

Ecclesfield Parish Neighbourhood Plan

Housing Need and Characteristics Supporting Evidence

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ECCLESFIELD PARISH NEIGHBOURHOOD PLAN

HOUSING NEED AND CHARACTERISTICS

Introduction

This report provides an assessment of housing need and characteristics in the Parish of Ecclesfield¹.

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, Sheffield City Council and other sources as well as the findings from local consultation exercises.

Its primary aim is to help the Ecclesfield Neighbourhood Plan Steering Group and others to 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 need 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'*².

Population

Age Profile

According to the 2011 Census, the Ecclesfield Parish had an estimated population of 32,073 residents living in 13,876 households dispersed across 2,136 hectares. This equates to a population density of 15.0 persons per hectare which is in line with the City average and somewhat higher than that of the region (3.4) and England (4.1) averages. There were 390 vacant dwellings representing a 2.7% vacancy rate.

It is estimated that between 2001 and 2011 the number of people living in the parish increased by around 1.5% and the number of dwellings (occupied and vacant) grew by 7%. The latest available small area population estimates³ suggest that the number of people living in the Ecclesfield area has declined over recent years, falling by around 3% between 2011 and 2019.

At the time of the 2011 Census, around 17% of residents were aged under 16 which was below the Sheffield City (18%), regional and national (19%) rates. Around 63% of residents were aged between 16 and 64 which was below the city (66%), region and England (65%) rates.

There is a representation of older people (aged 65+) accounting for 20% of total residents in 2011 and was above the Sheffield (16%), region (17%) and England (16%) rates.

¹ The terms Parish of Ecclesfield, Ecclesfield Parish, parish, Ecclesfield are all used interchangeably and all refer to the parish of Ecclesfield unless otherwise stated.

² <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

³ Small Area Based Population Estimates - ONS (NOMIS)

The median age of people living in the Parish was 44 which is somewhat above the Sheffield (36), region and England rates, both 39.

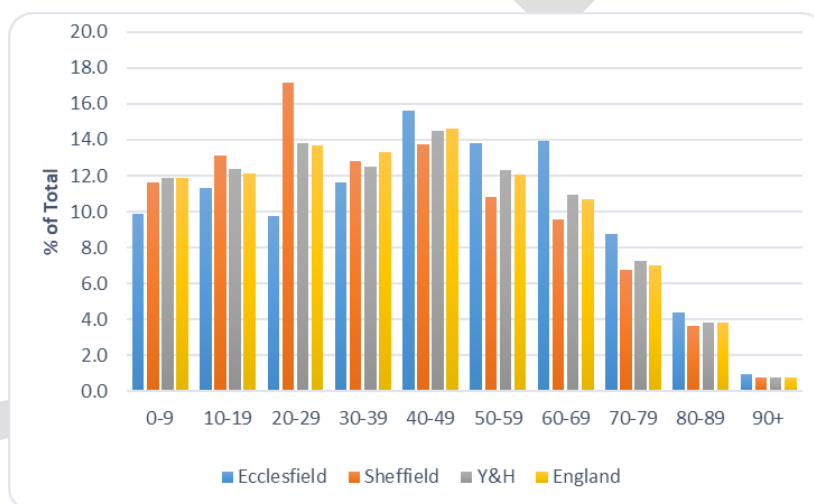
Table 1: Usual Residents by Age Band, 2011

	Ecclesfield		Sheffield	Y&H	England
	No	%	%	%	%
Aged 0-4	1,583	4.9	6.1	6.2	6.3
Aged 5-15	3,762	11.7	12.1	12.7	12.6
Aged 16-64	20,158	62.9	66.3	64.6	64.8
Aged 65+	6,570	20.5	15.5	16.6	16.3
All Usual Residents	32,073	100.0	100.0	100.0	100.0
Median age	44		36	39	39

Source: Census 2011, KS102 NB Due to rounding percentages may not total a 100

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Ecclesfield had a high representation of older residents (aged 50+) compared with the Sheffield, regional and national averages, especially people aged 50 to 59. Perhaps unsurprisingly, it has a somewhat lower share of younger people especially those aged been 20 and 39.

Figure 1: Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Census data provides evidence of an ageing population with the number of people aged 65 and over living in the parish increasing by 27% between 2001 and 2011. Over 65s represented 16% of the total population in 2001 rising to 20% by 2011. More recent small area population estimates suggest that although the overall population headcount declined between 2011 and 2019 the number of older residents aged 65 and over increased by 18%, representing 1 in 4 of all residents.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. The latest available population projections⁴ suggest that Sheffield's 65 plus age group is forecast to grow by around 28% between 2018 and 2038.

⁴ Subnational Population Projections for Local Authorities in England: 2018 based

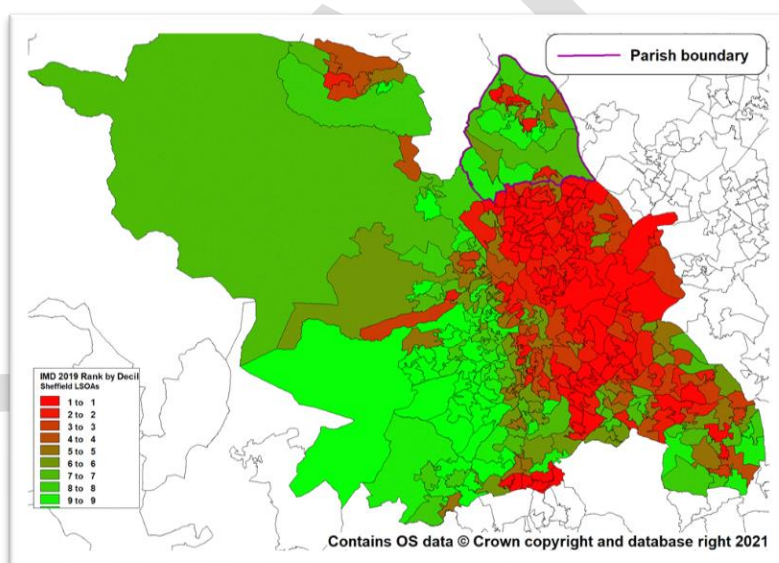
Deprivation

The English Indices of Deprivation 2019 measures relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Ecclesfield Parish is quite large and contains 21 LSOAs (E01007887 E01007888 E01007889 E01007890 E01007891 E01007892 E01007893 E01007894 E01007895 E01007896 E01007897 E01007898 E01007899 E01007900 E01007901 E01008134 E01008135 E01008137 E01008138 E01008139 E01008141).

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows a visible social divide in the parish with several small areas ranked in the top 10% most deprived in England whereas others display significantly low levels of deprivation. The subdomains of the Indices of Deprivation show evidence of high levels of income, employment and health deprivation in some parts of Ecclesfield.

The Ecclesfield parish is denoted by a purple boundary to the northeast of Sheffield.

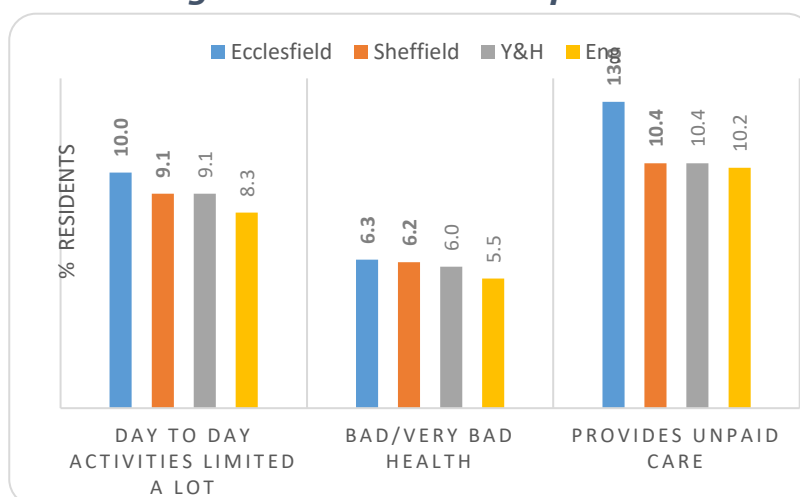
**Figure 2: Index of Multiple Deprivation Deciles, 2019
Sheffield**



Health

The Census and IMD highlight ill health and disability is an issue for some residents. Figure 3 shows that at 10% the proportion of residents reporting to have their day to day activities limited a lot is higher than Sheffield, region and England rates. Ecclesfield residents are more likely to be providing unpaid care – 13% against 10% Sheffield, region and England rates.

Figure 3: Health and Unpaid Care



Source: Census 2011

Economic Activity

The following Table (2) illustrates the working status of residents aged 16 to 74. In Ecclesfield, this accounts for 74% of the population. At 71% the Parish economic activity rate is above the Sheffield (66%), region (68%) and national (69%) rates. At the time of the 2011 Census, the unemployment rate was below average and there was a higher than average share of economically inactive retired residents.

Table 2: Economic Activity and Inactivity, 2011

	Ecclesfield		Sheffield	Y&H	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	23,810	100.0	100.0	100.0	100.0
Economically Active Total	16,911	71.0	65.8	68.4	69.9
Employee, Part-time	3,893	16.4	13.8	14.6	38.6
Employee, Full-time	9,569	40.2	34.3	37.0	13.7
Self Employed	2,079	8.7	7.3	8.4	9.8
Unemployed	742	3.1	4.8	4.8	4.4
Full-time Student (econ active)	628	2.6	5.5	3.5	3.4
Economically inactive Total	6,899	29.0	34.2	31.6	30.1
Retired	4,408	18.5	12.9	14.7	13.7
Student (including Full-Time Students)	734	3.1	10.8	5.9	5.8
Looking After Home or Family	654	2.7	4.1	4.3	4.4
Long-Term Sick or Disabled	836	3.5	4.5	4.5	4.0
Other	267	1.1	2.1	2.2	2.2

Source: Census 2011, QS601E NB Due to rounding percentages may not total a 100

Household Size

At the time of the 2011 Census, the average household size in the parish was 2.3 people which was in line with the Sheffield and regional rates (both 2.4) and marginally over the 2.2 England rate.

The average number of bedrooms per household stood at 2.8 which was above the Sheffield, regional and England (all 2.7) rates.

Housing Characteristics

Tenure

Homeownership levels are significantly high with around 77% of households owning their homes outright or with a mortgage or loan. This is higher than Sheffield (58%), regional (64%) and England (63%) rates. Just 7% of households live in private rented accommodation which is somewhat lower than the Sheffield, region (16%) and England (17%) averages. Around 14% of households live in social rented accommodation which is below the Sheffield (25%), regional and national (both 18%) rates.

Table 3: Tenure, 2011

	Ecclesfield		Sheffield	Y&H	England
	No	%	%	%	%
All occupied Households	13,876	100.0	100.0	100.0	100.0
Owned; Owned Outright	5,179	37.3	27.1	30.6	30.6
Owned; Owned with a Mortgage or Loan	5,552	40.0	31.2	33.5	32.8
Shared Ownership (Part Owned/Part Rented)	32	0.2	0.4	0.4	0.8
Social Rented; Rented from Council (Local Authority)	1,833	13.2	17.7	12.3	9.4
Social Rented; Other	168	1.2	7.0	5.8	8.3
Private Rented; Private Landlord or Letting Agency	898	6.5	14.2	14.4	15.4
Private Rented; Other	104	0.7	1.4	1.5	1.4
Living Rent Free	110	0.8	1.0	1.5	1.3

Source: Census 2011, KS402EW NB Due to rounding percentages may not total a 100

Accommodation Type

Data from the 2011 Census shows the majority (45%) of residential dwellings were semi-detached which was higher than Sheffield and region (37%) and national (31%) shares.

Detached housing accounted for 26% of the housing stock against 37% for Sheffield and region and 31% nationally. Terraced housing, flats and apartments provided 28% of accommodation spaces which was somewhat below the Sheffield (49%), region (43%) and England (47%) shares.

Table 4: Accommodation Type, 2011

	Ecclesfield		Sheffield	Y&H	England
	No	%	%	%	%
All household spaces (occupied + vacant)	14,266	100.0	100.0	100.0	100.0
Detached	3,741	26.2	14.3	20.5	22.3
Semi-Detached	6,480	45.4	36.5	36.5	30.7
Terraced	2,627	18.4	27.4	27.7	24.5
Flat, Maisonette or Apartment	1,413	9.9	22.0	15.0	22.1
Caravan or Other Mobile or Temporary Structure	5	0.0	0.0	0.2	0.4

Source: Census 2011, KS405EW NB Due to rounding percentages may not total a 100

Number of Bedrooms and Occupancy Rates

Around 16% of households live in houses with four or more bedrooms which is in line with the Sheffield rate (16%) and below the regional (18%) and national (19%) averages. Around 6% of occupied households have one bedroom which is below Sheffield (12%), region (10%) and national (12%) rates.

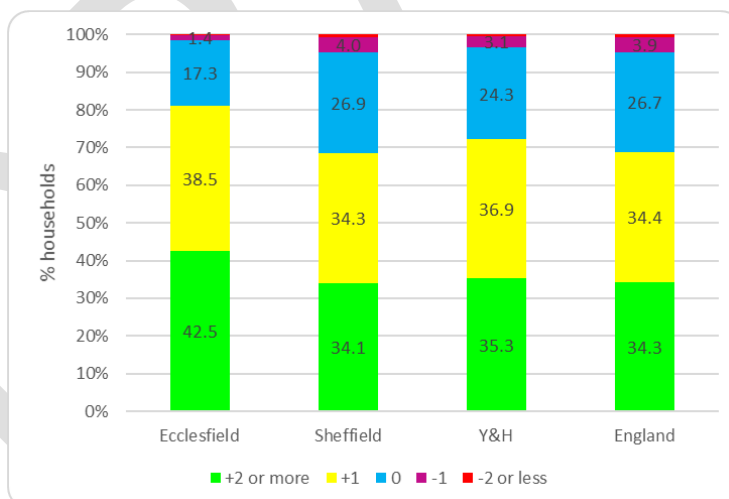
Table 5: Households by number of bedrooms, 2011

Bedrooms	Ecclesfield	Sheffield	Y&H	England
All occupied Household Spaces	13,876	100.0	100.0	100.0
No Bedrooms	21	0.2	0.2	0.2
1 Bedroom	760	5.5	12.4	10.0
2 Bedrooms	3,401	24.5	26.6	28.3
3 Bedrooms	7,527	54.2	45.3	43.7
4 Bedrooms	1,895	13.7	10.9	13.6
5 or More Bedrooms	272	2.0	4.7	4.1

Source: Census 2011, LC4405EW NB Due to rounding percentages may not total a 100

There is evidence of under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 42% of all occupied households in Ecclesfield have two or more spare bedrooms and around 38% have one spare bedroom. Under occupancy is above the Sheffield, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with around 38% of households with 4 or more bedrooms occupied by just one or two people. This is higher than Sheffield (35%) rate but below the region (40%) and England (41%) rates.

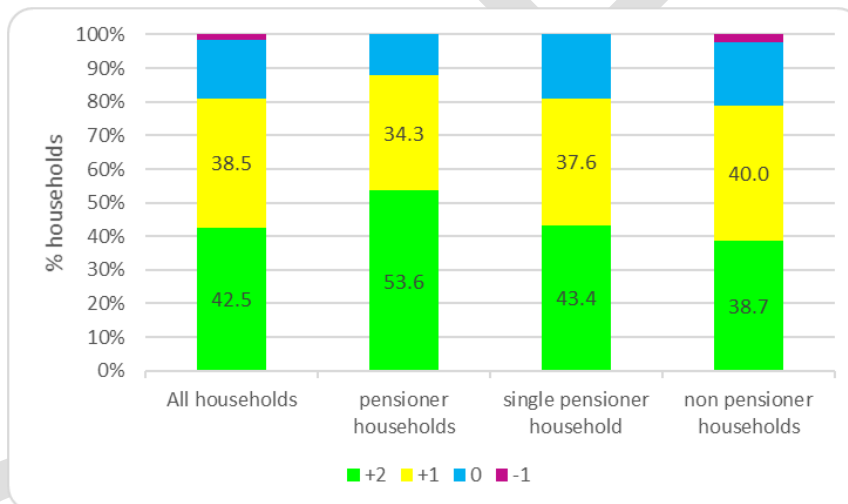
Table 6: Households with 4 or more bedrooms by household size, 2011

	Ecclesfield		Sheffield	Y&H	England
HHs with 4 or more bedrooms	2,167	100.0	100.0	100.0	100.0
1 person in household	164	7.6	9.9	10.2	10.6
2 people in household	659	30.4	25.0	29.5	30.3
3 people in household	475	21.9	17.8	18.8	18.3
4 or more people in household	869	40.1	47.2	41.5	40.8

Source: Census 2011, LC4405EW NB Due to rounding percentages may not total a 100

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 54% 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 39% non-pensioner household rate.

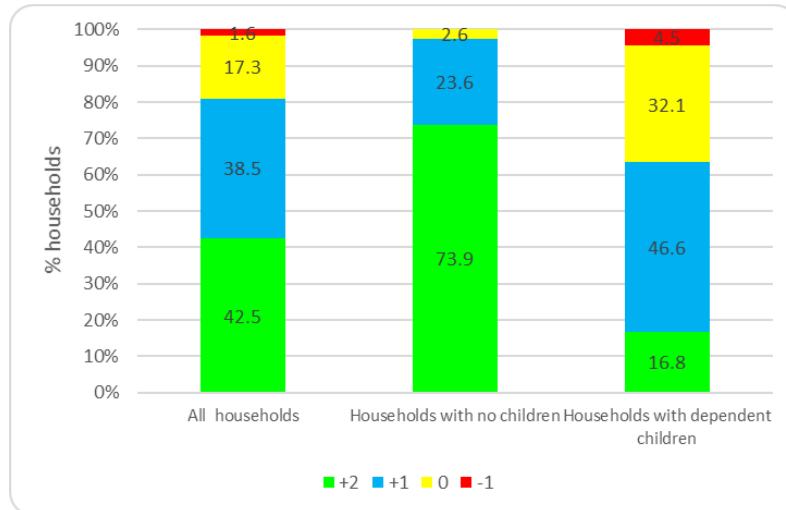
Figure 5: Bedroom Occupancy rating of Older Person Households, Ecclesfield Parish, 2011



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. At the time of the 2011 Census, around 4% of households with dependent children in Ecclesfield had one fewer room/bedroom than is technically required.

Figure 6: Bedroom Occupancy rating of Family Households Ecclesfield, 2011



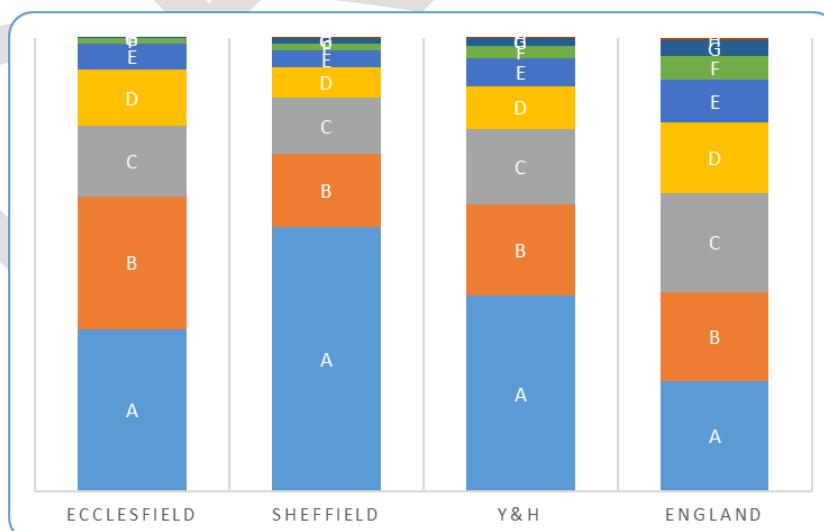
Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides an estimated breakdown of the proportion of dwellings in the Ecclesfield Parish by Council Tax Band compared to the Sheffield, region and national averages in 2019. Domestic properties with Council Tax Band A make up the largest group (approximately 36% of the total) in the parish. It has a relatively low level of high value Council Tax Bands with just 1% of dwellings having a Council Tax Band F or above against 3% for Sheffield, 5% for the region and 9% for England.

Figure 7: Dwelling Stock by Council Tax Band Ecclesfield Parish Area 2019



Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2019 VOA

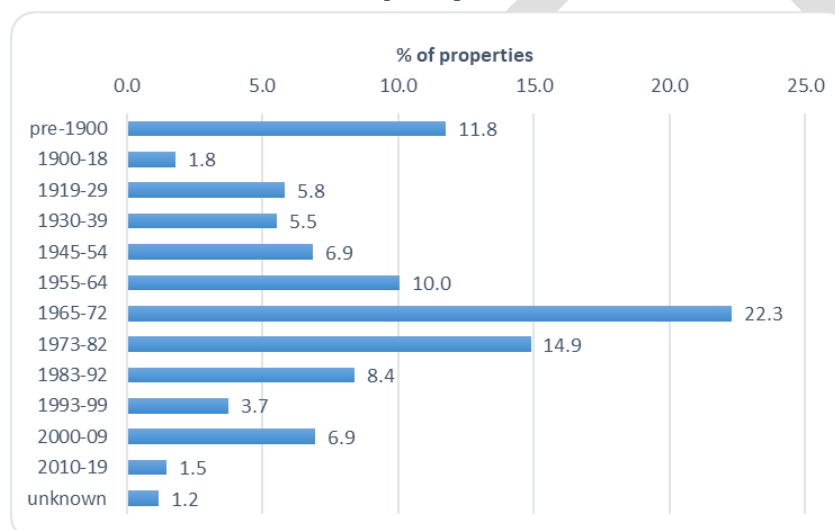
An analysis of annual publications from the Valuation Office Agency (VOA) which provides a series of tables on the number of properties by Council Tax band for each property type and build period indicates that 12% of

domestic properties in Ecclesfield were built before 1900 (16% England). Domestic properties built between 1965 and 1972 were the largest group in Ecclesfield, with 22% of homes built during this period (10% England).

Figure 8 provides a breakdown of properties by built period and shows evidence of new homes being built during more recent years, particularly between 2000 and 2009. This is also reflected in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2019. 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% of the total number of properties.

Please note the Stock of Properties data is derived by using LSOA boundary geography which best fits the parish boundary.

Figure 8: Build Period of Property in the Ecclesfield Local Area



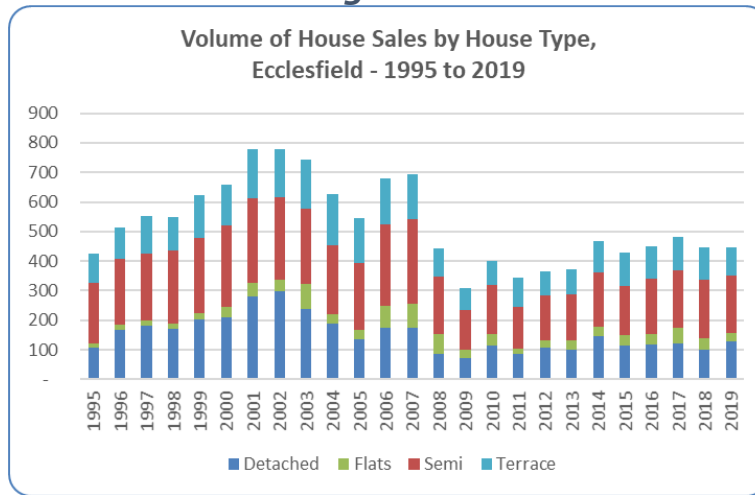
Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2019 VOA

Residential Sales

Land Registry price paid data shows around 13,125 residential property sales were recorded in the Ecclesfield Parish between 1995 and 2019.

At 41% semi-detached housing accounted for the majority of sales, 29% were detached, 23% terraced and 7% 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 will be excluded.

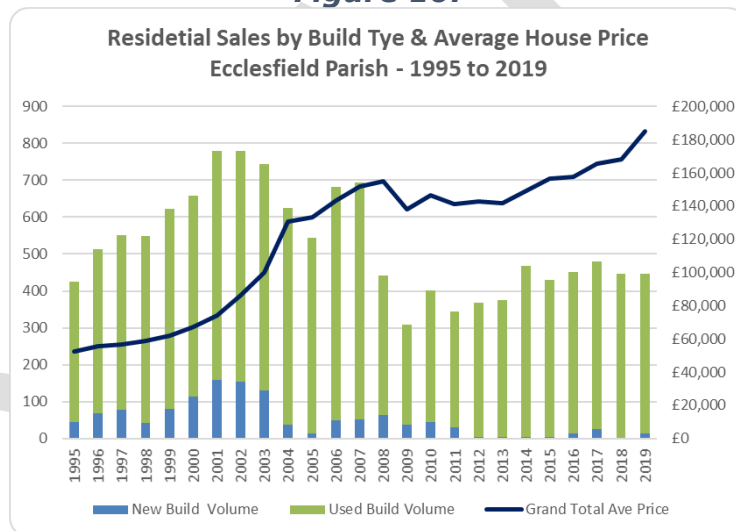
Figure 9:



Data produced by Land Registry © Crown copyright 2021(data available at 7/3/21)

There is evidence of new build housing in the local area with 1,262 new build residential sales recorded between 1995 and 2019, equating to 10% of total sales. Figure 10 below shows the volume of sales together with the overall annual average house price.

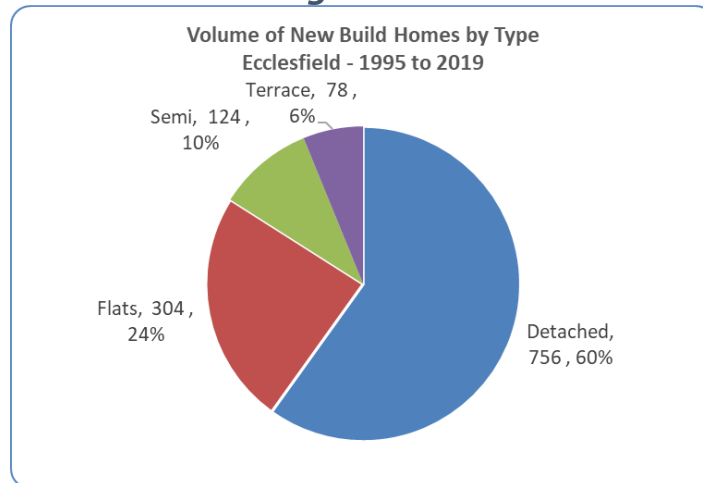
Figure 10:



Data produced by Land Registry © Crown copyright 2021(data available at 7/3/21)

During this period, the majority (60%) of new build residential sales were detached, 24% were flats, 10% semi-detached and 6% terrace properties (Figure 11). 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. In 2019, newly built dwellings were estimated to be significantly less affordable than existing dwellings.

Figure 11:



Data produced by Land Registry © Crown copyright 2021 (data available at 7/3/21)

Affordability

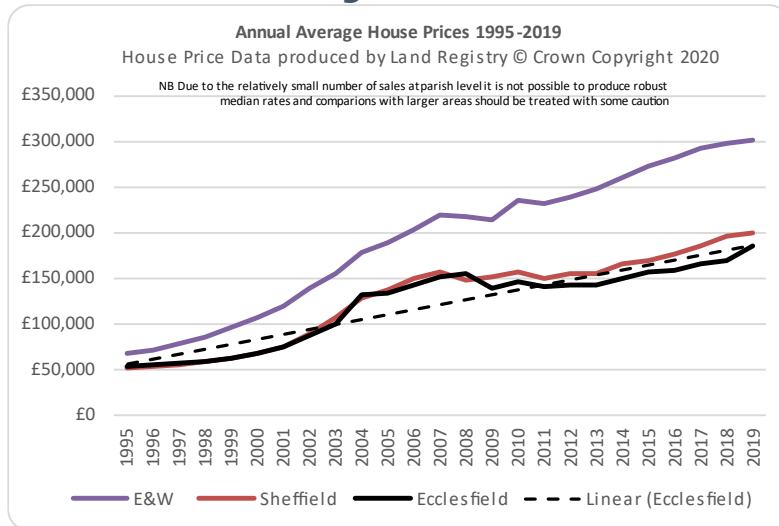
The latest housing affordability data for England and Wales shows that on average, the ratio of median house price to median gross annual residence-based earnings estimate that workers could expect to pay an estimated 7.8 times their annual residence-based earnings on purchasing a home in England in 2019. This is an improvement on the previous year when the affordability ratio was 8.0. However, this figure is still higher than the 6.4 ratio estimated for 2009.

In Sheffield, the equivalent ratio of median house price to median gross annual residence-based was 5.9 in 2009.

Workplace-based earnings are not available at the parish level but the Indices of Deprivation highlights that some small areas are adversely affected by income deprivation which means that many households will find it difficult to access the housing market.

The following chart indicates the linear house price trajectory in Ecclesfield when compared with the Sheffield and England and Wales averages. It should be noted, however, that comparisons against larger geographies should be treated with caution.

Figure 12:



Data produced by Land Registry © Crown copyright 2021(data available at 7/3/21)

Sheffield City Council Strategic Policies

To be added.

Findings Community Consultation

To be added.

Summary of Housing Need and Characteristics

At the time of the 2011 Census, the Ecclesfield Parish was home to around 32,073 residents living in 13,876 households.

The 2011 Census shows that at 20% the parish has a higher than average share of older residents (aged 65+). More recent data suggests further evidence of an ageing population with the share of residents aged 65 and over increasing from 21% in 2011 to 25% in 2019. In line with national trends, the local population is likely to get older as average life expectancy continues to rise.

At the time of the 2011 Census, economic activity was above the Sheffield, regional and national averages. There was a higher share of economically inactive retired residents. Unemployment was relatively low.

There is some evidence of under-occupancy. This may suggest a need for smaller homes that 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.

Homeownership levels are high with around 77% of households owning their homes outright or with a mortgage or loan. Just 7% of households

live in private rented accommodation and 14% in social rented accommodation which is below the Sheffield, regional and national shares.

Land Registry price paid data indicates evidence of new build housing in the Parish Council area over recent years representing 10% of total recorded sales between 1995 and 2019. The majority of new homes sold during this period were detached which accounted for 60% of new-build sales.

The Indices of Deprivation 2019 highlight a wide social divide in some part of the parish. This means the housing affordability gap continues to be an issue for many residents and high house prices and affordable rental properties may be difficult to access for people on low incomes.

Conclusions

To be added following the outcomes of the community consultation.

DRAFT