share of its residents that are aged between 10 to 19 and 40 to 49 when compared to the Borough, regional and national averages.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011

Economic Activity

Table 2 illustrates the working status of usual residents aged 16 to 74. In Dinnington St Johns this accounts for 73% of the population. Its economic activity rate is close to the Borough rate but slightly below the regional and national rates. At the time of the 2011 Census, the unemployment rate at 6% was slightly higher than the Borough (5.2%), region (4.8%) and England (4.4%) rates.

Table 2: Economic Activity and Inactivity, 2011

| | Dinnington St Johns | | Rotherham | Yorkshire & Humber | Eng |
|---|---------------------|-------------|-------------|--------------------|-------------|
| | No | % | % | % | % |
| All Usual Residents Aged 16 to 74 | 6,588 | 100.0 | 100.0 | | |
| Economically Active Total | 4,440 | 67.4 | 67.0 | 68.4 | 69.9 |
| Employee, Full-time | 2,407 | 36.5 | 36.6 | 37.0 | 38.6 |
| Employee, Part-time | 1,018 | 15.5 | 15.3 | 14.6 | 13.7 |
| Self Employed | 470 | 7.1 | 4.2 | 8.4 | 9.8 |
| Unemployed | 398 | 6.0 | 5.2 | 4.8 | 4.4 |
| Full-time Student (economically active) | 147 | 2.2 | 2.3 | 3.5 | 3.4 |
| Economically inactive Total | 2,148 | 32.6 | 33.0 | 31.6 | 30.1 |
| Retired | 1,032 | 15.7 | 16.6 | 14.7 | 13.7 |
| Student (including Full-Time Students) | 263 | 4.0 | 3.9 | 5.9 | 5.8 |
| Looking After Home or Family | 336 | 5.1 | 4.7 | 4.3 | 4.4 |
| Long-Term Sick or Disabled | 363 | 5.5 | 5.6 | 4.5 | 4.0 |
| Other | 154 | 2.3 | 2.2 | 2.2 | 2.2 |

Source: Census 2011

Household Size

At the time of the 2011 Census, the average household size was 2.4 people per household which was the same as the Borough and national rates but slightly higher than that of the region (2.3). However, the average number of rooms per household at 5.5 is slightly above the Borough, regional and national (5.4) rates.

The average number of bedrooms per household stood at 2.8 which was equal to the Borough rate and slightly higher than the regional and national (2.7) rates.

Housing Characteristics

Tenure

Data from the 2011 Census shows that home ownership in the Parish is relatively high with over 68% of occupied households owned outright or with a mortgage or loan. This compares with 65% for the Borough, 64% for the region and 63% for England. Over 39% of households are buying their home with a mortgage or loan which is higher than the Borough (35%), region (34%) and national (33%) rates. Around 29% of homes are owned outright which is close to the 31% rate recorded for the Borough, region and England.

Social rented properties represent 15% of residential properties. A rate which is below the borough (22%), region (18%) and England (18%) rates.

Private rented homes accounted for around 15% of the housing stock at the time of the 2011 Census against 11% for the Borough, 16% for the region and 17% England average.

Between 2001 and 2011 the tenure profile has changed considerably. In particular, the number of social rented properties has fallen by 20% (-141). In 2001 social rented properties represented 19% of occupied households falling to 15% in 2011. There has been a substantial increase in the number of private rented properties which went up by 70% (+229). In 2001 private rented properties accounted for 9% of all occupied households rising to 15% by 2011.

Table 3: Tenure, 2011

| | Dinnington St Johns | | Rotherham | Y&H | Eng |
|--|------------------------|-------|-----------|-------|-------|
| | No | % | % | % | % |
| All occupied Households | 3,765 | 100.0 | 100.0 | 100.0 | 100.0 |
| Owned; Owned Outright | 1,101 | 29.2 | 30.5 | 30.6 | 30.6 |
| Owned; Owned with a Mortgage or Loan | 1,472 | 39.1 | 34.7 | 33.5 | 32.8 |
| Shared Ownership (Part Owned & Part Rented) | 8 | 0.2 | 0.3 | 0.4 | 0.8 |
| Social Rented; Rented from Council | 474 | 12.6 | 17.9 | 12.3 | 9.4 |
| Social Rented; Other | 99 | 2.6 | 3.6 | 5.8 | 8.3 |
| Private Rented; Private Landlord or Letting Agency | 513 | 13.6 | 10.3 | 14.4 | 15.4 |
| Private Rented; Other | 45 | 1.2 | 1.0 | 1.5 | 1.4 |
| Living Rent Free | 53 | 1.4 | 1.7 | 1.5 | 1.3 |

Source: Census 2011

Accommodation Type

Data from the 2011 Census shows that over 27% of residential dwellings are detached which is higher than the Borough (21%), regional (21%) and national (22%) share. Detached and semi-detached dwellings account for 72% of the total housing stock in the Parish whereas terraced housing and flats provide 28% of homes.

Table 4: Accommodation Type, 2011

| | Dinnington St Johns | | Rotherham | Y&H | Eng |
|--|------------------------|-------|-----------|-------|-------|
| | No | % | % | % | % |
| All household spaces | 3,928 | 100.0 | 100.0 | 100.0 | 100.0 |
| Detached | 1,067 | 27.2 | 21.1 | 20.8 | 22.4 |
| Semi-Detached | 1,763 | 44.9 | 48.8 | 37.2 | 31.2 |
| Terraced | 793 | 20.2 | 19.5 | 27.5 | 24.5 |
| Flat, Maisonette or Apartment | 305 | 7.8 | 10.6 | 14.2 | 21.2 |
| Caravan or Other Mobile or Temporary Structure | - | 0.0 | 0.0 | 0.2 | 0.4 |
| Shared dwellings | 3,928 | 100.0 | 100.0 | 0.2 | 0.4 |

Source: Census 2011

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 18% of households live in housing with more than 4 bedrooms a figure which is close to the national average (19%) but higher than the Borough (14%) and regional averages. There is an under-representation of smaller type

housing units with around 32% of dwellings having 2 or fewer bedrooms against 33% for the Borough, 39% for the region and 40% for England.

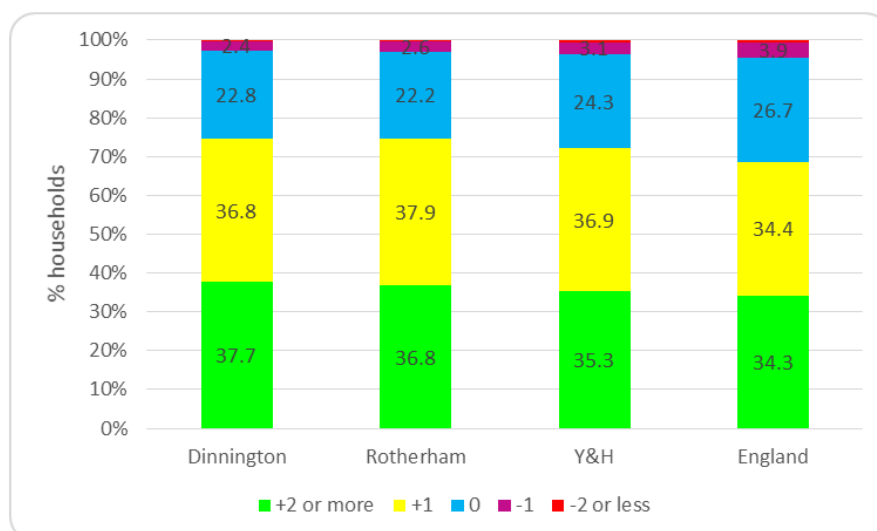
Table 5 Household size by number of bedrooms, 2011

| Bedrooms | Dinnington St Johns | | Rotherham | Yorkshire & Humber | Eng |
|--------------------|---------------------|-------|-----------|--------------------|-------|
| All households | 3,765 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1 bedroom | 284 | 7.5 | 7.9 | 10.2 | 12.0 |
| 2 bedrooms | 932 | 24.8 | 25.4 | 28.3 | 27.9 |
| 3 bedrooms | 1,857 | 49.3 | 52.8 | 43.7 | 41.2 |
| 4 or more bedrooms | 692 | 18.4 | 13.9 | 17.7 | 19.0 |

Source: Census 2011

There is evidence of 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 38% (1,420) of households have two or more spare bedrooms and approximately 37% (1,385) have one spare bedroom. Under occupancy is close to the Borough average but slightly higher the regional and national rates.

Figure 2 Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011

Under occupancy is particularly evident in larger properties with around 37% (252) of dwellings with 4 or more bedrooms occupied by just one or two people. This is close to the Borough average but below the regional and national rates.

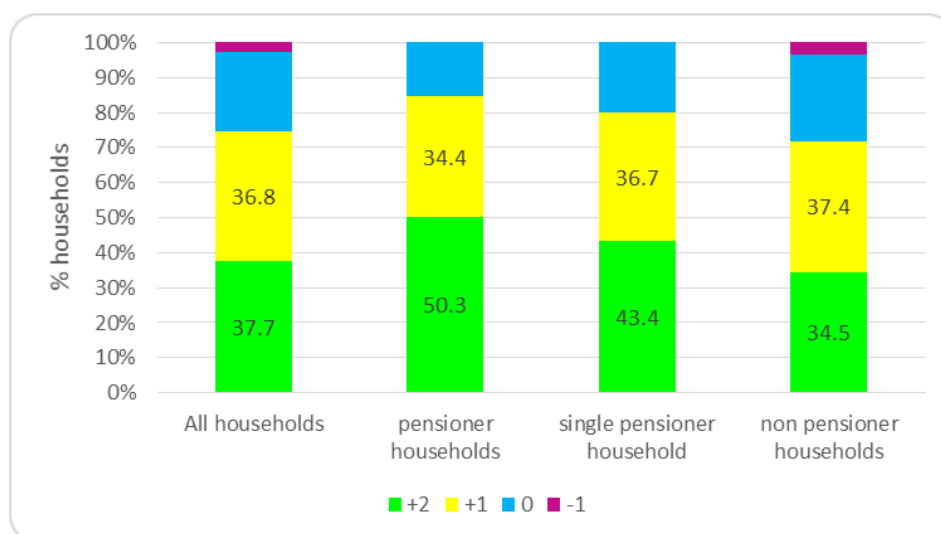
Table 6 Household with 4 or more bedrooms by household size, 2011

| | Dinnington St Johns | | Rotherham | Yorkshire & Humber | Eng |
|------------------------------------|----------------------------|-------|------------------|-------------------------------|------------|
| Households with 4 or more bedrooms | 692 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1 person in household | 58 | 8.4 | 8.6 | 10.2 | 10.6 |
| 2 people in household | 194 | 28.0 | 28.3 | 29.5 | 30.3 |
| 3 people in household | 158 | 22.8 | 20.7 | 18.8 | 18.3 |
| 4 or more people in household | 282 | 40.8 | 42.3 | 41.5 | 40.8 |

Source: Census 2011

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, around half (50.3%) (390) 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 34.5% (1,030) non-pensioner household rate. Further analysis indicates that under occupancy is far more common in households with two or more pensioners than single pensioner households.

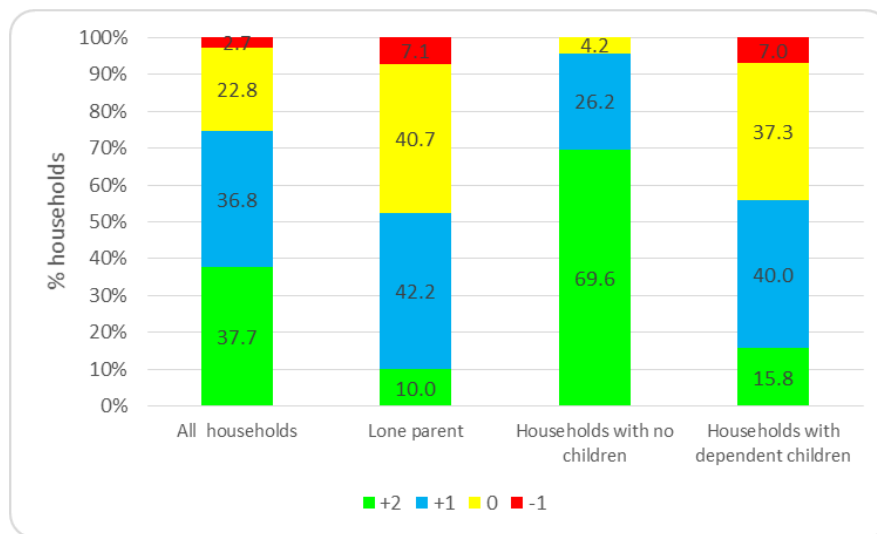
Figure 3: Bedroom Occupancy rating of Older Person Households, Dinnington St Johns Parish, 2011



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 evidence of overcrowding in a number of households with dependent children (83). There is also evidence of some overcrowding in lone parent households (32).

**Figure 4: Bedroom Occupancy rating of Family Households
Dinnington St Johns Parish, 2011**



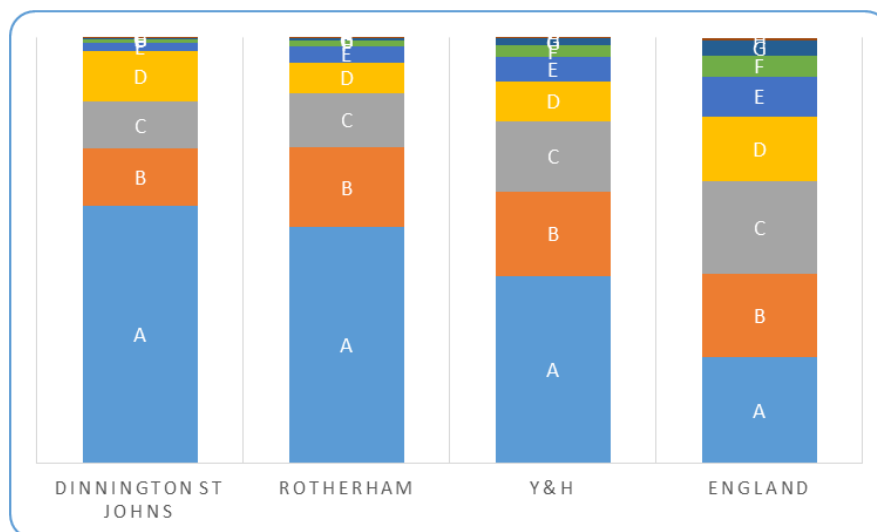
Source: Census 2011

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Dinnington St Johns Parish by Council Tax Band at 2011 compared to the Borough, region and national averages. In Dinnington St Johns domestic properties with Council Tax Band A make up the largest group (approximately 60% of the total). Just 1% of properties have a Council Tax banding of F and above against 2% for the Borough, 5% for the region and 9% for England.

**Figure 5: Dwelling Stock by Council Tax Band
Dinnington St Johns Parish, 2011**

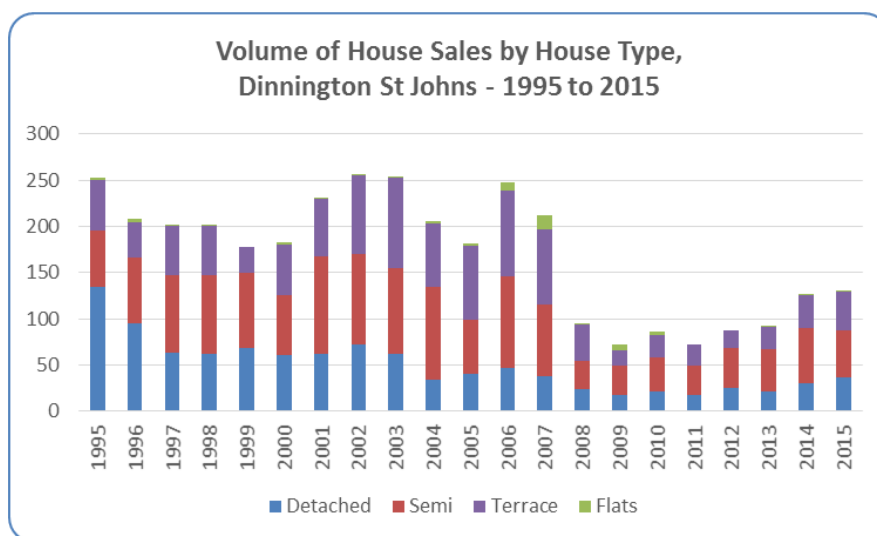


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

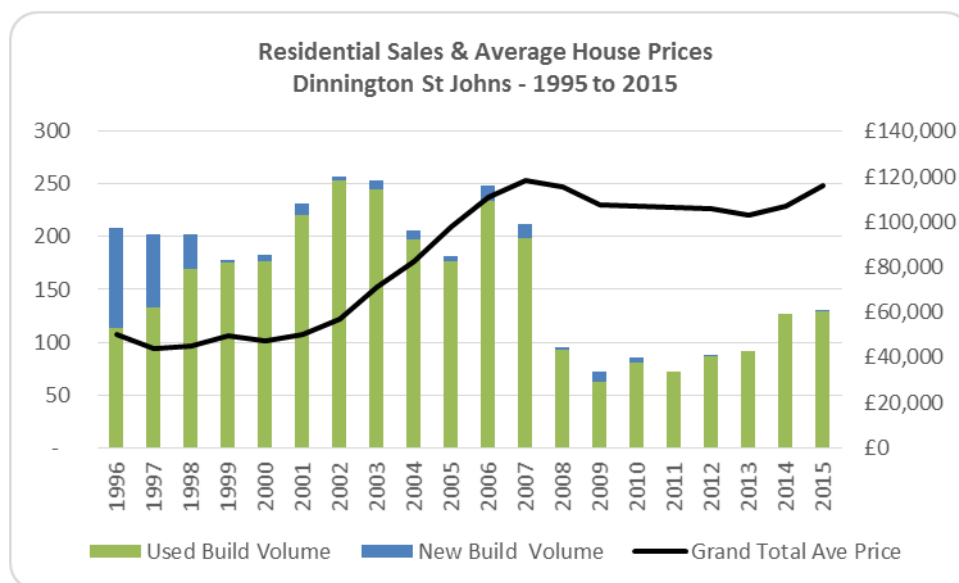
Land Registry price paid data shows that some 3,578 residential property sales were recorded by the Land Registry in the Dinnington St Johns Parish between 1995 and 2015. Semi-detached housing represented the largest share (39%) of sales during this time. Terraced housing accounted for 30% of sales, detached housing was 29% and 2% was flats and apartments. 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 6



There is evidence of new build housing in the local area with 415 new build residential sales recorded between 1995 and 2015, representing 12% of total sales recorded by the Land Registry in the area. The majority of new build sales occurred between 1996 and 1999 with very few new build housing sales recorded between 2011 and 2015. 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 7 below shows the volume of sales by build type together with the overall annual average house price.

Figure 7: Volume of Residential Sales, Dinnington St Johns 1995 to 2015



Data produced by Land Registry © Crown copyright 2016

The publication of middle layer super output area (MSOA) level income estimates for 2011/12² 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 MSOAs (E02001605 and E02001606) which cover the Dinnington St Johns Parish were 200 and 225 times the net weekly household. In the Yorkshire and Humber region, the lowest house price to income ratio was in Bradford 004 MSOA where the average house price for all dwelling types was equal to 108 times the average net weekly income and the highest was the Leeds 002 MSOA with 526 times.

Rotherham Borough Council Strategic Policies

Dinnington St Johns is part of the wider Rotherham Housing Market. While this Housing Market Area is much wider than the Parish, it is still relevant to this housing need and characteristics assessment.

The Strategic Housing Market Assessment (SHMA) of Rotherham's housing markets was published in October 2007³ and updated in respect of affordable housing need and housing mix in 2010⁴ and 2015⁵.

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

³http://www.rotherham.gov.uk/info/200059/land_and_premises/1056/strategic_housing_market_assessment_shma

⁴http://www.rotherham.gov.uk/info/200059/land_and_premises/1056/strategic_housing_market_assessment_shma

⁵[file:///C:/Users/yourl/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Housing%20-%20Rotherham%20Strategic%20Housing%20Market%20Assessment%202015%20\(1\).pdf](file:///C:/Users/yourl/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Housing%20-%20Rotherham%20Strategic%20Housing%20Market%20Assessment%202015%20(1).pdf)

The 2015 Assessment concluded that

- "The estimated requirement for net additional housing in Rotherham is 900 dwellings per annum".
- "Of this requirement, it is estimated that approximately 26% will require to be affordable (237 dwellings per annum)".
- "In addition to market and 'general needs' affordable housing, there exist demand sectors with specific requirements. The most significant of these in Rotherham is the market for (and need for) housing for older people. form of support, either in situ or in a supported housing setting. As an estimate, around 10% of the overall housing requirement might be for sheltered-style accommodation or purpose built retirement-village style housing".

Rotherham MBC's Housing Viability Study 2011 examined the impact of various levels of affordable housing on the viability of housing development, across the borough. It demonstrated that 25% would be a realistic level for larger sites and that commuted sums of £10,000 to £20,000 per dwelling could be achieved on smaller sites.

The findings for the Borough-wide housing needs reports were used to inform and justify policies in the Core Strategy, especially Policy CS7, Policy CS 7- Housing Mix and Affordability, which requires

"Proposals for new housing will be expected to deliver a mix of dwelling sizes, type and tenure taking into account an up to date Strategic Housing Market Assessment for the entire housing market area and the needs of the market, in order to meet the present and future needs of all members of the community."

The Council will seek the provision of affordable housing on all housing development according to the targets set out below, subject to this being consistent with the economic viability of the development: i. Sites of 15 dwellings or more or developments with a gross site area of 0.5 hectares or more; 25% affordable homes on site ii. Sites of less than 15 dwellings or developments with a gross site area of less than 0.5 hectares; 25% affordable homes on site or a commuted sum of £10,000 per dwelling to contribute towards provision off site. Any agreed commuted sums would be subject to the provision of a payment scheme agreed between the Council and the applicant".

Findings from Community Consultation

Housing need and provision was one of the issues considered as part of the development of the Neighbourhood Plan. It was a key theme of the community and wider consultation.

A key milestone was that in December 2018 Dinnington Town Council undertook to hold two community consultation 'drop-in' events about the emerging Neighbourhood Plan. As part of this event, people were asked to complete a questionnaire on a number of areas that the Plan would like to address. One of these areas was housing. When asked 'Could you please rate your feelings on the current position of these areas in relation to Dinnington', of the 66 people who responded to the question 'Housing suitability to meet resident needs', the most popular response was low/poor. The average score for the question was 1.8 based on a rating of 1 being low/poor rising to 4 for being highly satisfied.