

**Dinnington
St John's
Neighbourhood
Plan 2016-2028**

**Supporting
Evidence -
Housing Need
and
Characteristics**

March 2019

1.0 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 Towler Associates*, its primary aim is to help Dinnington St John's 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".

2.0 Key Findings from Census

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

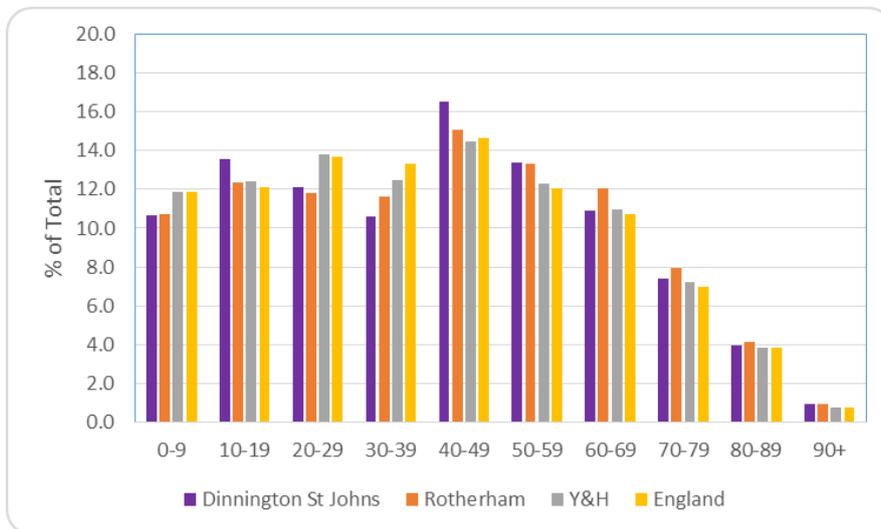
	Dinnington St Johns		Rotherham	Yorkshire & Humber	England
	No	%	%	%	%
Aged 0-4	563	6.2	6.1	6.2	6.3
Aged 5-15	1,258	13.9	13.0	12.7	12.6
Aged 16-64	5,773	63.6	63.4	64.6	64.8
Aged 65+	1,483	16.3	17.4	16.6	16.3
All Usual Residents	9,077	100.0	100.0	100.0	100.0
Median age	40		41	39	39

Percentages may not total 100 due to rounding

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

Percentages may not total 100 due to rounding

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

Percentages may not total 100 due to rounding

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

Percentages may not total 100 due to rounding

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 the number of bedrooms, 2011

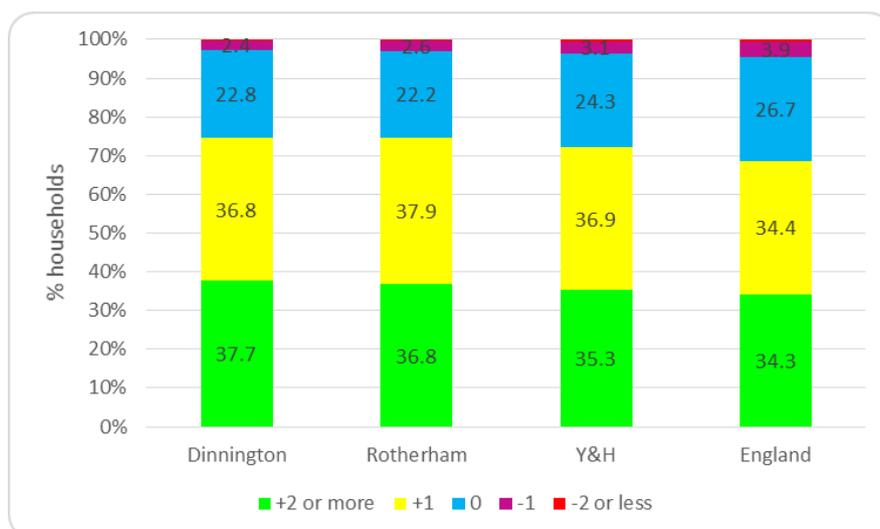
Bedrooms	Dinnington St Johns		Rotherham	Yorkshire & Humber	Eng
All households	3,765	100.0	100.0	100.0	100.0
1 bedroom	284	7.5	7.9	10.2	12.0
2 bedrooms	932	24.8	25.4	28.3	27.9
3 bedrooms	1,857	49.3	52.8	43.7	41.2
4 or more bedrooms	692	18.4	13.9	17.7	19.0

Percentages may not total 100 due to rounding

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

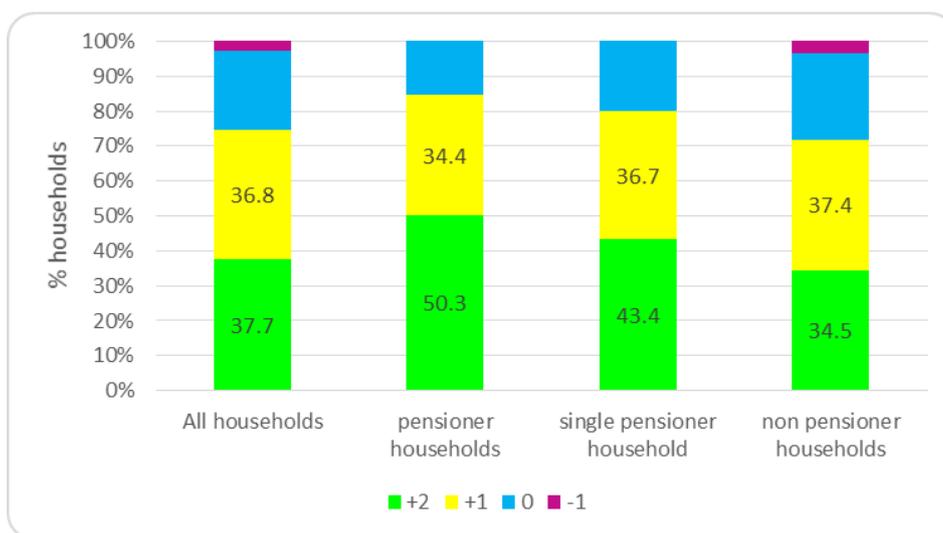
	Dinnington St Johns		Rotherham	Yorkshire & Humber	Eng
Households with 4 or more bedrooms	692	100.0	100.0	100.0	100.0
1 person in household	58	8.4	8.6	10.2	10.6
2 people in household	194	28.0	28.3	29.5	30.3
3 people in household	158	22.8	20.7	18.8	18.3
4 or more people in household	282	40.8	42.3	41.5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

Percentages may not total 100 due to rounding

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.

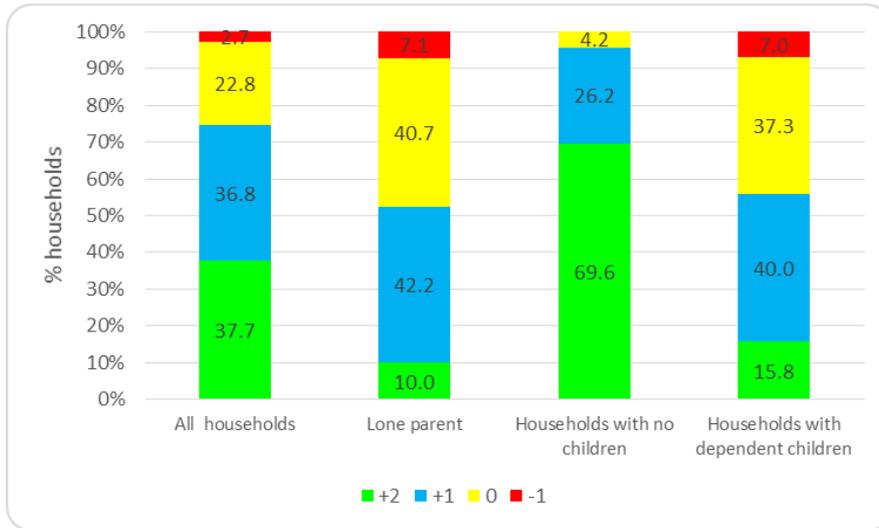
Figure 3: Bedroom Occupancy rating of Older Person Households, Dinnington St Johns Parish, 2011



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**



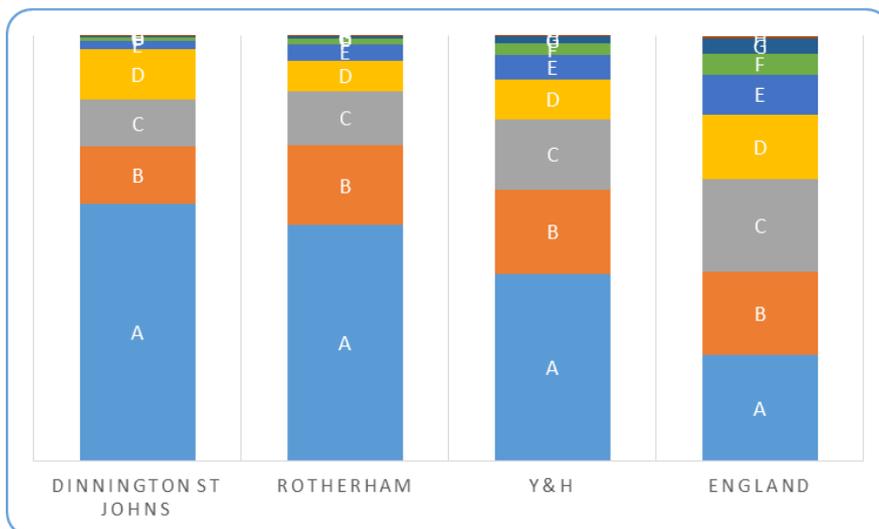
Source: Census 2011

3.0 Housing Market/Signals

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**

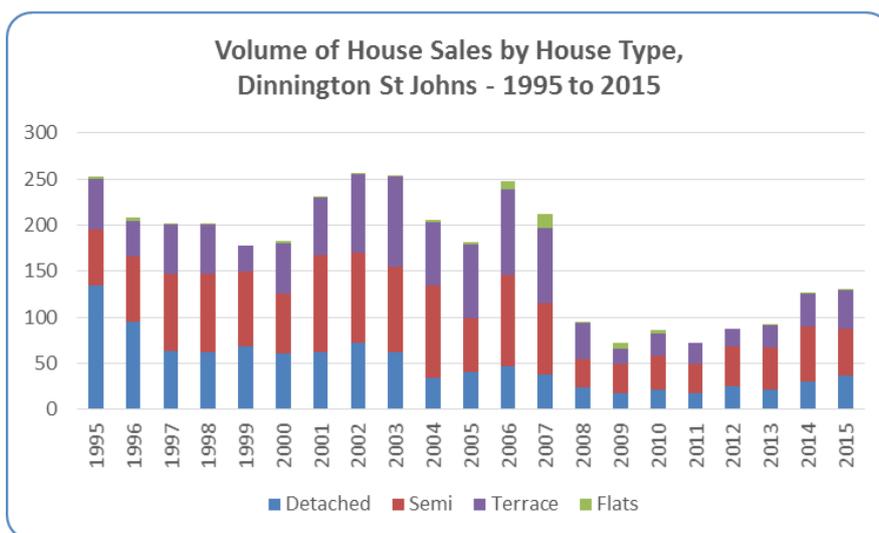


Source: Valuation Office Agency, Neighbourhood Statistics

Residential Sales

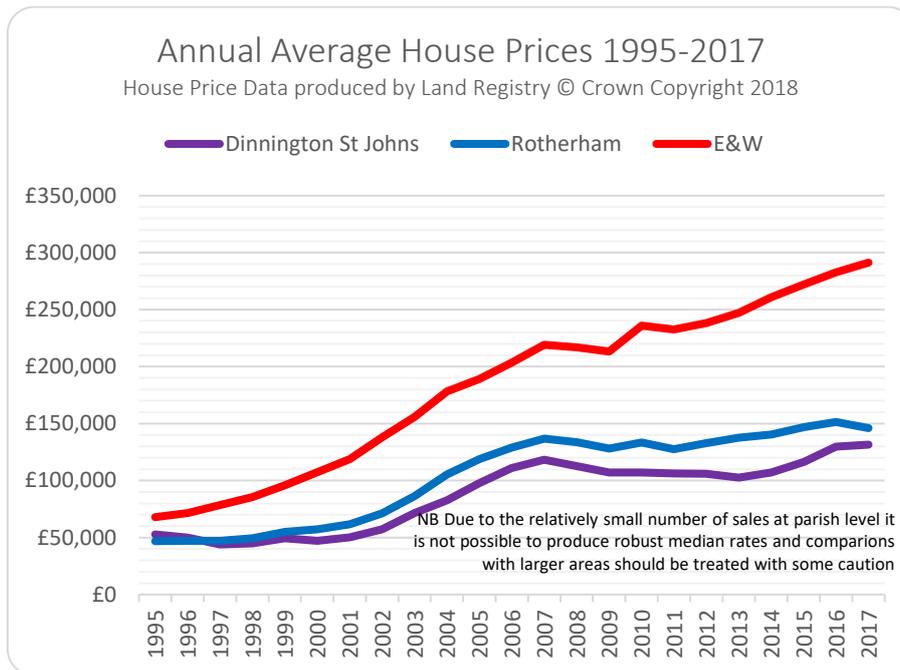
Land Registry price paid data shows that some 3,578 residential property sales were recorded by the Land Registry in the Dinnington St Johns Parish between 1995 and 2015. Semi-detached housing represented the largest share (39%) of sales during this time. Terraced housing accounted for 30% of sales, 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: Average House Prices, Dinnington St Johns 1995 to 2017



Data produced by Land Registry © Crown copyright 2016

In 2017 the average price for a house was £131,521. This compares to £145,945 for Rotherham Borough and £219,281 for England and Wales.

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 2017, 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.

4.0 Housing Profile for Dinnington Ward prepared by Rotherham MBC’s Strategic Housing Team

In April 2017 Rotherham MBC’s Strategic Housing Team prepared a Housing Profile for Dinnington Ward.

It should be noted that the Ward of Dinnington is larger than the parish of Dinnington St John’s. While the parish of Dinnington (population 9,240) is

²Small Area Model-Based Income Estimates: 2011/12, Office for National Statistics

the largest settlement within it, it also includes the villages and parishes of Laughton on le Morthen (population 1,250), Firbeck (population 290), Letwell and Gildingwells (population 210). Also included is the village of Laughton Common (population 2,120) which is part of Thurcroft parish.

The profile is repeated here in its entirety.

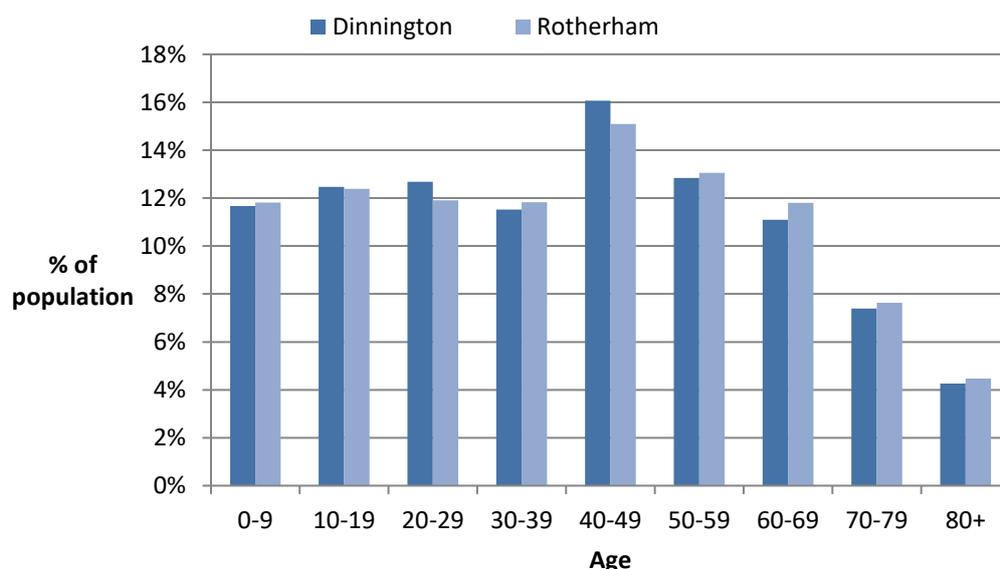
Dinnington Ward at a glance

The following statements have been drawn through the comparison of Dinnington Ward data against Rotherham Borough average data:

- The ward has a typically older age profile with a greater than average number of residents in the 40-49 age range
- House prices are below average but the local market has a healthy turnover of privately owned housing
- There are high levels of private rent and rental costs are above average and higher than Local Housing Allowance rates
- There is a higher than average level of empty properties in the Ward
- Social stock is limited, mainly 2 bed bungalows and 3 bed houses
- The demand for social housing is in line with the borough average, except for 2 bed flats which are in high demand

Population

The population of Dinnington Ward was 12,539 in 2011. The age composition of Dinnington Ward broadly reflects the total population of Rotherham. The largest group in the ward is people aged 40-49.



Economic Activity

Employed	61%	Economically Inactive	31%
Unemployed	5%	Retired	16%
Students	2%		

Ethnicity

98.1% of the population here is White. The second largest group is 'Mixed' (0.9%)

Household Composition

- Families (45.9%)
- Single (27.5%)
- Couples (21.4%)
- Other (5.2%)

Tenure and Type

%	Own	Mortgage	Rent Council	Rent H. Assoc	Rent Private	Shared Ownership
Dinnington	30.0	39.8	10.6	2.9	14.8	0.2
Rotherham	30.5	34.7	18	3.6	11.2	0.3

	Detached	Semi-detached	Terraced	Flats	Total
No.	1,665	2,230	997	387	5,279
%	31.5	42.2	18.9	7.3	100

Empty properties

There are 203 empty properties in Dinnington, this is approximately 3.8% of dwellings in the ward. This is higher than the 3% Rotherham average (October 2017).

Turnover – all properties sold

The percentage of properties sold per year is as follows:

	Dinnington	Rotherham
2013	2.5%	2.5%
2014	4.0%	3.1%
2015	3.2%	3.1%
2016	3.6%	3.5%
2017	3.9%	2.9%

Type of property sold

	Terraced		Semi		Detached		Flat		Total	Turnover
	No.	%	No.	%	No.	%	No.	%		
2013	31	22.3	68	48.9	39	28.1	1	0.7	139	2.5
2014	55	24.8	103	46.4	63	28.4	1	0.5	222	4.0
2015	54	31.0	69	39.7	50	28.7	1	0.6	174	3.2
2016	52	26.3	91	46.0	53	26.8	2	1.0	198	3.6
2017	61	28.1	81	37.3	56	25.8	19	8.8	217	3.9

House Prices

The average sale price of a house in December 2017 was £137,601 from 67 sales.

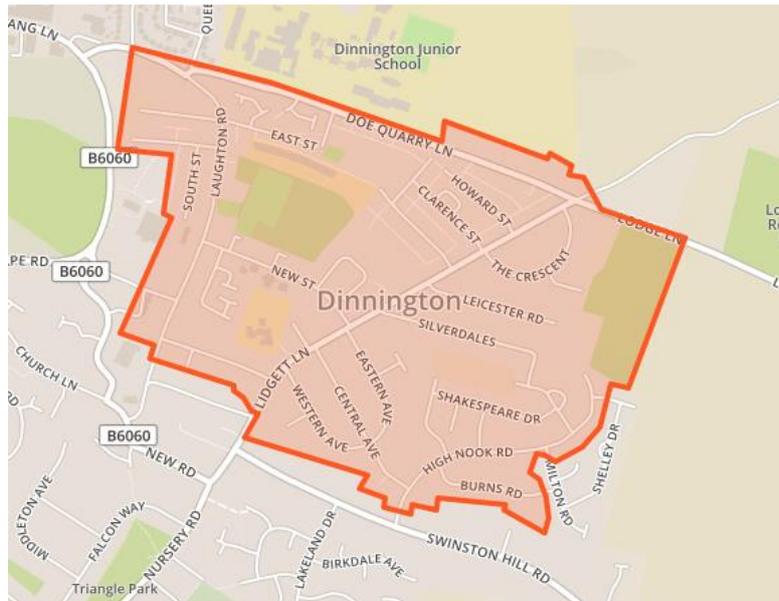
- Detached £188,825
- Semi-detached £119,919
- Terraced £109,807
- Flat £94,000

Prices in Dinnington Ward are below the average sale price for Rotherham (£150,860).

Rental Market

Weekly rent average	Private Dinnington	Private Rotherham	Affordable Rent Dinnington	Local Housing Allowance	Social Rent - Dinnington
1 bed	£98	£95	£83	£79	£67
2 bed	£109	£109	£87	£97	£73
3 bed	£137	£126	£106	£101	£79
4 bed	£150	£173	£120	£138	£84

A selective licensing scheme for private rented housing is in operation in this area of Dinnington (see below). The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole ward.



Affordability

The majority of households have more than one earner. Affordability in Dinnington Ward based on household disposable incomes is 5:1, matching the Rotherham average (the regional ratio is 5.4:1). The lower quartile house price to income ratio in Dinnington Ward is 6:1. The average cost of buying a 2 bed property in Dinnington Ward with an 85% mortgage is currently £129 per week assuming a 2.34% mortgage rate.

Council Stock

There are 579 council properties in Dinnington Ward; this accounts for 2.8% of total stock

Type	Beds	Council stock Number	Bids per property advertised (2016)		Turnover (2016)		Right to Buy (2016- 17)
			Dinnington	Rotherham	Dinnington	Rotherham	Dinnington
Bung	1	82	9	10.2	7.3%	9%	
	2	129	15	24.1	7.8%	6.7%	
	3	1		14		8%	
Flat / Mais	1	39	5.4	6.5	20.5%	18.7%	
	2	40	9	6.3	5%	13.4%	
	3			5		13.3%	
	4						
House	1						
	2	62	10.7	21.5	9.7%	9.5%	
	3	221	13.1	26.3	4.5%	5.2%	4
	4	5	5	11.5	20%	7.3%	
Total		579	10.8	14.3			4

The demand for social housing in Dinnington is less than the Rotherham average; in particular the demand for houses is roughly half of the average.

The Right to Buy sales in Dinnington were all 3 bed houses. The Dinnington total makes up 2.6% of all Right to Buy sales.

The most popular type of housing in Dinnington is 2 bed flats – there is an above average demand and also low turnover.

Tenant Profiling

Age

- 14% are under 35 (average 18%)
- 56% are over 55 (average 49%)

Makeup

- Families make up 13.5% of households
- 32.5% are couples
- 54% are single
- 22% of tenants have lived in their property for over 20 years (average 23%)
- Whereas 8% have lived there less than a year (average 9%)

Care

- 39% Rothercare (average 27%)
- 28% with a disability (average 30%) - 18% physical/mobility disability
- The Dinnington ward has the second highest percentage of tenants claiming housing benefit (67%) and is significantly above the borough average of 61.45%

Housing Development

Much of the ward is rural so opportunities for development have naturally been focussed on Dinnington. There have been 90 general needs affordable homes built in this ward over recent years by other housing providers, one of the largest sites on East Street, Dinnington.

A further 16 specialist units have also been built by other housing providers which have assisted in meeting specific housing needs.

There is one site in this ward which has been identified as part of the Site Clusters programme which will deliver 5 units all for Council/affordable rent (2 of which are developed as specialist housing for vulnerable young people).

A further 6 small sites have been identified as part of the first HRA land review which have the potential to deliver new homes.

Private sector development has been focussed on nearby Laughton Common in recent years but there are plans to develop the timber yard to deliver more new housing in the future.

Future development opportunities have been included for the land off Lodge Lane/Silverdales in the Local Development Plan.

The following is a list of all development sites in the Ward to be published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, is anticipated to be adopted by Rotherham Council towards the end of June 2018. Only once adopted will this document and the housing allocations become part of Rotherham's development plan.

Site Name	Estimated no. of homes
Timber Yard Off Outgang Lane	271
Land Off Oldcoates Road (West)	272
Land Off Athorpe Road	28
Allotment Land Off East Street	15
Land Off Silverdales / Lodge Lane	131
Land Off Wentworth Way	243

Summary

House prices in Dinnington Ward are below the borough average but the local market has a healthy turnover in sales of privately owned properties.

Private sector rentals are buoyant in the area and there is a healthy supply. Rents are higher than the borough average and Local Housing Allowance rates. Dinnington has small pockets of privately rented properties which command low rents and appear to be in need of investment.

There is a fair supply of council housing in Dinnington, which with the exception of two bedroom flats, there is less than average demand. The appetite for two bedroomed is driven by undersupply.

Despite having a higher than average number of empty properties, the housing offer for first time buyers is mainly older, poorer quality stock.

Very little new build housing has been delivered here over recent years and opportunities to deliver purely social housing, on Housing Revenue Account land, are limited. However, Dinnington has been identified as a Principle Settlement for Growth in the Local Development Plan so the delivery of significant new build homes, on privately owned land, may happen in the future.

Recommendations

- There is a need for more variety of social and affordable rented accommodation, particularly smaller units i.e. 2 bed flats.
- Explore opportunities to bring empties back into use as social/affordable housing.
- Increase choice for first time buyers and aspiring home owners, new build entry level housing.
- Develop a range of housing to meet the needs of an ageing population
- Explore potential to use modern methods of construction on smaller sites.

5.0 Rotherham Metropolitan Borough Council Strategic Policies and Evidence Base

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.

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.

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 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".

6.0 Findings from Community Consultation undertaken as part of the development of the Neighbourhood Plan

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 in July 2017 when the Steering Group established a series of small Task and Finish Themes Groups to look at specific issues. One of these groups looked at Housing need. Up to date evidence from consultation with stakeholders such as estate agents, rental agents etc, this concluded that

- *High demand for bungalows*
- *Not such high demand for apartments*
- *Require more affordable 1st time buyer homes and*
- *Up-size larger homes £150k to £200k.*

A further 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.

7.0 Summary and conclusions of future Housing Need and Characteristics

This report aims to provide Dinnington St John's Town Council with evidence on housing needs and characteristics to support the development of the Dinnington St John's Neighbourhood Plan.

It has been prepared in good faith by *Andrew Towler Associates* consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).

It uses information from a range of sources, including:

- 2011 Census.
- The views of local residents.
- The views of local estates agents.
- Office for National Statistics.
- Land Registry.
- Information held by Rotherham MBC.
- Department for Communities and Local Government
- Rotherham Strategic Housing Market Assessment.

Its main findings are:

- At the time of the 2011 Census, Dinnington St John's was home to 9,077 residents living in 3,765 households.
- People living in the Parish are more likely to be living in dwellings with 4 or more bedrooms. 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 a relative 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.
- Between 2001 and 2011, its population fell by around 1% (84 people), 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.
- There is evidence of an ageing population with the share of residents aged 65 and over increasing from 14% in 2001 to 16% in 2011. In

line with the national trend, the local population is likely to get older as average life expectancy continues to rise.

- Between 2001 and 2011 the housing 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.
- The private rented sector in the Parish is relatively buoyant. While the conditions of housing in the private rented sector is generally good there are issues with some properties.
- Some 15.2% of households live in social housing which is below the Borough (21.5%) and England and Wales (17.%) averages.
- Affordable housing (both to rent and buy) is a growing issue especially for young people and young families. There is a need for more variety of social and affordable rented accommodation, particularly smaller units i.e. 2 bed flats.
- There is forecast to be a substantial growth in one person households over the Plan period.
- There is a need develop a range of housing to meet the needs of an ageing population as well as to increase choice for first time buyers and aspiring home owners.
- There is some evidence of under occupancy of properties.

All in all, the assessment indicates that residential development should provide and contribute to a mix of housing tenures, types and sizes, in order to create mixed and balanced communities and help address housing need.

In particular, it provides clear evidence in support of policies to encourage more:

- affordable and social housing.
- small to medium sized (one or two bedrooms) housing that is suitable to accommodate the growing number of one-person households especially amongst younger and older age groups, driven in part by an ageing population. Providing more smaller dwellings may also release under-occupied larger properties onto the market which would be suitable for young and growing families.