

**Maltby  
Neighbourhood  
Plan 2017-2028**

**Maltby  
Neighbourhood  
Plan - Housing  
Need and  
Characteristics  
Study**

**March 2022**

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## Table of Contents

Introduction .....	2
Population Age Profile .....	2
Deprivation .....	4
Health.....	5
Economic Activity.....	7
Household Size.....	7
Housing Characteristics.....	8
Tenure .....	8
Accommodation Type.....	8
Number of Bedrooms and Occupancy Rates .....	9
Housing Market.....	11
Council Tax Bands .....	<b>Error! Bookmark not defined.</b>
Residential Sales .....	13
Housing Affordability .....	15
Rotherham MBC Strategic Policies .....	16
Community Consultation .....	17
Summary of Housing Need and Characteristics and Conclusions .....	18
Conclusions .....	19

# MALTBY NEIGHBOURHOOD PLAN

## HOUSING NEED AND CHARACTERISTICS

### Introduction

This study provides an assessment of housing need and characteristics in the Parish of Maltby.

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 ('Rotherham MBC') and others as well as the findings from local consultation exercises.

Its primary aim is to help Maltby Town Council and others better understand local housing need and characteristics to inform and support policies in the Maltby 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 at the time it was prepared, as national planning policy guidance states, '*establishing housing need is not an exact science, and no single approach will provide a definitive answer*'<sup>1</sup>.

### Population Age Profile

According to the 2011 Census, the Maltby Parish<sup>2</sup> had an estimated population of 16,856 residents living in 7,040 households dispersed across 2,027 hectares. There were 285 vacant dwellings representing a 4% vacancy rate. There were 11 communal establishments providing accommodation for 154 residents. Since 2001 the number of residents living in the parish is estimated to have fallen by around 2% (390 people). The number of dwellings (occupied and vacant) increased, rising by 225 (3%).

At the time of the 2011 Census, around 20% of residents were aged under 16, which is slightly above the borough (Rotherham), regional (Yorkshire and Humber and England rates (19%). Around 64% of residents were aged between 16 and 64, which was higher than the borough (63%) but below the regional and England (65%) rates. Older people (aged 65+) represent

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

<sup>2</sup> The terms Maltby Parish, Maltby and parish are all used interchangeably. They all relate to Maltby Parish unless otherwise stated.

16% of total residents, which is equal to the England average and slightly below the borough and regional (17%) rates. The median age of people living in the parish was 40 compared with 41 for the borough and 39 for both regional and England rates.

**Table 1: Usual Residents by Age Band, 2011**

	Maltby		Rotherham	Y&H	England
	No	%	%	%	%
Aged 0-4	1,091	6.5	6.1	6.2	6.3
Aged 5-15	2,225	13.2	13.0	12.7	12.6
Aged 16-64	10,847	64.4	63.4	64.6	64.8
Aged 65+	2,693	16.0	17.4	16.6	16.3
All Usual Residents	16,856	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, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Maltby had a higher proportion of younger residents (under 19s) and slightly below the average representation of older residents (aged 60+).

**Figure 1: Population by 10 year age bands, 2011**



Source: Census 2011, QS103

There is, however, evidence of an ageing population with the proportion of residents aged 65 and over increasing from 13.6% of the total population in 2001 to 16% in 2011. The Census shows the number of residents aged 65+ rose by 15% (356 people) during this period.

More recent population estimates<sup>3</sup> suggest the number of people living in the local area has continued to decline, falling by around 2% between 2011

<sup>3</sup> Population estimates - small area based by single year of age - England and Wales, ONS

and 2020, however, the numbers aged 65+ have risen by around 19%. The estimates indicate over 65-year-olds represent 19.4% of all residents compared with 16% in 2011.

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 projections<sup>4</sup> suggest that Rotherham's 65 plus age group is forecast to grow by around 31% between 2018 and 2038 and will represent 26% of the total population.

## Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Maltby Parish comprises of eleven LSOAs E01007754, E01007755, E01007756, E01007757, E01007758, E01007759, E01007760, E01007761, E01007762, E01007763, E01007764.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) SOAs are ranked across England where 1 is the most deprived. Any rank below 3,285 indicates that an area is within the 10% most deprived areas of England.

The IMD shows the parish displays areas with relatively high levels of deprivation with one of the areas ranked within the 2<sup>nd</sup> and 3<sup>rd</sup> most deprived deciles on the overall 2019 Index.

The following map illustrates the overall Index of Multiple Deprivation deciles within the Rotherham borough.

The Index of Multiple Deprivation (IMD) is a Government measure of relative levels of deprivation in England. The 2019 index uses 39 indicators across 7 deprivation domains (themes). The IMD is only produced for Lower-level Super Output Areas (SOAs) of which there are 167 in Rotherham (around 8 per ward) and 32,844 in England, each with around 1,500 people.

SOAs are ranked across England where 1 is the most deprived. Any rank below 3,285 indicates that an area is within the 10% most deprived areas of England.

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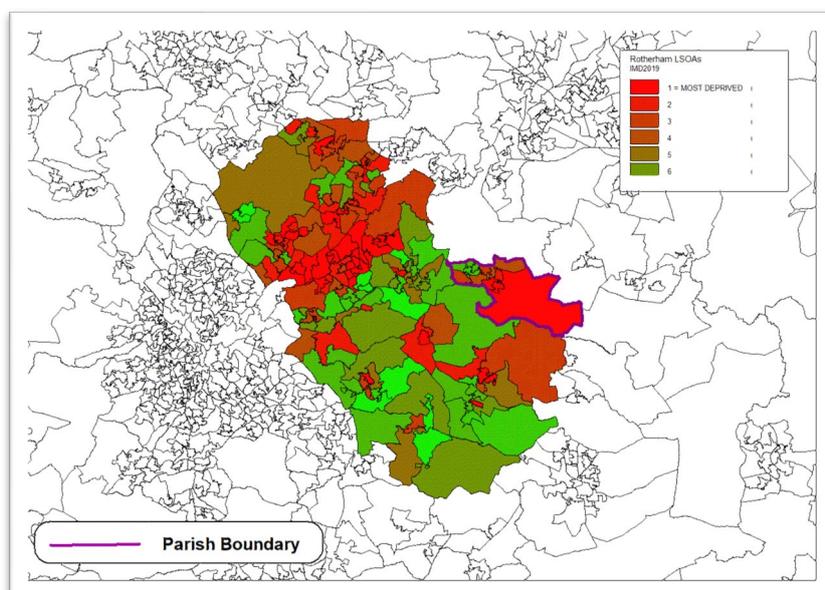
<sup>4</sup> Subnational Population Projections for Local Authorities in England: 2018 based

Deprivation levels in Maltby generally rise from west to east although most of the ward is more deprived than the Rotherham average. South east Maltby is the most deprived part in the parish, within the most deprived 11% of England. Deprivation is also high in north east and central Maltby, in the most deprived 23%. The least deprived part of the ward is Dale Hill in the north west, an area of modern private housing, significantly less deprived than the national average.

On closer inspection of the IMD sub domains, this area ranks particularly high in terms of income, employment, skills and education, crime, health and disability deprivation.

Figure 2 illustrates the varying levels of deprivation in the Rotherham borough according to the 2019 Index of Multiple Deprivation deciles. The parish boundary is denoted with a purple boundary.

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



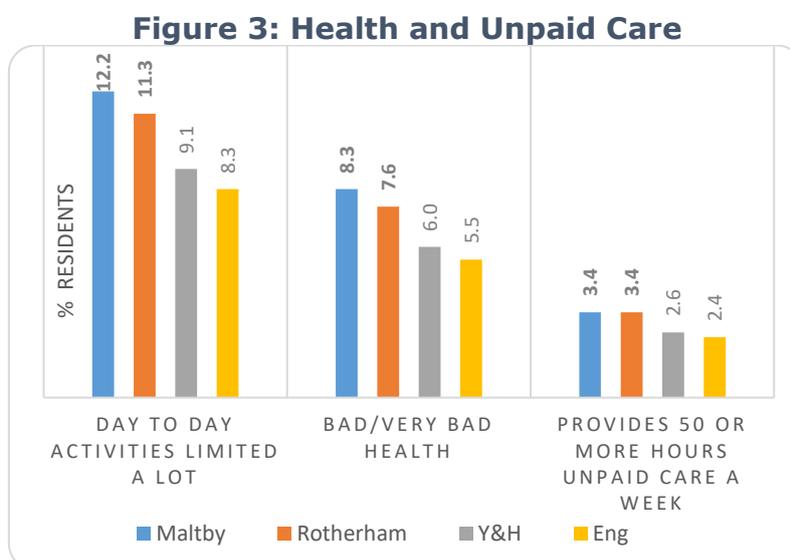
## Health

The Census, Indices of Deprivation and other sources highlight ill health and disability are issues for many residents.

This is reflected in the findings of studies such as the Maltby Ward Profile (2019)<sup>5</sup> prepared by Rotherham MBC, which states, '*Maltby had rates of poor health and disability above the Borough average in 2011 and much higher than the national average, reflected in higher claim rates for disability benefits*'.

<sup>5</sup> [www.rotherham.gov.uk/downloads/file/613/maltby-ward-profile](http://www.rotherham.gov.uk/downloads/file/613/maltby-ward-profile). Please note that the boundary of Maltby Ward is not the same as that of the Parish.

Figure 3 shows that at 8.3% the proportion of residents reporting to be in bad or very bad health was above the borough (7.6%), region (6%) and England (5%) rates. Maltby residents are also more likely to have their day to day activities limited due to ill health and be providing unpaid care.



*Source: Census 2011*

Table 2 provides a breakdown of the number of residents who reported being in bad or very bad health at the time of the 2011 Census. The rates have been expressed as a proportion of respective age bands and show that rates of ill health in the parish are higher than regional and national averages amongst all age bands but especially amongst older residents.

**Table 2: Residents with Bad or Very Bad Health by Age band  
(% = share of total age band)**

Age	Maltby		Rotherham	Y&H	Eng
	No	%	%	%	%
All Ages	1,313	7.9	7.4	5.9	5.3
Age 0 to 15	28	0.8	0.8	0.7	0.6
Age 16 to 24	27	1.3	1.3	1.1	1.1
Age 25 to 34	40	2.0	2.5	2.1	1.8
Age 35 to 49	187	5.3	5.0	4.6	4.2
Age 50 to 64	425	12.8	11.8	9.6	8.7
Age 65 to 74	284	19.4	16.1	12.7	11.2
Age 75 to 84	223	27.3	23.0	18.1	16.5
Age 85 and over	99	35.4	31.1	24.9	23.4

*Percentages may not total 100 due to rounding  
Census LC3302EW*

Research<sup>6</sup> undertaken by Rotherham MBC looking at health and lifestyle shows that for Maltby ward indicates that three-quarters of health and lifestyle indicators are worse (have higher rates) than Rotherham average. Additionally, nearly a quarter of indicators are significantly worse than the Rotherham average, including emergency hospital admissions, hospital stays for self-harm and alcohol-related harm, and death rates particularly premature deaths.

## Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 67.5% Maltby's economic activity rate was close to the borough (67%) but below regional (68%) and England (70%) rates. However, at the time of the Census, the parish had a lower than average representation of people in self-employment and a high level of unemployed residents.

There was also a high propensity of residents who were economically inactive due to long-term sickness or disability.

**Table 3: Economic Activity and Inactivity, 2011**

	Maltby		Rotherham	Y&H	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	12,325	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>8,325</b>	<b>67.5</b>	<b>67.0</b>	<b>68.4</b>	<b>69.9</b>
Employee, Part-time	1,885	15.3	15.3	14.6	13.7
Employee, Full-time	4,500	36.5	36.6	37.0	38.6
Self Employed	853	6.9	7.4	8.4	9.8
Unemployed	835	6.8	5.2	4.8	4.4
Full-time Student (econ active)	252	2.0	2.3	3.5	3.4
<b>Economically inactive Total</b>	<b>4,000</b>	<b>32.5</b>	<b>33.0</b>	<b>31.6</b>	<b>30.1</b>
Retired	1,849	15.0	16.6	14.7	13.7
Student (including Full-Time Students)	524	4.3	3.9	5.8	5.8
Looking After Home or Family	608	4.9	4.7	4.0	4.4
Long-Term Sick or Disabled	784	6.4	5.6	4.1	4.0
Other	235	1.9	2.2	1.9	2.2

*Percentages may not total 100 due to rounding*

*Source: Census 2011, QS601E*

## Household Size

At the time of the 2011 Census, the average household size was 2.4 people, which is in line with the borough and England rate and slightly higher than the region (2.3). The average number of rooms per household stood at 5.4 which is in line with the borough, region and England rates.

<sup>6</sup><https://www.rotherham.gov.uk/downloads/file/613/maltby-ward-profile>

The average number of bedrooms per household stood at 2.8, which is the same as the borough, but higher than the region and England (2.7) rates.

## Housing Characteristics

### Tenure

Around 65% of households own their homes outright or with a mortgage or loan. This is in line with the borough rate (67%) but above the England (63%) rates.

14% of households live in private rented accommodation, which is lower than the region (16%) and England (17%) averages but higher than the borough (11%) rate.

Around 18% of households live in social rented accommodation compared with 22% for the borough, 18% for the region and England.

There is some evidence that, reflecting a national trend, the proportion of the housing stock that is socially rented has declined in recent years especially due to the Right to Buy. Data from Rotherham MBC suggests in 2017 about 13% of properties were rented from the Council.

**Table 4: Tenure, 2011**

	<b>Maltby</b>		<b>Rotherham</b>	<b>Y&amp;H</b>	<b>England</b>
				<b>%</b>	<b>%</b>
All occupied Households	7,040	100.0	100.0	100.0	100.0
Owned; Owned Outright	2,058	29.2	30.5	30.6	30.6
Owned; Owned with a Mortgage or Loan	2,528	35.9	34.7	33.5	32.8
Shared Ownership (Part Owned/Part Rented)	11	0.2	0.3	0.4	0.8
Social Rented; Rented from Council (Local Authority)	830	11.8	17.9	12.3	9.4
Social Rented; Other	470	6.7	3.6	5.8	8.3
Private Rented; Private Landlord or Letting Agency	936	13.3	10.3	14.4	15.4
Private Rented; Other	81	1.2	1.0	1.5	1.4
Living Rent Free	126	1.8	1.7	1.5	1.3

*Percentages may not total 100 due to rounding  
Source: Census 2011, KS402EW*

### Accommodation Type

Data from the 2011 Census shows that the majority (40%) of residential dwellings are semi-detached, which is higher than the region (36%) and England (31%) shares but below the borough (49%) average. Terraced residential properties account for around 28% of the housing stock against 20% for the borough, 28% for the region and 25% nationally. Detached housing provides 25% of accommodation spaces, which is higher than the borough (21%), region (21%) and England (22%) shares. There is a lower

than average share of flats, maisonette or apartments when compared to the borough, region and England averages.

**Table 5: Accommodation Type, 2011**

	Maltby		Rotherham	Y&H	England
	No	%	%	%	%
All household spaces (occupied + vacant)	7,325	100.0	100.0	100.0	100.0
Detached	1,809	24.7	21.1	20.5	22.3
Semi-Detached	2,931	40.0	48.9	36.5	30.7
Terraced	2,040	27.8	19.5	27.7	24.5
Flat, Maisonette or Apartment	545	7.4	10.6	15.0	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.0	0.2	0.4

*Percentages may not total 100 due to rounding*

*Source: Census 2011, KS405EW*

### Number of Bedrooms and Occupancy Rates

The proportion of homes with four or more bedrooms stood at 14%, which is in line with the borough, but below the region (18%) and England (19%) rates. There is a relatively low representation of smaller housing with 30.8% of the housing stock having less than three bedrooms, against 34.3% for the borough, 33.1% for the region and 39.6% for England.

**Table 6: Households by number of bedrooms, 2011**

Bedrooms	Maltby		Rotherham	Y&H	England
All occupied Household Spaces	7,040	100.0	100.0	100.0	100.0
No Bedrooms	5	0.1	0.2	0.2	0.2
1 Bedroom	495	7.0	7.7	10.0	11.8
2 Bedrooms	1,675	23.8	25.4	28.3	27.9
3 Bedrooms	3,854	54.7	52.8	43.7	41.2
4 Bedrooms	906	12.9	11.6	13.6	14.4
5 or More Bedrooms	105	1.5	2.3	4.1	4.6

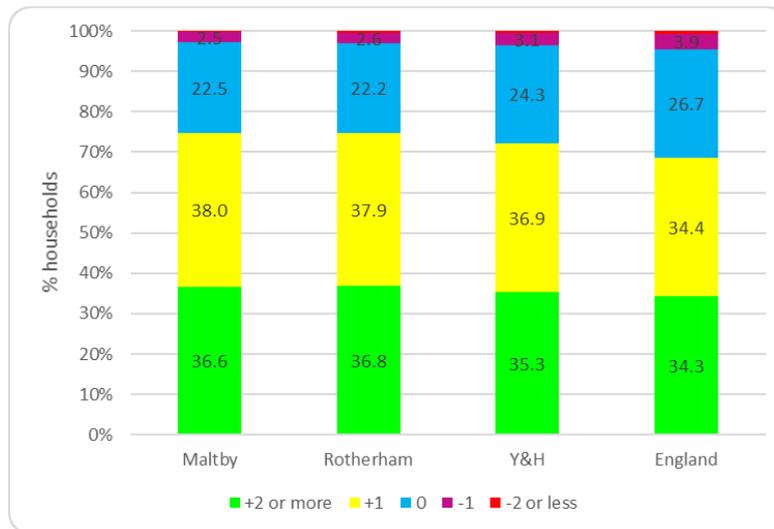
*Percentages may not total 100 due to rounding*

*Source: Census 2011, LC4405EW*

There is evidence of under-occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that 38% of all occupied households have two or more spare bedrooms and over 35% have one spare bedroom.

Under occupancy is in line with the borough but slightly higher than regional and England rates.

**Figure 4: Bedroom Occupancy Rates, All Households, 2011**



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with 39% of households with 4 or more bedrooms occupied by just one or two people. This compares with 37% for the borough, 42% for the region and 41% nationally.

**Table 7: Household with 4 or more bedrooms by household size, 2011**

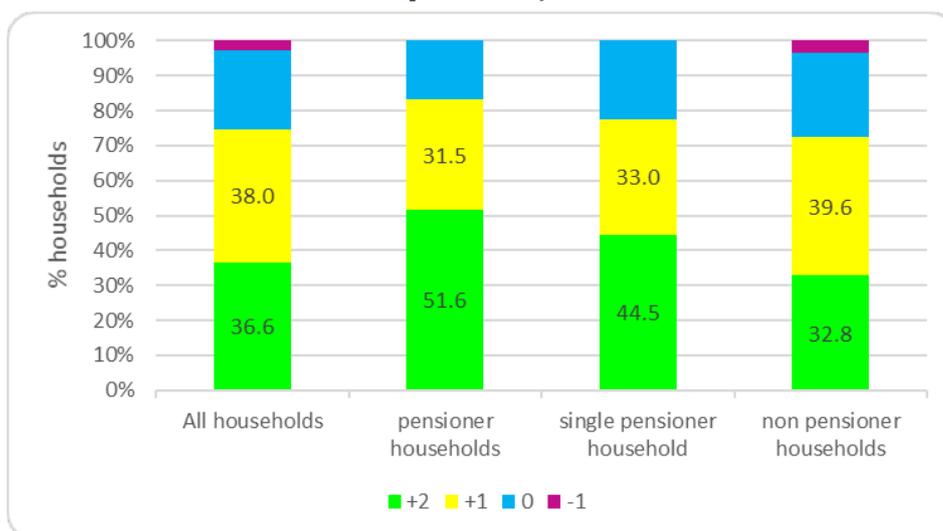
	Maltby		Rotherham	Y&H	England
HHs with 4 or more bedrooms	1,011	100.0	100.0	100.0	100.0
1 person in household	118	11.7	8.6	10.2	10.6
2 people in household	275	27.2	28.3	29.5	30.3
3 people in household	229	22.7	20.7	18.8	18.3
4 or more people in household	389	38.5	42.3	41.5	40.8

Percentages may not total 100 due to rounding

Source: Census 2011, LC4405EW

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 52% of pensioner households have at least two more bedrooms than is technically required by the household) and is slightly higher than the 33% non-pensioner household rate.

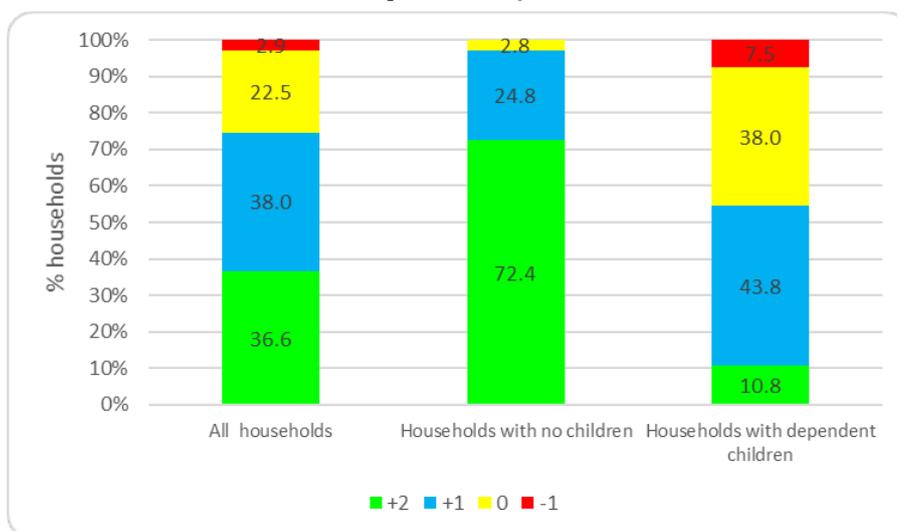
**Figure 5: Bedroom Occupancy rating of Older Person Households, Maltby Parish, 2011**



Source: Census 2011, LC4105EW

There is some evidence of overcrowding in the parish with 200 households (3%) having at least one bedroom too few than is technically required. Households with dependent children are more likely to be overcrowded.

**Figure 6: Bedroom Occupancy rating of Family Households Maltby Parish, 2011**



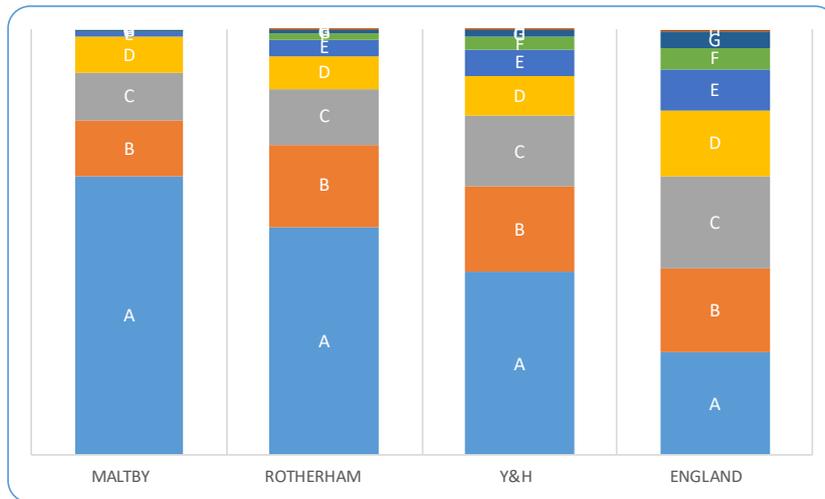
Source: Census 2011, LC4105EW

## Housing Market

### Council Tax Bands

The chart below provides an estimated breakdown of the proportion of dwellings in the Maltby Parish by council tax band compared to the district, region and national averages in 2020. Domestic properties with Council Tax band A make up the largest group (approximately 65% of the total) in the parish. It has a relatively low level of high value council tax bands with just 0.5% of dwellings having a Council Tax Band F or above against 2.2% for the borough, 4.7% for the region and 9% for England as a whole.

**Figure 7: Dwelling Stock by Council Tax Band  
Maltby Parish Area 2020**



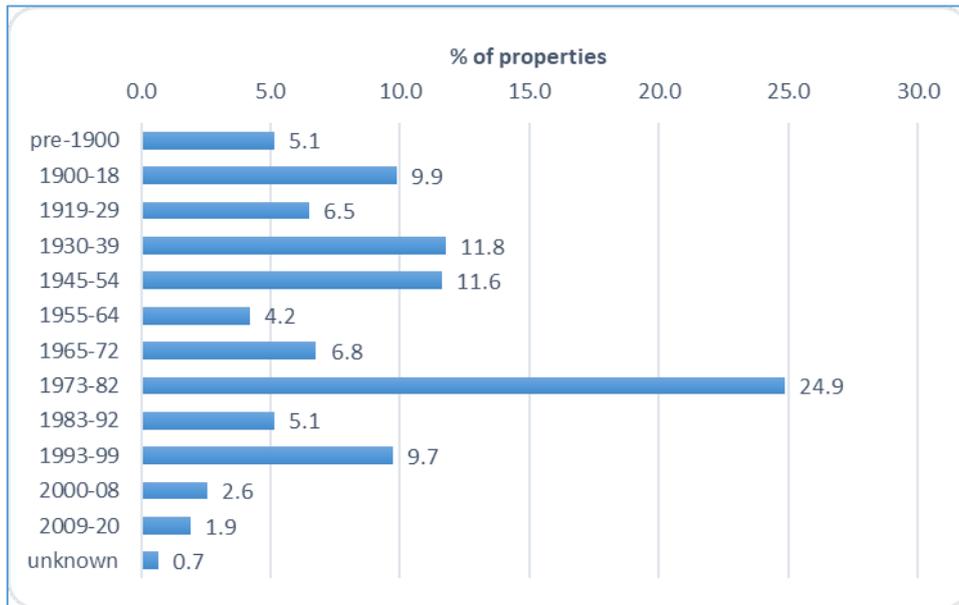
*Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2020 VOA*

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 5% of domestic properties in Maltby were built before 1900 (15% in England). Domestic properties built between 1973 and 1982 were the largest group in Maltby with 25% of homes built during this period (9% in England).

Figure 8 provides a breakdown of properties by built period and shows evidence of new homes being built during more recent years. It should be noted that the breakdown will also include social housing new builds. 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 Maltby Parish**

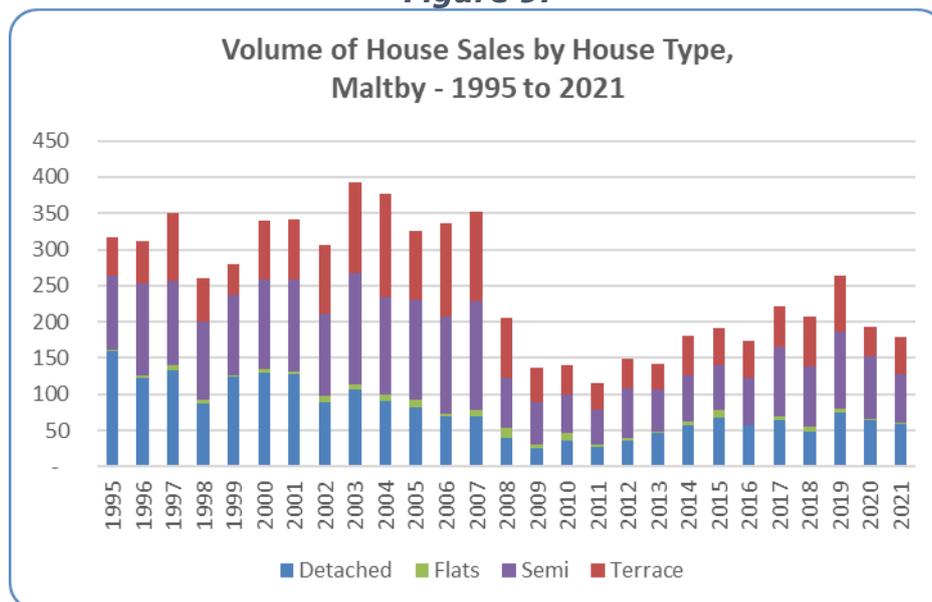


Council Tax: Table CTSOP 4.1, Stock of Properties, England and Wales, 2020 VOA

### Residential Sales

Land Registry price paid data shows around 6,790 residential property sales were recorded in the parish between 1995 and 2020. Semi-detached housing accounted for the biggest share of residential sales, representing 39%; 31% were detached, 28% terraced and 2% flats and apartments. It should be noted that 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 will be excluded. Due to the low volume of sales, the average house price values should be treated with some caution.

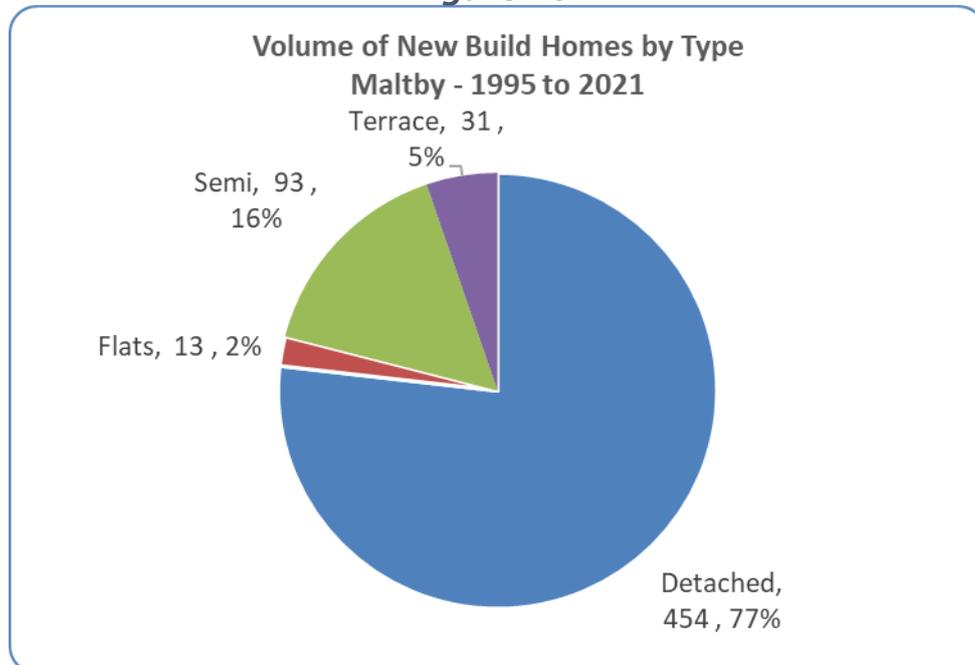
**Figure 9:**



Data produced by Land Registry © Crown copyright 2022 (data available at 8.4.22)

There is evidence of new build housing in the local area with 591 new build residential sales recorded between 1995 and 2021, representing about 9% of total recorded sales. Detached housing represented 77% of new build sales; semi-detached 16%; terraced 5% and flats/apartments 2%.

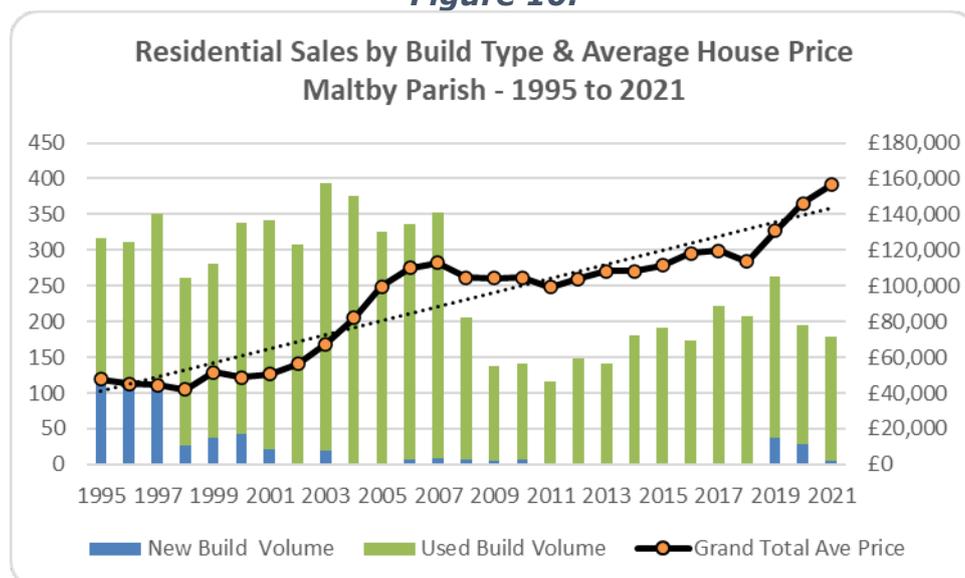
**Figure 10:**



Data produced by Land Registry © Crown copyright 2022 (data available at 8.4.22)

It should be noted that not all new builds will be captured in Land Registry price paid data, e.g. some conversions and social housing units will be excluded. Figure 11 shows the volume of sales together with the overall annual average house price.

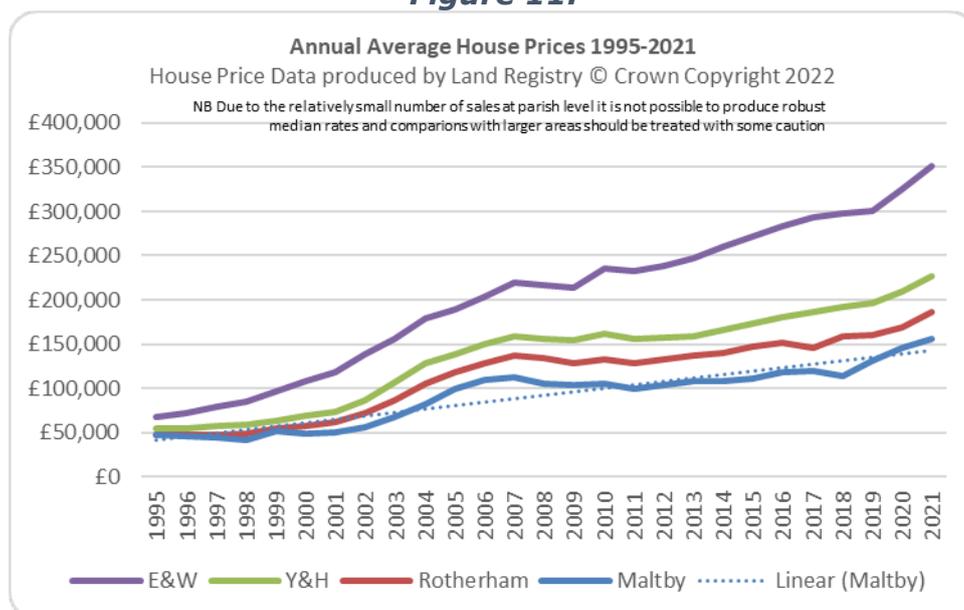
**Figure 10:**



Data produced by Land Registry © Crown copyright 2022 (data available at 8.4.22)

Figure 12 illustrates the estimated average house prices for the parish compared to the national average compared against the Rotherham, Yorkshire and Humber and national averages. It shows that the average house price in the parish at £156,476 in 2021 was below the borough (£186,573), Yorkshire and Humber (£226,969) and England & Wales (£351,649) rates. However, it should be stressed that due to the relatively small number of sales at a parish level comparisons with larger geographies should be treated with caution.

**Figure 11:**



Land Registry Standard Reports © Crown copyright 2022 (data available at 8.4.22)

## Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level<sup>7</sup> property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data<sup>8</sup> also shows that home-ownership prospects vary across the country.

<sup>7</sup> The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

<sup>8</sup> Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from small area model-based income estimates.

An ONS study undertaken in 2017<sup>9</sup> estimated that a low to mid-priced property in the Maltby Parish area<sup>10</sup> cost on average £108,500, which was below the national average. Assuming a 15% deposit<sup>11</sup>, those entering the property market in the area would require a household income of £20,494 (£26,444 England and Wales average) and savings of £18,275, which is a challenge for many households.

Prospective buyers of an entry level property in Maltby would require an estimated £2,000 for legal and moving costs and £16,275 for a 15% deposit, coming to £18,275 in total.

The latest housing affordability data<sup>12</sup> shows that on average, full-time workers could expect to pay an estimated 9.1 times their annual workplace-based earnings on purchasing a home in England in 2021; this is an increase since 2020, when it was 7.9 times their workplace-based annual earnings.

The housing affordability gap continues to widen between the most and least affordable areas. In Rotherham, the gap has worsened with average house prices estimated at being 5.7 times workplace-based average annual earnings in 2021 compared with 2.8 times in 2000.

## Rotherham MBC Strategic Policies

Maltby 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 2007<sup>13</sup> and updated in respect of affordable housing need and housing mix in 2010 and 2015<sup>14</sup>.

The 2015 Assessment concluded that

- *'The estimated requirement for net additional housing in Rotherham is 900 dwellings per annum'.*

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<sup>9</sup> [Prospective homeowners struggling to get onto property ladder - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/people-in-work/housing/articles/prospective-homeowners-struggling-to-get-onto-property-ladder)

<sup>10</sup> The Maltby Parish area is based on best fit to MSOA E02001597.

<sup>11</sup> [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

<sup>12</sup> [Housing Affordability in England & Wales 2021, ONS](#)

<sup>13</sup> [http://www.rotherham.gov.uk/info/200059/land\\_and\\_premises/1056/strategic\\_housing\\_market\\_assessment\\_shma](http://www.rotherham.gov.uk/info/200059/land_and_premises/1056/strategic_housing_market_assessment_shma)

<sup>14</sup> [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)

- *'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.....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 Local Plan, especially Policy CS7 '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'.*

## Community Consultation

A community consultation event took place in Maltby on Saturday 16 November 2019 as part of the process of preparing the Plan. Over 100 people attended the event. Where comments were made in relation to

housing need and housing development policy options as contained in the emerging Maltby Neighbourhood Plan they were generally positive and supportive.

## Summary of Housing Need and Characteristics and Conclusions

This report aims to provide Maltby Town Council with evidence on housing needs and characteristics to support the development of the Maltby Neighbourhood Plan.

It has been prepared in good faith by *AndrewTowlertonAssociates* 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 other stakeholders
- Office for National Statistics.
- Land Registry.
- Statistical, housing and other 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, Maltby parish was home to around 16,856 residents living in 7,040 households. Analysis of the Census suggests that between 2001 and 2011 the parish population decreased by around 2% (391 people). During this period, the number of dwellings rose by 3% (225). More recent population estimates suggest the population has continued to decline, decreasing by around 2% (350 people).
- The age distribution is similar to the Rotherham, region and England shares but there is evidence of an ageing population with the proportion of residents aged 65 and over increasing from 13.6% of the total population in 2001 to 16% in 2011. The Census shows the number of residents aged 65+ rose by 15% (356 people) during this period. More recent population estimates suggest a further rise in the ageing population – with over 65s representing 19% of the total population in 2020 which is up from 16% in 2011. In line with national trends, the local population is likely to get older as average life expectancy continues to rise.

- There is a relative under representation of smaller housing types with 30.8% of the housing stock having less than three bedrooms, against 33.1% for the borough, 38.3% for the region and 39.9% for England.
- The Indices of Deprivation indicates high levels of deprivation in some parts of the parish. Many households are affected by employment, income, education, skills and health deprivation. The Census also shows that ill health and disability is a contributing factor to economic inactivity in some households. Ill health amongst older age bands is more prevalent when compared to the borough, regional and national rates.
- Home ownership levels are close to Rotherham, region and national rates with around 65% of households owning their homes outright or with a mortgage or loan.
- There is evidence of under-occupancy in some dwellings, but also overcrowding with 200 households (3%) having at least one bedroom too few than is technically required. Households with dependent children are more likely to be overcrowded.
- The private rented sector while at 14% is lower than the national average (17%) is above the borough rate (11%), according to the 2011 Census.
- The proportion of social rented housing at 18% while the same as the national average and is below borough average at 22%.
- The majority of new homes sold between 1996 and 2021 were detached, which accounted for 77% or three quarters of new build sales.
- Affordable housing (both to rent and buy) is a growing issue especially for young people and young families.
- Across Rotherham Borough, there is a shortage of market and 'general needs' affordable housing as well as specifically for older people.

## Conclusions

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.

However, there is a specific need for:

- 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.