

APPENDIX C: POPULATION, HOUSEHOLDS, HOUSING AND SITES

POPULATION

C.1 The evidence for the social profile of Our Neighbourhood comes principally from the Super Output Areas of the April 2011 national census (Office for National Statistics, 2011), recording a total of 20,616 people living in Our Neighbourhood. 10,605 of these were boys or men, and 10,011 girls or women. Most of this discrepancy is accounted for by 514 male prisoners in Durham Jail. (The prison has a capacity of 1,017 but only 514 of them have been recorded in the census statistics.)

C.2 Over half (53%) of the residents were students, who numbered 10,916. Some of these are sixth-formers who had attained the age of 18, but the vast majority are at Durham University or New College. It should be noted that Durham University's own figures show 12,733 for the Census year, but this difference can be explained by the fact that not all students live within Our Neighbourhood. The area with the highest concentration of students (87%) is the South Road group of colleges. Here there are 4,494 persons comprising 3,924 students and 570 long-term residents.

C.3 Since the 2011 Census the number of students in Our Neighbourhood has increased to an estimated 16,000 and the number of the long-term residents is probably unchanged. Thus the total population of Our Neighbourhood amounts to some 26,000 in 2018.

C.4 The long-term (i.e. non-student) population of 9,700 in 2011 had roughly the same age balance as for the rest of County Durham, except that 11% are aged 75 or over as opposed to 8% in the County as a whole. 33% of the long-term residents are retired (25% in the County), and only 3% are sick or with disabilities (7% in the County). These comparisons indicate that Our Neighbourhood will have a greater demand for elderly accommodation of varying degrees of shelter and care, for day centres and for domiciliary care services but less proportionate need than in the County as a whole for provision for school places, playgrounds and so on. The nature of retailing and other leisure activities will also be affected by the greater proportion of elderly people. As to whether the lower proportion with sickness and disability will offset the health care needs for a more elderly population is not clear. Only 15.7% of the population is non-White British, but this is not typical of County Durham which has just 3.4% non White British. The main minority ethnic groups in Our Neighbourhood are Chinese (2.7%); Indian (1.3%); and Other Asian (1.2%), reflecting the international nature of the University.

C.5 In terms of the level of economic activity of the residents of Our Neighbourhood, 32.5% of residents (including students) are recorded in the 2011 Census as being economically active as against 57.3% in County Durham as a whole. This contrast can be explained on the basis of the presence of students, and to a lesser extent by the higher proportion of retired people.

Table C1: Economic activity of residents in Our Neighbourhood

Ward	Total persons 16-74 years old	Econ active full-time employees	Econ active part-time employees	Econ active self employed	Total econ active	% econ active
Elvet & Gilesgate	9,586	681	200	134	1,015	10.6%
Neville's Cross	7,995	2,118	634	490	3,242	40.6%
Durham South*	4,908	633	2,108	312	3,053	62.2%
Our Neighbourhood*	22,489	3,432	2,942	936	7,310	32.5%
County Durham	383,796	50,595	143,922	25,309	219,826	57.3%

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood

C.6 The dominant occupations of the residents in Our Neighbourhood who are in employment are education (25.6%); health and social services (11.12%); and retail and wholesale (10.7%). These figures demonstrate the role of Durham City as a major centre for the whole County through being the location of County Hall, the University Hospital of North Durham and Durham University, though of course most of the people who work at these locations live outside Our Neighbourhood and indeed outside Durham City.

Table C2: Occupations of residents in Our Neighbourhood

Ward	Total residents in employment	Retail and wholesale	Accom'n and food services	Professional and scientific services	Education services	Human health and social services
Elvet & Gilesgate	2,175	228	447	134	656	151
Neville's Cross	3,873	338	303	335	1,179	474
Durham South*	3,158	423	188	200	524	402
Our Neighbourhood*	9,206	989	938	669	2,359	10,27
Percentages	100.0%	10.7%	10.2%	7.3%	25.6%	11.2%
County Durham	227,894	33,261	12,257	8,789	23,836	31,923
Percentages	100.0%	14.6%	5.3%	3.9%	10.4%	14.0%

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood

C.7 The residents of Our Neighbourhood also notably hold more qualifications than is the case across the County: some 37% hold Level 3 ('A' level equivalent) qualifications compared with 14% in County Durham.

Table C3: Qualifications of residents in Our Neighbourhood

Ward	Total persons over 16 years old	Number with Level 3	% with Level 3
Elvet & Gilesgate	9,958	5,645	59%
Neville's Cross	8,629	2,751	32%
Durham South*	5,543	598	11%
Our Neighbourhood*	24,130	8,994	37%
County Durham	425,258	57,957	14%

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood

C.8 Townsend (2017) provides a summary of employment data for Our Neighbourhood, based on the 2011 Census and 2016 employment data. The data used in this summary was obtained via Durham University's 'Nomis' system.

C.9 The health of the residents of Our Neighbourhood is above average: about 89% are in good or very good health, somewhat better than the figure of 76% for County Durham which reflects the long-standing damage to health and well-being caused in the traditional industries of County Durham beyond Durham City: coal-mining, railway engineering, ship-building and heavy engineering.

Table C4: Health of residents in Our Neighbourhood

Ward	% with good or very good health
Elvet & Gilesgate	91%
Neville's Cross	90%
Durham South*	79%
Our Neighbourhood*	89%
County Durham	76%

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood

C.10 The Index of Multiple Deprivation 2015 (Department for Communities and Local Government. OpenDataCommunities) reveals the legacy from those former industries: many communities of the County are amongst the 10% most deprived neighbourhoods in England. In contrast, Our Neighbourhood is in the 30% least deprived; indeed Neville's Cross is in the 10% least deprived. Put another way, out of a score of 100 for the least deprived places in England, Neville's Cross stands at 96.

Table C5: Deprivation in Our Neighbourhood

Area	Deprivation rank (out of 32844, where 1 is the most deprived in England)	In decile cluster of least deprived neighbourhoods in England	Ranking out of 100
Claypath/The Sands	23,986	30%	73
Elvet East	11,502	40%	35
Elvet West	24,697	30%	75
Crossgate North	21,968	40%	66
Crossgate South	32,457	10%	99
North End	29,553	20%	90
Neville's Cross North	31,767	10%	97
Neville's Cross South	31,421	10%	96
Our Neighbourhood* (approximately)	26,000	30%	79

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

HOUSEHOLDS

C.11 At the time of the 2011 Census there were 20,616 people in 5,410 households in Our Neighbourhood, representing a crude overall household size in 2011 of 3.811. This displays the severely distorting effects of student households. The number of non-student

households is estimated on the basis of the County average household size to be about 4,200.

C.12 The University's figures show that there were 12,733 students in the academic year 2011/12 and there are now 16,170 in 2017/18. These figures show that 9,318 of this number live outside of Colleges, nearly all in rented accommodation known as Houses in Multiple Occupation (HMOs).

C.13 The area with the highest concentration of students (87%) is 030G - the Hill colleges and Houghall. Here there are 4,494 persons comprising 3,924 students and 570 long-term residents.

C.14 Owner-occupation is 53% (as compared with 66% for County Durham as a whole); 8% is social housing (20% in County Durham); and private rental is 36% whereas for County Durham it is just 12%. These comparisons indicate that housing tenure in Our Neighbourhood is distinctly shaped by student rentals.

C.15 If we aspire to a stable long-term population in Our Neighbourhood of 9,700 right through our Neighbourhood Plan period then, at national rates of household size decline, there would be about 4,400 households in 2033. This calculated increase of about 200 households therefore requires at least 200 more dwellings over the period in order for the resident population of Our Neighbourhood to be able to stay at 9,700.

STUDENT ACCOMMODATION

C.16 The base-line figures for the numbers of University of Durham students - undergraduates and postgraduates, full-time and part-time - are for 2017/18:

Table C6: Accommodation location and student numbers 2017/18

Accommodation location	Home	Rented	College	Other	Total
Durham Campus					
Undergraduate	232	5,991	5,267	422	11,912
Postgraduate/distance	1,143	1,530	1,585	0	4,258
Total	1,375	7,521	6,852	422	16,710
Stockton Campus					
Undergraduate	132	928	615	81	1,756
Postgraduate/distance	12	14	61	0	87
Total	144	942	676	81	1,843

Both Campuses					
Undergraduate	364	6,919	5,882	503	13,668
Postgraduate/distance	1,155	1,544	1,646	0	4,345
Total	1,519	8,463	7,528	503	18,013

**Note that 417 students in the School of Medicine, Pharmacy and Health transferred from the Stockton campus to Newcastle University at the end of the 2016/17 academic year, and the Stockton campus closed at the end of the 2017/18 academic year with all remaining students transferring to Durham.*

Source: Durham University, Student Registry, Online Statistics, College Statistics, Accommodation (numbers surveyed in December 2017: Table 1.9 Term time accommodation)

C.17 Durham University (2016, 2017a) has published its Strategy and Estate Masterplan for the development of the University over the decade 2016/17 to 2026/27. The key points are to base the majority of the 2,500 students from the Stockton Queen's Campus in Durham City, joining the 15,500 students already in the City in 2016/17, and to increase the student population to 21,500 by 2027. The Masterplan states that the University will have an additional 4,000 students, maximum, by 2026/27. It follows that the number to be accommodated in Durham City is planned to increase by about 6,000 between 2016/17 and 2026/27. We calculate that this is an approximately 40% increase.

C.18 Further, the University aims to increase the proportion of students living in University accommodation from 42% now in Durham City to between 50% and 55% in 2026/27. On that basis, there would need to be an increase in University accommodation from the present (2017/18) level of 6,852 beds in Durham to up to 11,825 beds in 2026/27 i.e. about +5,000 beds.

C.19 The University has planning permission for a new 1,000-bed College at Mount Oswald. It is therefore necessary to identify sites for up to a further 4,000 beds somewhere in Durham City.

C.20 There were, as of the base date of 2017/18, under construction, approved or proposed PBSAs (purpose built student accommodation) in Our Neighbourhood for over 5,000 extra bed-spaces (Durham City Neighbourhood Planning Forum, Large student residences). Under current interpretations these do not count as 'living-in' University accommodation and thereby fail to contribute to the University's aim of up to 55% living-in. However, the University is entering into partnership arrangements such that at least some PBSAs could be classified as College-affiliated and thereby 'living-in'. It must be noted that some of the approved or proposed PBSAs are unsatisfactory in design and/or location, and some of the existing PBSAs are not 100% occupied. It is therefore to be hoped that at least some of the six additional PBSA sites (See Policy D2) proposed by the University are approved, built and successful.

Table C7: Purpose built student accommodation: construction status

PBSAs with planning permission as at the base date of June 2018		
Duresme House, previously Berendsen Laundry	Opened Autumn 2018	277 room student 'eco village'
Dunholm House, The Riverwalk	Opened Autumn 2018	253 beds
Rushford Court (formerly County Hospital)	Opened Autumn 2018	363 beds
Houghall Court, East Durham College's Houghall campus	Opened Autumn 2018, managed by Unite Students	222 beds
Student Castle, Lower Claypath	Construction progressing, opening Autumn 2019	473 beds
Mount Oswald (Banks)	Outline planning application approved in January 2018 for land adjacent to the University's site	850 beds
Back Silver Street	13 flats and 5 studio apartments, to be managed by Q Student, approved 16 November 2016 but construction has not started	56 beds
Former Post Office, Silver Street	7 single-bed apartments in Silver Street and 11 in Fowlers Yard; opening September 2019.	18 beds
The Three Tuns, New Elvet	Former hotel, purchased by the University and subsequently sold on. Planning permission granted, construction not yet commenced	168 beds
Total		2,680 beds

C.21 The University's aspiration for between 50% and 55% of its students to 'live in' means that up to 50% would 'live out'. In 2026/27 this would amount to 10,750 students 'living out'. At present a total of 9,318 live out, so the University's plans would imply that up to 1,600 or so some 1,430 additional bed spaces outside of University and University-affiliated accommodation will be needed. These may be provided in non-affiliated PBSAs but far more likely is that most would be in yet more homes being converted to houses in multiple occupation (HMOs). There is, however in addition, an important issue on what students themselves prefer by way of accommodation. First year students are encouraged to 'live in'. Thereafter, they can choose and the indications from the Geography Department survey (Durham University, Geography Department, 2015) of students' accommodation preferences are that most prefer to 'live-out'. If say 50% of the 6,400 5,330 extra students prefer HMOs (houses in multiple occupation) then (at about 5 students per HMO) about 640 530 existing family houses will be lost, causing the resident population to decline by about 1,400 1,000 people.

OLDER PEOPLE ACCOMMODATION

C.22 Within the long-term resident population in Census year 2011 of 9,700 11% were aged 75 or over as opposed to 8% in the County as a whole. Households with people aged 75 and over are projected to increase by 82% from 2014 to 2039 (Office for National Statistics, 2016a) (with the same percentage in the 2016 household projections (Office for National Statistics, 2018a)).

C.23 The implications for residential accommodation are profound:

- Downsizing, whether voluntary or compulsory (the 'bedroom tax'), creates a demand for more smaller dwellings of various kinds - for example, bungalows, apartments, and re-occupation of terraced housing. This in turn releases larger properties which, in Durham City, can be family homes.
- The increase in independent older people is creating a demand for good quality accommodation located conveniently for services.
- As independence declines, whether through physical or mental decline, more specialised accommodation is required. This can range from merely the presence on-site of a warden through to full nursing support.
- From Forum consultations with developers it is clear that there is a market opportunity in Durham City for good quality independent living accommodation.

ACCOMMODATION FOR YOUNG PROFESSIONALS, SINGLETONS, COUPLES STARTING OUT

C.24 Although the Forum's public consultation (Durham City Neighbourhood Planning Forum, 2015) expressed a particular need for accommodation for these groups, there is a lack of evidence to substantiate the provision that should be made. It may be that some of the high specification PBSAs (purpose built student accommodation) will prove to be attractive to these groups, especially for those who wish to rent so as to remain mobile.

C.25 However, couples starting out are being priced out of the owner-occupier market and this has led to a pre-occupation with providing so-called 'starter homes' (defined as costing no more than 80% of prevailing local prices). In Durham City subsidised prices can only be achieved by either setting a percentage requirement within planning policies or by the use of land currently held in the public sector. Both remedies are used nationally.

HOUSING SITES

C.26 The following analysis is drawn from Durham County Council's latest available SHLAA (Strategic Housing Land Availability Assessment 2018 (Durham County Council, 2018e,f). When a more up-to-date SHLAA becomes available we will revise these details. It is noteworthy that, throughout Our Neighbourhood, there are student accommodation developments on land that would otherwise have been suitable for 'normal' residential units e.g. County Hospital, Chapel Heights, Kepier Court, Berendsen's laundry.

Table C8: Housing sites in Durham County Council SHLAA 2018

Durham County Council's Deliverable SHLAA 2018 sites	Housing capacity In SHLAA 2018	Completed as at 01-04-2018	Remaining commitment as at 01-04-2018
<i>Sites under construction</i>			
4/DU/79 Mount Oswald	291	108	183
4/DU/128 Former Bus Depot, Waddington Street	19	14	5
4/DU/40 Potters Bank	22	20	2
4/DU/25 Former Johnston School Whinney Hill site	75	0	75
4/DU/19 Police Headquarters, Aykley Heads	217	62	155
Small sites total	15	4	11
Sub-Total	639	208	431
<i>Sites approved but not yet started</i>			
24 The Avenue	12	0	12
Land at Kepier House, Gilesgate	35	0	35
Adj Providence House, Providence Row	6	0	6
Companions Club, Ainsley Street	9	0	9
Garages rear of Pimlico	4	0	4
Land at St Cuthberts House and Diamond Terrace	5	0	5
Magdalene Heights	10	0	10
Milburngate House	441	0	441
Mount Oswald	5	0	5
Sheraton House, Merryoaks	47	0	47
Small sites total	0	0	0
Sub-Total	608	0	608
TOTAL APPROVED SITES	1,247	208	608
Proposed new allocation in Preferred Options: Former Skid Pan, Aykley Heads	50	0	0
GRAND TOTAL	1,297	208	608

Note: Some of these developments have now (October 2018) been completed

C.27 There will, in addition, be 'windfall' sites. It is estimated that an additional 100 houses would become available from small 'windfall' sites over the period of the Plan. This figure is drawn from the emerging County Durham Local Plan.

C.28 If further houses become available for the long-term residents of Our Neighbourhood through the release of houses currently occupied by groups of students, this could amount to perhaps 500 over the Plan period.

THE CONSULTATIVE HOUSING WHITE PAPER, FEBRUARY 2017

C.29 The Government published a consultative Housing White Paper 'Fixing Our Broken Housing Market' (Department for Communities and Local Government, 2017) in February 2017 setting out ideas for increasing the production of new housing. The Government responded in March 2018 to the comments received (Ministry of Housing, Communities and Local Government, 2018). One of the initiatives in the White Paper is to introduce a standardised approach to assessing housing requirements. A total of 25,992 additional dwellings would be required in County Durham under the Government's standardised methodology. Durham County Council has accepted this figure at the time of writing (October 2018).

C.30 Specific recognition is given in the Government response of March 2018 to the needs of neighbourhood plan preparation. Normally the local planning authority would provide a figure, derived from the relevant development plan. However, many development plans are out-of-date and of course do not use the proposed standardised methodology. The Government suggests that a simple pro-rata approach should be used: the population in the neighbourhood plan area as a proportion of the population of the whole local planning authority area, and this proportion applied to the total housing requirement. Our Neighbourhood's population is 4% of the County Durham total, so 4% of 25,992 i.e. 1,040 new dwellings would be required. However, this approach would seem to produce an over-estimate given that half the population in Our Neighbourhood are University students whose accommodation is in Colleges, PBSAs (purpose built student accommodation) and HMOs (houses in multiple occupancy). The 9,700 non-student population is 2% of the County Durham total, and this proportion represents a need for 520 new dwellings by the year 2033. Accordingly, while accepting the County Council's estimate, other ways of calculating requirement indicate a lower figure for which the existing approved sites are significantly already more than sufficient.

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