



TIBSHELF NEIGHBOURHOOD PLAN

Housing Need and Characteristics Report



Front Cover Photos:
The variety of dwellings in Tibshelf



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The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.
Planning Consultants: Andrew Towlerton Associates.

The Neighbourhood Plan Steering Group is made up of representatives from the community and parish councillors.

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All information correct at time of publication (March 2021).

Further information about the Plan is available at tibshelfneighbourhoodplan.org

Introduction

This report provides an assessment of housing needs and characteristics in the Parish of Tibshelf. 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, Bolsover District Council and others as well as the findings from local consultation exercises. Its primary aim is to help the Neighbourhood Plan Steering Group, the Parish 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



Staffa Drive looking onto Five Pits Trail

Population Age Profile

According to the 2011 Census, the Tibshelf Parish had an estimated population of **3,787** residents living in **1,601** households dispersed across **16,033** hectares, equating to a population density of 4.0 persons per hectare. This compares with 4.7 for the district (Bolsover), 2.9 for East Midlands and 4.1 for England. There were 83 vacant dwellings representing a 4.9% vacancy rate. There were two communal establishments providing accommodation for 28 residents.

Since 2001 the number of residents living in the Parish is estimated to have increased by around **6.7%** [240 people]. The number of dwellings (occupied and vacant) increased, rising by 108 [**6.9%**].

At the time of the 2011 Census, around **19%** of residents were aged under 16 which was in line with the England rate and slightly above the District and East Midlands rates [**18%**]. Around **64%** of residents were aged between **16** and **64** which was in line with the district and region and 1 percentage point lower than the England [65%] rates. Older people aged 65+ represented **17%** of total residents which was equal to the regional average and slightly below the district [18%] and above the England [16%] rates. The median age of people living in the Parish was **41** compared with 42 for the District, 40 for the region and 39 for England.

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Tibshelf had a higher proportion of younger residents under 19 and 40 to 59 and age bands. The area has a lower representation or of older residents aged 60 plus when compared with the district, region and England shares.

USUAL RESIDENTS BY AGE BAND - 2011

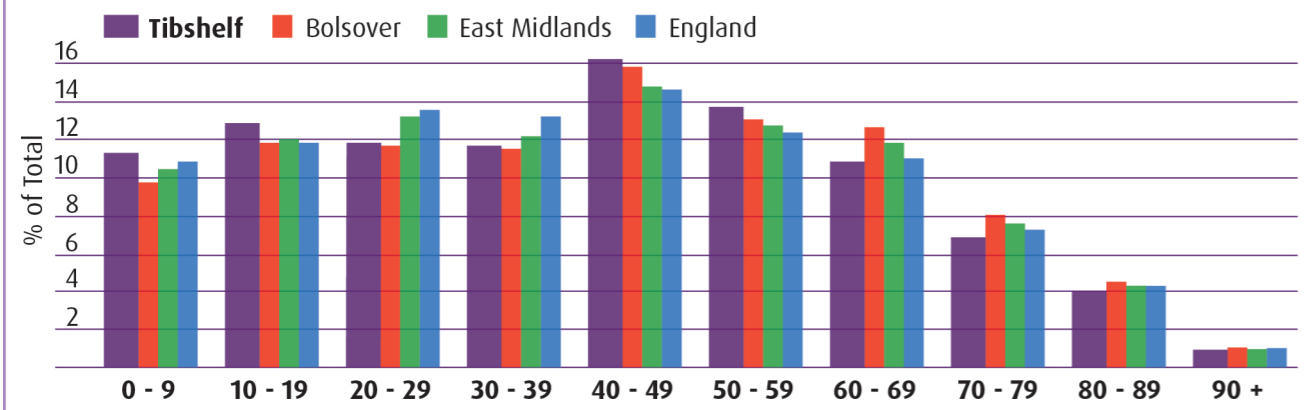
Source: Census 2011 KS102
Percentages may not total 100 due to rounding

| | Tibshelf | | Bolsover | East Midlands | England |
|---------------------|----------|-------|----------|---------------|---------|
| | Number | % | % | % | % |
| Aged 0 - 4 | 212 | 5.6 | 5.6 | 6.0 | 6.3 |
| Aged 5 - 15 | 518 | 13.7 | 12.4 | 12.5 | 12.6 |
| Aged 16 - 64 | 2,411 | 63.7 | 63.8 | 64.5 | 64.8 |
| Aged 65+ | 646 | 17.1 | 18.2 | 17.1 | 16.3 |
| All Usual Residents | 3,787 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median Age | | 41 | 42 | 40 | 39 |

¹ gov.uk/guidance/housing-and-economic-development-needs-assessments

POPULATION BY 10 YEAR AGE BANDS - 2011

Source: Census 2011 QS103



Despite a relative under representation of older residents, there is, however, evidence of an ageing population the number of residents aged 60+ rising by **9%** [68 people] during this period.

Research shows the number of older people will grow significantly in the future and relative growth

will be highest in older cohorts. Latest available population projections² suggest that Bolsover's 65 plus age group is forecast to grow by around 47% between 2014 and 2034 and will represent 27% of total population.

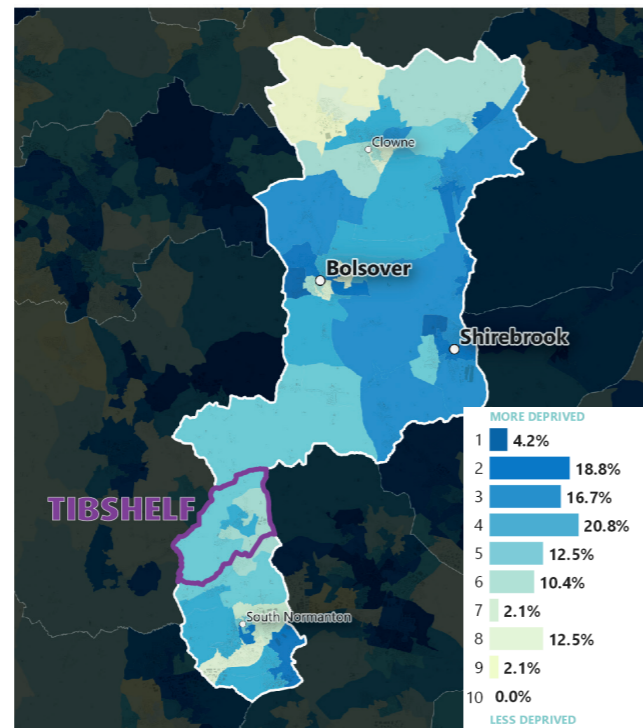
² Subnational Population Projections for Local Authorities in England: 2014 based

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. Tibshelf Parish comprises of three LSOAs: E01019521, E01019522 and E01019520 which also takes in Hardstoft, Hardwick Hall, Rowthorne and Doe Lea.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows areas are ranked in the 4th, 5th and 7th deciles. On closer inspection of the IMD sub domains one small area (E01019522) is ranked in the 30% most deprived in England in terms of health and disability deprivation.

The map on the right illustrates the varying levels of deprivation in the Bolsover district according to the 2019 Index of Multiple Deprivation deciles. The Parish boundary is denoted with a purple outline in the south west of the district.



MHCLG, 2019. Contains National Statistics data © Crown copyright and database right 2019.

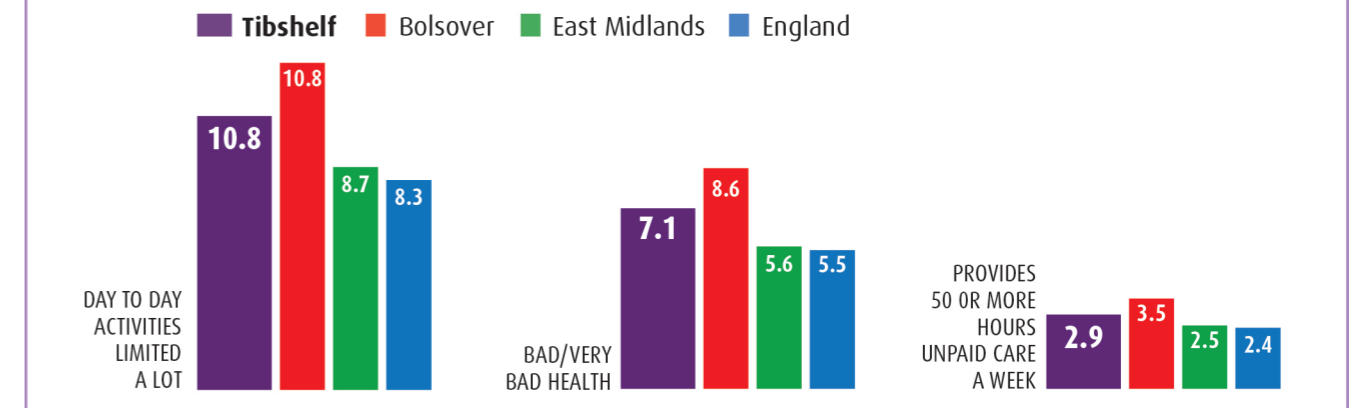
Health

The Census and Indices of Deprivation highlight ill health and disability is an issue for many residents. Figure 3 shows that at **7.1%** the proportion of residents reporting to be in bad or very bad health was above the region [5.6%] and England [5.5%]

Tibshelf residents are also more likely to have their day to day activities limited due to ill health and be providing unpaid care when compared to regional and national rates.

HEALTH AND UNPAID CARE - 2011

Source: Census 2011



The table below 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 clearly, show that ill health rates in the Parish are higher than regional and national averages amongst all age bands but especially amongst older residents.



Staffa Health Centre Pharmacy

RESIDENTS WITH BAD OR VERY BAD HEALTH BY AGE BAND - 2011

Source: Census 2011 LC3302EW
Percentages may not total 100 due to rounding

| | Tibshelf | | Bolsover | East Midlands | England |
|-----------------|----------|------|----------|---------------|---------|
| | Number | % | % | % | % |
| All Ages | 267 | 7.1 | 8.4 | 5.4 | 5.3 |
| Age 0 - 15 | 1 | 0.1 | 0.6 | 0.6 | 0.6 |
| Age 16 - 24 | 4 | 1.0 | 1.2 | 1.0 | 1.1 |
| Age 25 - 34 | 13 | 3.1 | 2.3 | 1.9 | 1.8 |
| Age 35 - 49 | 38 | 4.4 | 5.7 | 4.1 | 4.2 |
| Age 50 - 64 | 82 | 11.2 | 13.8 | 8.5 | 8.7 |
| Age 65 - 74 | 61 | 18.2 | 18.8 | 11.1 | 11.2 |
| Age 75 - 84 | 50 | 23.5 | 24.7 | 16.7 | 16.5 |
| Age 85 and over | 18 | 25.7 | 31.8 | 24.3 | 23.4 |

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At **72%** Tibshelf's economic activity rate was lower than the District [74%] rate but higher than the regional [69%] and England [70%] rates. There was a high propensity of residents who were economically inactive due to long-term sickness or disability.



Saw Pit Industrial Estate

| ECONOMIC ACTIVITY & INACTIVITY - 2011 | | | | | |
|---|--------------|-------------|----------|---------------|---------|
| Source: Census 2011 QS601E Percentages may not total 100 due to rounding | | | | | |
| | Tibshelf | | Bolsover | East Midlands | England |
| | Number | % | % | % | % |
| All Residents Aged 16 - 74 | 2,746 | 100.0 | 100.0 | 100.0 | 100.0 |
| Economically Active Total | 1,965 | 71.6 | 73.5 | 69.3 | 69.9 |
| Employee Part Time | 228 | 8.3 | 8.9 | 8.7 | 9.8 |
| Employee Full Time | 1,172 | 42.7 | 44.6 | 38.8 | 38.6 |
| Self Employed | 228 | 8.3 | 8.9 | 8.7 | 9.8 |
| Unemployed | 118 | 4.3 | 3.6 | 4.2 | 4.4 |
| Full Time Student (Econ Active) | 63 | 2.3 | 2.5 | 3.3 | 3.4 |
| Economically Inactive Total | 781 | 28.4 | 26.5 | 30.7 | 30.1 |
| Retired | 339 | 14.9 | 14.7 | 15.0 | 13.7 |
| All Students | 93 | 3.4 | 3.9 | 5.8 | 5.8 |
| Looking After Home/Family | 101 | 3.7 | 3.5 | 4.0 | 4.4 |
| Long Term Sick/Disabled | 142 | 5.2 | 2.8 | 4.1 | 4.0 |
| Other | 46 | 1.7 | 1.5 | 1.9 | 2.2 |

Household Size

At the time of the 2011 Census, the average household size was **2.3** people, which was in line with the district and region and slightly below the England [2.4] rate. The average number of rooms per household stood at **5.5** which was above the district and England [5.4] but below the region [5.6] rates. The average number of bedrooms per household stood at **2.8** which was the same as the region, but higher than the district and England [2.7] rates.

Household Characteristics

Tenure

Around **71%** of households their homes outright or with a mortgage or loan which is above the England [63%] and District and region [67%] rates. Some **10%** of households live in private rented accommodation which is lower than the District [13%], region [15%] and England [17%] averages. Around **17%** of households live in social rented accommodation compared with 16% for the region and 18% for the District and England.

TENURE - 2011

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

| | Tibshelf | | Bolsover | East Midlands | England |
|----------------------------------|----------|-------|----------|---------------|---------|
| | Number | % | % | % | % |
| All Occupied Households | 1,601 | 100.0 | 100.0 | 100.0 | 100.0 |
| Owned Outright | 505 | 31.5 | 32.6 | 32.8 | 30.6 |
| Owned with Mortgage/Loan | 633 | 39.5 | 34.4 | 34.5 | 32.8 |
| Shared Ownership | 2 | 0.1 | 0.3 | 0.7 | 0.8 |
| Rented from Council | 273 | 17.1 | 15.0 | 10.1 | 9.4 |
| Social Rented | 1 | 0.1 | 3.2 | 5.7 | 8.3 |
| Private Rented (Landlord/Agency) | 140 | 8.7 | 11.8 | 13.6 | 15.4 |
| Other Private Rented | 19 | 1.2 | 1.2 | 1.3 | 1.4 |
| Living Rent Free | 28 | 1.7 | 1.5 | 1.3 | 1.3 |



New Build on Mill Farm Drive

Accommodation Type

Data from the 2011 Census shows that the majority [**48%**] of residential dwellings were semi-detached which is higher than the District [28%], region [32%] and England [22%] shares. Detached residential properties account for a third of household spaces

[**33%**] which is higher than the district [28%], region [32%] and England [22%] rates. There is a lower than average share of terraced [**16%**] and apartment [**3%**] housing.

ACCOMMODATION TYPE - 2011

Source: Census 2011 KS405EW
Percentages may not total 100 due to rounding

| | Tibshelf | | Bolsover | East Midlands | England |
|--------------------------------|----------|-------|----------|---------------|---------|
| | Number | % | % | % | % |
| All Household Spaces (Occ+Vac) | 1,684 | 100.0 | 100.0 | 100.0 | 100.0 |
| Detached | 551 | 32.7 | 28.1 | 32.2 | 22.3 |
| Semi-Detached | 804 | 47.7 | 43.7 | 35.1 | 30.7 |
| Terraced | 273 | 16.2 | 22.2 | 20.6 | 24.5 |
| Flat, Maisonette, Apartment | 51 | 3.0 | 5.9 | 11.7 | 22.1 |
| Caravan (+ mobile/temporary) | 5 | 0.3 | 0.1 | 0.4 | 0.4 |

Number of Bedrooms and Occupancy Rates

The proportion of homes with four or more bedrooms stood at **17%** which is above the District [12%] but lower than the region [20%] and England [19%] rates. There is a low representation of housing

for single people with just **2%** of dwellings having one bedroom against 4% for the District, 8% for the region and 12% for England.

Under occupancy is particularly evident in larger properties with **37%** of households with **4** or more bedrooms occupied by just one or two people. However, this is lower than District [40%], region [43%] and England [41%] rates.

| HOUSEHOLDS BY NUMBER OF BEDROOMS - 2011 | | | | | |
|---|----------|-------|----------|---------------|---------|
| | Tibshelf | | Bolsover | East Midlands | England |
| | Number | % | % | % | % |
| All Occupied HH Spaces | 1,601 | 100.0 | 100.0 | 100.0 | 100.0 |
| No Bedrooms | 5 | 0.3 | 0.2 | 0.2 | 0.2 |
| 1 Bedroom | 38 | 2.4 | 4.0 | 8.1 | 11.8 |
| 2 Bedrooms | 567 | 35.4 | 32.8 | 26.5 | 27.9 |
| 3 Bedrooms | 715 | 44.7 | 50.5 | 45.4 | 41.2 |
| 4 Bedrooms | 224 | 14.0 | 10.3 | 15.4 | 14.4 |
| 5 or more Bedrooms | 52 | 3.2 | 2.1 | 4.4 | 4.6 |

*Source: Census 2011 LC4405EW
Percentages may not total 100 due to rounding*

| HOUSEHOLDS BY NUMBER OF BEDROOMS - 2011 | | | | | |
|---|----------|-------|----------|---------------|---------|
| | Tibshelf | | Bolsover | East Midlands | England |
| | Number | % | % | % | % |
| All Occupied HH Spaces | 1,601 | 100.0 | 100.0 | 100.0 | 100.0 |
| No Bedrooms | 5 | 0.3 | 0.2 | 0.2 | 0.2 |
| 1 Bedroom | 38 | 2.4 | 4.0 | 8.1 | 11.8 |
| 2 Bedrooms | 567 | 35.4 | 32.8 | 26.5 | 27.9 |
| 3 Bedrooms | 715 | 44.7 | 50.5 | 45.4 | 41.2 |
| 4 Bedrooms | 224 | 14.0 | 10.3 | 15.4 | 14.4 |
| 5 or more Bedrooms | 52 | 3.2 | 2.1 | 4.4 | 4.6 |

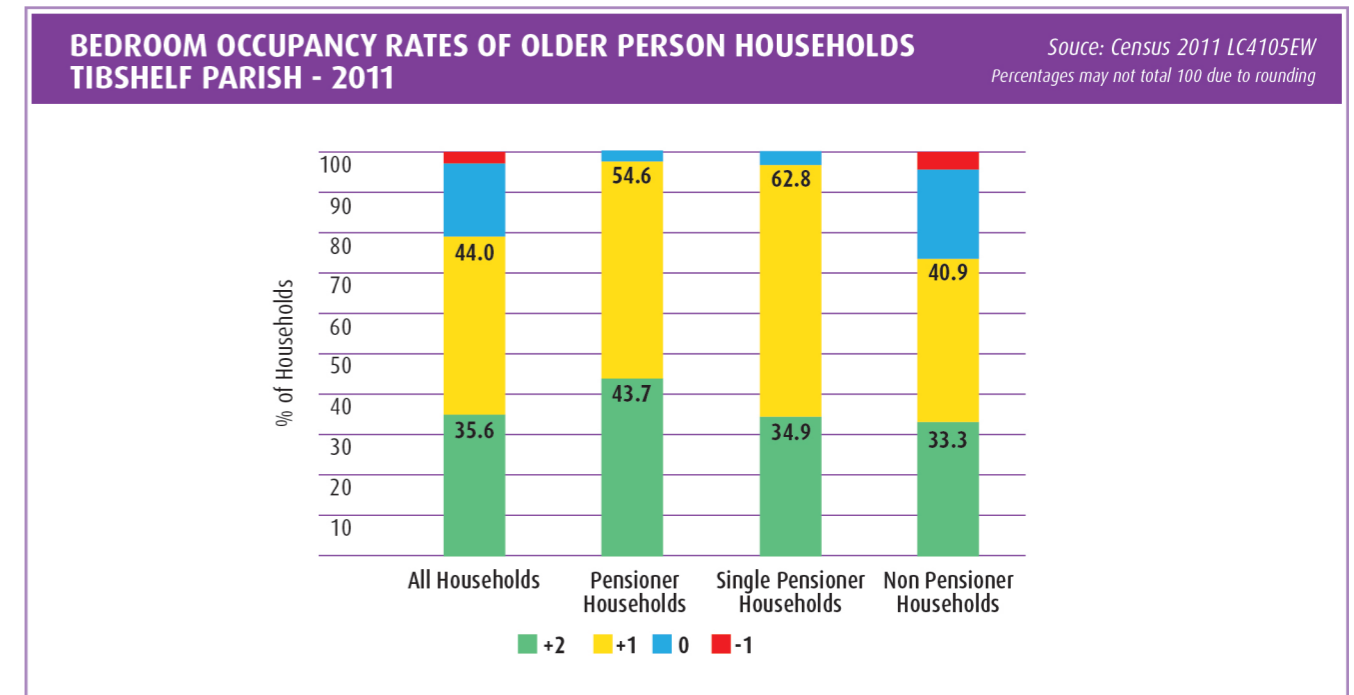
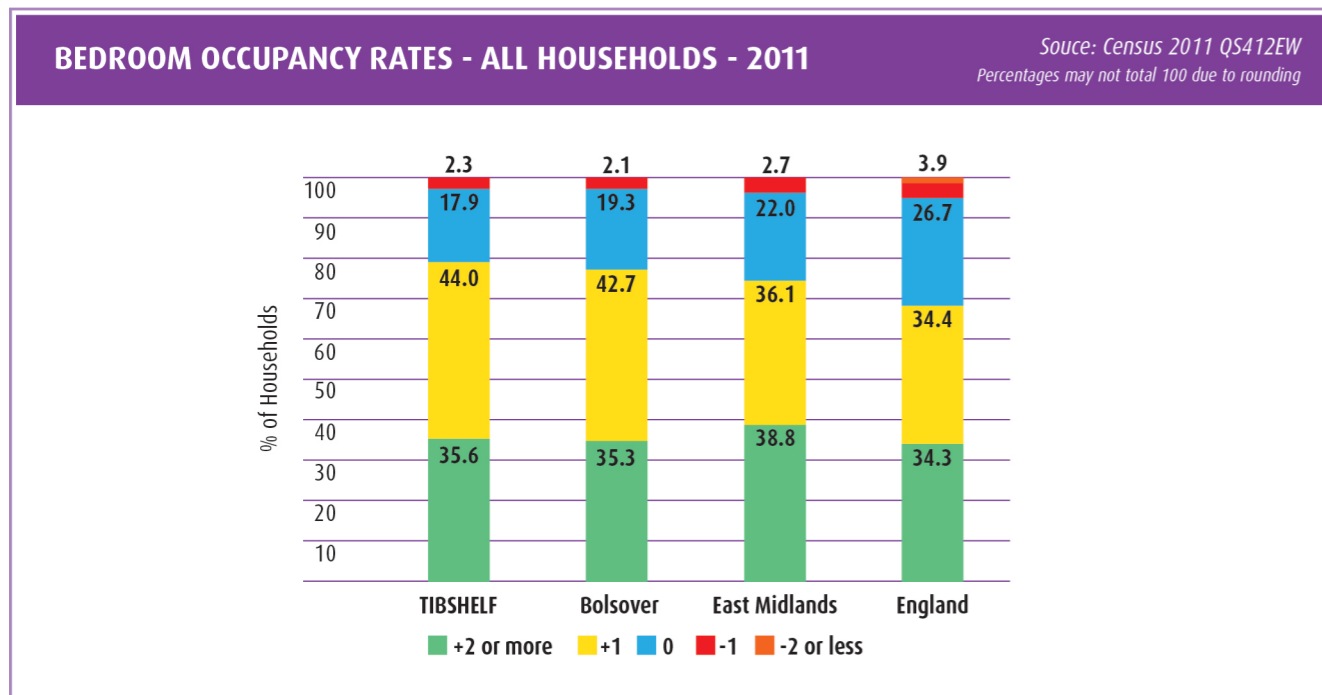
*Source: Census 2011 LC4405EW
Percentages may not total 100 due to rounding*

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 **36%** of all occupied households

have two or more spare bedrooms and **44%** have one spare bedroom. Under occupancy is in line with the District but slightly higher than regional and England rates.

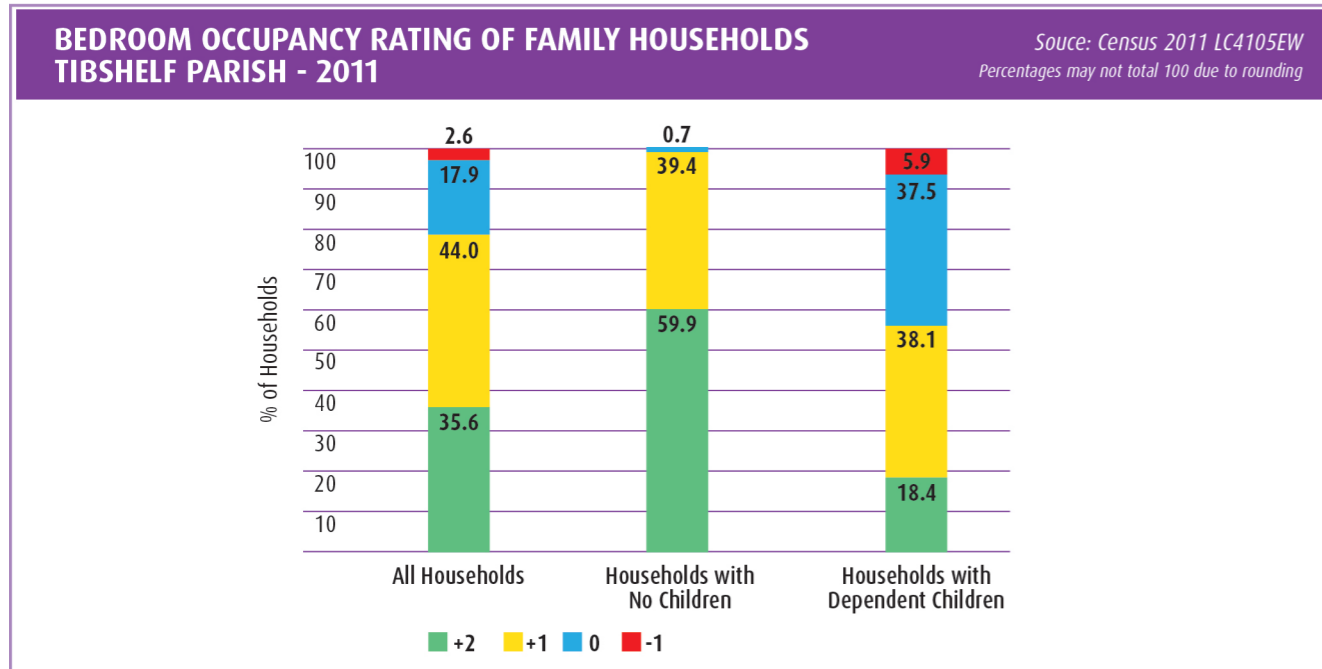
Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total,

around **44%** 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.



There is some evidence of overcrowding in the Parish with **41** households [**3%**] having at least one bedroom too few than is technically required.

Households with dependent children are more likely to be overcrowded.



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 **16%** [**350**] of domestic properties in Tibshelf were built before 1900 which is equal to the England rate.

which draws on Land Registry price paid data for the period 1995 to 2016. 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.

The graph below provides a breakdown of properties by built period and shows evidence of new homes being built during more recent years and this is also reflected in the residential sales section below

Please note the Stock of Properties data is derived by using LSOA boundary as outlined in the Deprivation section to best fit the Parish boundary.



Housing Market Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Parish by Council Tax Band compared to the District, region and England averages at 2017. Domestic properties with Council Tax Band A make up the largest group (approximately

57% of the total). It has a relatively low proportion of properties with high value Council Tax Bands with just **3.6%** of dwellings having a Council Tax Band F and above against, 5% for the region and 9% for England.

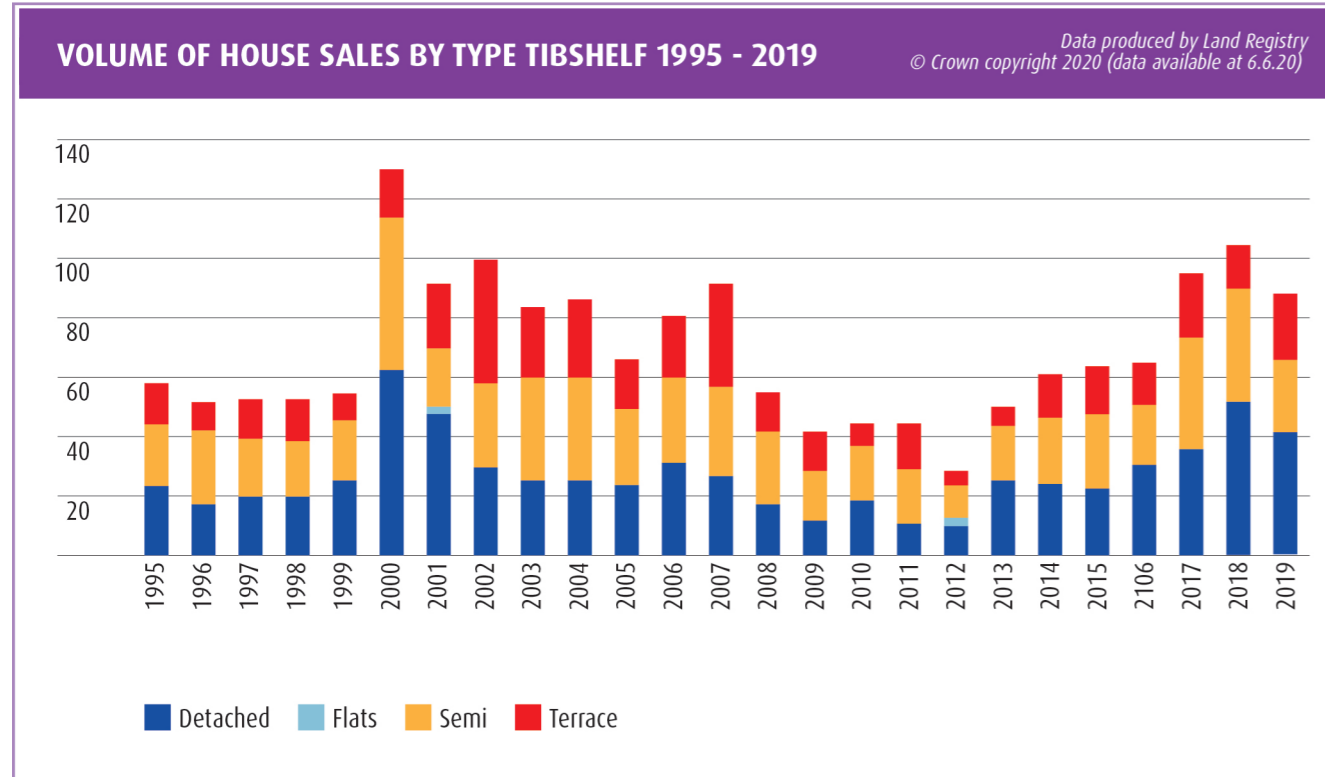


Tibshelf from Wetton Lane

Residential Sales

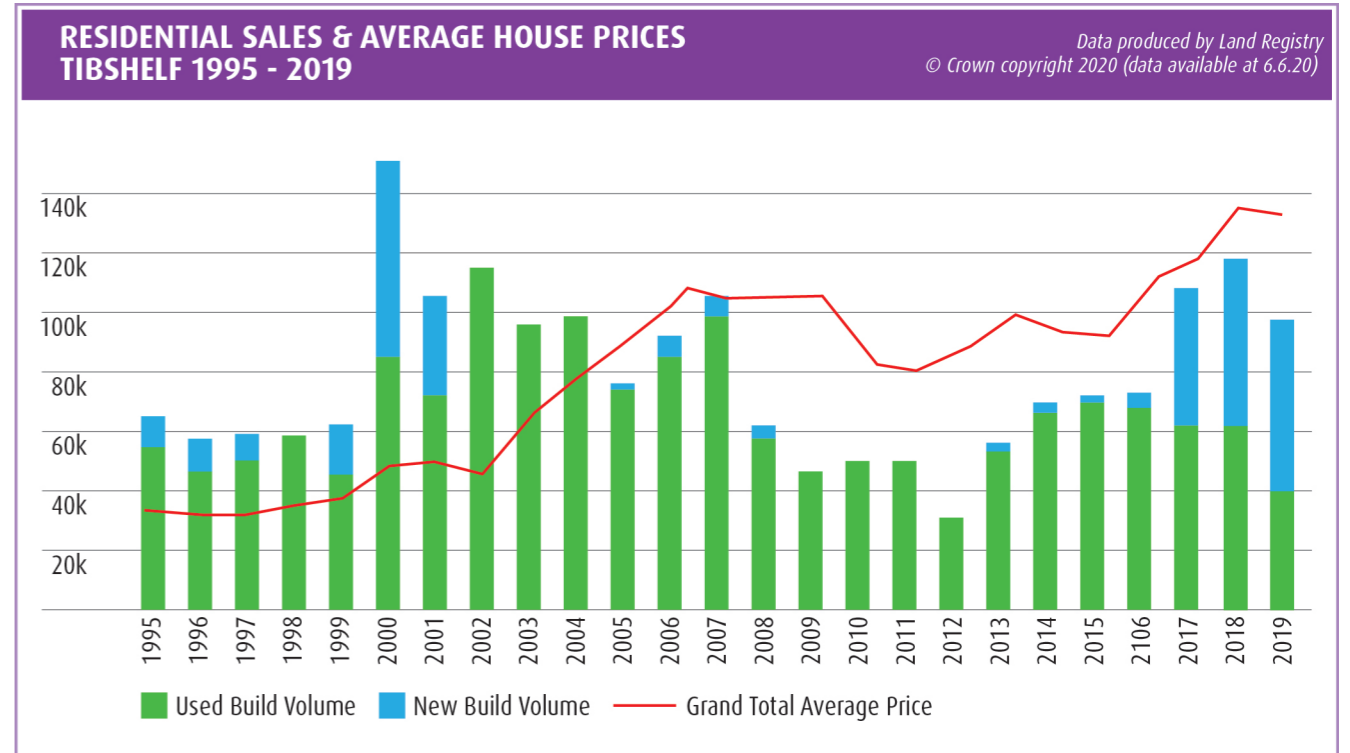
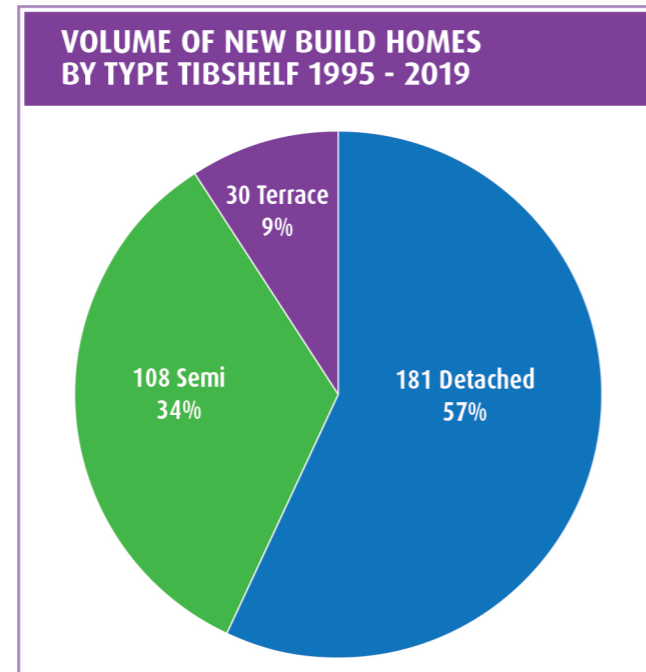
Land Registry price paid data shows around **1,759** residential property sales were recorded in the Parish between 1995 and 2019. Semi-detached and detached housing accounted for around **35%** of residential sales respectively. Around a quarter [**25%**] of sales were terraced and flats and apartments represented just **0.1%**. 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.



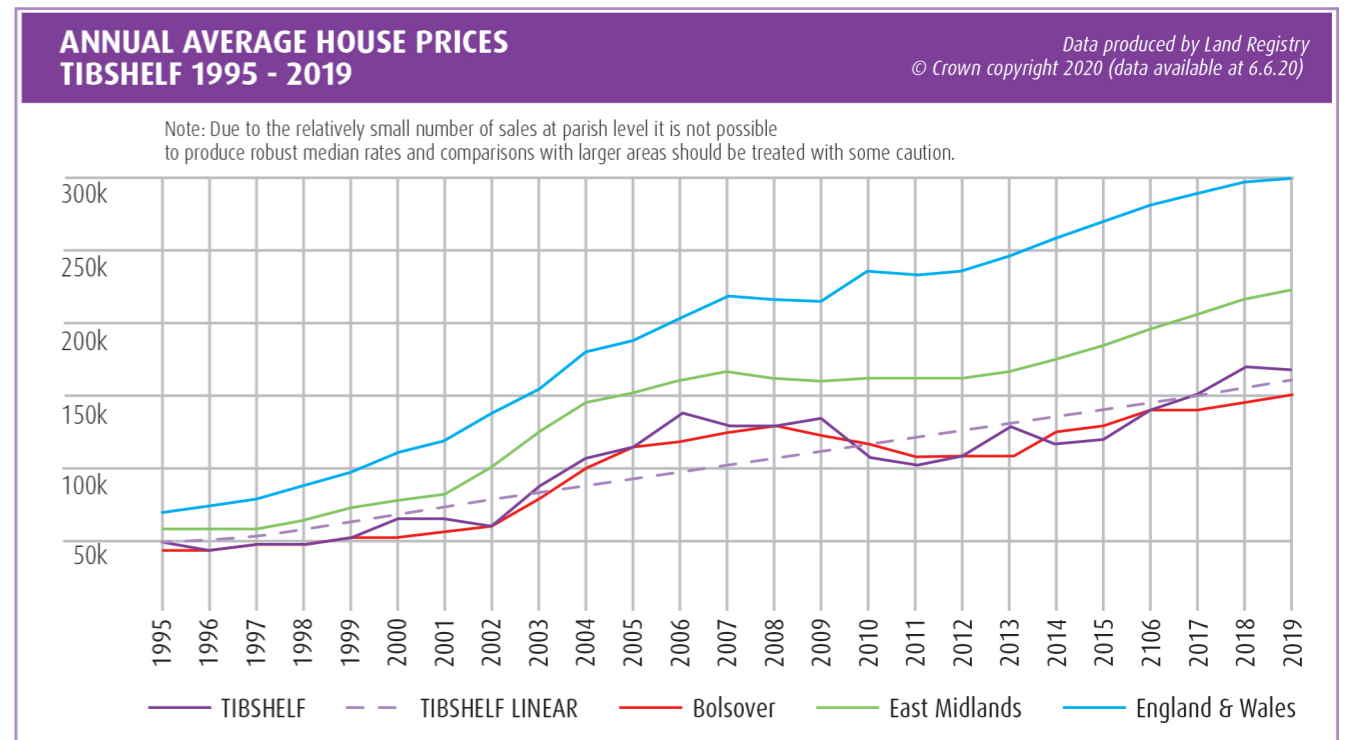
There is evidence of new build housing in the local area with **193** new build residential sales recorded between 1995 and 2019, representing **13%** of total recorded sales. The Land Registry price paid data shows a high number of new home sales [**57**] in 2019 and this figure could increase as some sales may yet to be entered on the Land Registry register. Detached housing represented **57%** of new build sales; semi-detached **34%** and terraced **9%**.

It should be noted that not all new builds will be captured in Land Registry price paid data, eg some conversions and social housing units will be excluded. The graph on page 13 shows the volume of sales together with the overall annual average house price.



The graph below illustrates the estimated average house prices for the Parish compared the national average compared to the district and national averages in 2019. It shows that the average house price in the local area [**£166,125**] is higher than the [**£150,451**] district but considerably lower than

the national rate [**£299,985**]. However, it should be stressed that due to the relatively small number of sales at a parish level it is not possible to produce robust median rates and comparisons with larger geographies should be treated with caution.



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 ³ 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 ⁴ also shows that home-ownership prospects vary across the country.

In Tibshelf Parish area ⁵ a low to mid-priced property costs on average **£93,000** which is below the national average. Assuming a 15% deposit, ⁶ those entering the property market in the area would require a household income of **£17,657** [£26,444 E&W average] and savings of **£15,950** which is a challenge for many households.

Prospective buyers of an entry level property in Tibshelf would require an estimated **£2,000** for legal and moving costs and **£13,950** for a **15%** deposit, coming to **£15,950** in total.

New Housing off Doe Hill Lane



Tibshelf from the M1

The Strategic Housing Market Assessment (SHMA)

The **North Derbyshire and Bassetlaw SHMA** was prepared in 2017 by GL Hearn Limited and it considers future housing need in Bolsover and the adjoining districts of Chesterfield, North East Derbyshire and Bassetlaw (collectively these districts make The North Derbyshire and Bassetlaw Housing Market Area) over the period to 2031.

It provides important evidence about the Bolsover District housing market that we can use in the development of Bolsover Council housing and planning policies to help guide future housing delivery. This includes how many homes and of what type are needed, both market and affordable, as well as what housing is required to meet the needs of specific groups within the population including older people and those with disabilities.

It makes several Bolsover district wide recommendations that are of relevance to the Tibshelf Neighbourhood Plan. In particular:

- This Study would support a policy seeking at least 85% of affordable housing as social and affordable rented housing; and up to 15% intermediate affordable.
- The Council should consider a strategic policy target seeking for **40-45%** of new affordable homes to comprise **1** bedroom homes, **30-35%** **2** bedroom homes, **10-15%** **3** bedroom homes and **10-15%** with **4** or more bedrooms.
- The Council should consider a strategic policy target seeking for **0-5%** of new market homes to comprise **1** bedroom homes, **30-35%** to comprise **2** bedroom homes, **40-45%** to comprise **3** bedroom homes and **20-25%** to comprise **4** or more bedroom homes.

- It identifies the need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings. Further, that this should be considered as **homes for life** and would be suitable for any occupant regardless of whether they have a disability at the time of occupation.
- Working with other local authorities at the HMA level, the Council should continue to proactively plan to meet the housing needs of older people.

A copy of the full report can be found at bolsover.gov.uk/index.php/resident/housing.

The Bolsover Local Plan

The recommendations of the SHMA are developed in the **Local Plan for Bolsover** (2020). This document contains local and site specific policies on general development issues, including housing. It also allocates sites for specific development,

Of particular relevance to this study is **Policy LC3 Types and Mix of Housing**, ⁷ which seeks to ensure that housing development provide to an appropriate mix of dwelling types and sizes that meets the needs of Local Plan. With a particular emphasis on the provision of dwellings that can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home.

⁷ bolsover.gov.uk/index.php/89-resident/local-plan/638-development-plan



Scheduled to be redeveloped: Flats in the village centre

Community Consultation

Two community consultation events took place in Tibshelf on Friday 14 June 2019 and Saturday 15 June 2019 as part of the process of preparing a Neighbourhood Plan. Over 200 people and stakeholders attended the event. Comments in relation to housing need and housing development more generally included the following (transcribed as they were written):

“Village needs more houses to bring people in. New build bungalows for elderly or disabled. Cheaper bungalows, dedicated off street parking.”

“Infrastructure big concern amenities suitable for larger population?”

“It is fine to build bring new people in but schools/ doctors etc need to be developed to cope with this.”

“No to residential development.”

“New housing- further development of Doctor’s provision, schools?? Development of village centre.”

“No more developments- use existing sites. Protect green areas. Consider environment as a priority - not as an afterthought.”

“Stop building more houses and use the empty buildings to rebuild as house properties.”

“I have had concerns about the amount of housing being built in the Tibshelf area, we know housing is much needed but very little of it is social housing which as I understand is the greater need. I also feel that Derbyshire County Council have not given consideration to the provision of road, schools, Health Services etc. to cover this housing boom. But I am so pleased to see that Tibshelf proposals cover all this and I would urge DCC to give support to this much needed proposal. Also, to consider road widening through the village and Alfreton Road, being a bus route, parked cars make it difficult for emergency services.”

“Too many houses/people for GP Surgery. 3 weeks+ wait for appointments unsatisfactory. Senior school intake/ new homes/how going to deal with. School already full.”

“This village will soon become a small town!”

A full documentation of all responses can be found in the Supporting Evidence Document **TNP07 Outcomes Analysis**.

³ 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.

⁴ 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.

⁵ The Tibshelf Parish area is based on best fit to MSOA E02001597.

⁶ 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.

Summary of Housing Need and Characteristics

This report aims to provide Tibshelf Parish Council with information and evidence on local housing need and characteristics drawn from a range of robust sources to support the development of Tibshelf 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.
- Office for National Statistics.
- Land Registry.
- Bolsover District Council.
- Department for Communities and Local Government

Its main findings are:

- At the time of the 2011 Census, Tibshelf Parish was home to around **3,787** residents living in **1,601** households.
- Analysis of the Census suggests that between 2001 and 2011 the Parish population increased by around **7%** [**240** people].
- The age distribution is similar to the district, region and England shares, but there is evidence of an ageing population with the number of residents aged 60+ rising by **9%** [**68** people] during this period.
- The Indices of Deprivation indicates relatively average levels of deprivation in some part of the Parish. Closer inspection of the sub-domains that make up the Indices indicate a higher propensity of health and disability deprivation in parts of the Parish.
- The 2011 Census highlights higher than average rates of ill health, but especially amongst older residents and a high propensity of residents who were economically inactive due to long-term sickness or disability.
- Home ownership levels are high with around **71%** of households owning their homes outright or with a mortgage or loan.

- There is some evidence of a relative over representation of larger housing types with **18%** of dwellings, a figure which while below the national average [19%] is well above the district average [12%].
- There is some evidence of under-occupancy of properties.
- There is evidence of new homes being built with Land Registry price paid data showing a high number of new home sales in the local area in 2017. The Census also shows that between 2001 and 2011, the number of dwellings rose by **7%** [**108**] mainly driven by new house building.
- The majority of new homes sold between 1996 and 2015 were detached, which accounted for **55%** of new build sales.
- Affordable housing (both to rent and buy) is a growing issue for many, especially for young people and young families.

Conclusion

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 suggests that there is a specific need for more:

- affordable housing
- smaller homes (two bedrooms or less) which 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.

Tibshelf's lost housing:



Sunny Bank: 32 dwellings demolished in the 1960's. This view is looking down towards Elm Tree House.



St Thomas's Row: Showing part of the row of 96 dwellings all demolished in the 60's. This shot taken from the allotments that were just below Alfreton Road.



Sunny Bank in the 1960's

**TIBSHELF NEIGHBOURHOOD PLAN
HOUSING NEED & CHARACTERISTICS**