



JUNE 2024

# Melton Local Housing Needs Assessment 2024 – Appendices

Iceni Projects Limited on behalf of  
Melton Borough Council

June 2024

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Melton Local Housing Needs  
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# Appendices

A1. Housing Costs and Affordability

A2. Affordable Housing – Local Needs Analysis

A3. Local Level Demographic Composition

A4. Local Level Housing Mix

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# A1. Housing Costs and Affordability

## Local Prices and Rents

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- A1.1 An important part of the affordable needs model is to establish the entry-level costs of housing to buy and rent. The affordable housing needs assessment compares prices and rents with the incomes of households to establish what proportion of households can meet their needs in the market, and what proportion require support and are thus defined as having an 'affordable housing need'. For the purposes of establishing affordable housing need, the analysis focuses on overall housing costs (for all dwelling types and sizes).
- A1.2 The analysis below considers the entry-level costs of housing to both buy and rent across the Borough. The approach has been to analyse Land Registry, ONS and internet data to establish lower quartile prices and rents. Using a lower quartile figure is consistent with the PPG and reflects the entry-level point into the market recognising that the very cheapest properties may be of sub-standard quality.
- A1.3 Data from the Land Registry for the year to March 2023 shows estimated lower quartile property prices by dwelling type. The data shows that entry-level costs to buy are estimated to start from about £96,000 for a second-hand flat and rising to £310,000 for a detached home. Looking at the lower quartile price across all dwelling types, the analysis shows a lower quartile price of £204,000. The figures are all based on cost of existing homes in the market although newbuild prices are considered later in this section when looking at potential costs of affordable home ownership properties.

**Table A1.1 Estimated lower quartile cost of housing to buy by type (existing dwellings) – year to March 2023**

	<b>Melton</b>
Flat/maisonette	£96,000
Terraced	£160,000
Semi-detached	£211,000
Detached	£310,000
All dwellings	£204,000

*Source: Land Registry*

A1.4 It is also useful to provide estimates of property prices by the number of bedrooms in a home. Analysis for this draws together Land Registry data with an internet search of prices of homes for sale (using sites such as Rightmove). The analysis suggests a lower quartile price of about £165,000 for a 2-bedroom home, rising to £340,000 for homes with 4-bedrooms. There are relatively few 1-bedroom market homes in the Borough and so it has not been possible to confidently provide a cost for this size of accommodation.

**Table A1.2 Estimated lower quartile cost of housing to buy by size (existing dwellings) – year to March 2023**

	<b>Melton</b>
1-bedroom	-
2-bedrooms	£165,000
3-bedrooms	£215,000
4-bedrooms	£340,000
All dwellings	£204,000

*Source: Land Registry and Internet Price Search*

A1.5 A similar analysis has been carried out for private rents. For this, reference has been made to Office for National statistics (ONS) data (which covers a 12-month period to March 2023) supplemented by a review of available properties through an internet search – these latter figures provide an indication of current costs to access the market, whereas the ONS data includes existing tenancies which may be at a lower rent. The analysis shows an average lower quartile cost (across all dwelling sizes) of £775 per month.

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**Table A1.3 Lower Quartile Market Rents, year to March 2023**

	<b>Melton</b>
1-bedroom	£500
2-bedrooms	£750
3-bedrooms	£900
4-bedrooms	£1,300
All properties	£775

*Source: ONS and internet private rental cost search*

A1.6 It is of interest for this study to see how prices and rents vary by location. The table below shows an estimate of the overall lower quartile house price and private rent in each parish; this is based on Land Registry data for prices and analysis of online data on available lettings which has then been adjusted to be consistent with the data from ONS. The analysis shows some variation in prices and rents, with prices (and rents) estimated to be highest in Belvoir parish, although some caution should be exercised with this finding as in reality there are very few sales and the private rented sector is owned by the Belvoir Estate (and hence the private rental cost shown below is an estimate of what properties might cost if available on the open market. The lowest prices and rents were found to be in Melton Mowbray and Asfordby.

**Table A1.4 Lower Quartile Prices and Market Rents, by sub-area**

	<b>Lower quartile price (existing dwellings)</b>	<b>Lower Quartile rent, pcm</b>
Melton (unparished)	£182,000	£705
Ab Kettleby	£245,000	£870
Asfordby	£169,000	£750
Belvoir	£587,000	£1,735
Bottesford	£239,000	£850
Broughton and Old Dalby	£247,000	£1,005
Buckminster	£284,000	£1,115
Burton and Dalby	£350,000	£1,085
Clawson, Hose and Harby	£275,000	£940
Croxtan Kerrial	£227,000	£870
Eaton	£314,000	£1,075
Freeby	£416,000	£1,500
Frisby on the Wreake	£312,000	£820
Gaddesby	£350,000	£1,160
Grimston	£351,000	£1,165
Hoby with Rotherby	£374,000	£1,215
Kirby Bellars	£364,000	£935
Knossington and Cold Overton	£332,000	£1,175
Redmile	£305,000	£1,040
Scalford	£259,000	£840
Somerby	£295,000	£1,030
Sproxtan (with Garthorpe)	£306,000	£1,195
Stathern	£281,000	£870
Twyford and Thorpe	£351,000	£1,120
Waltham on the Wolds & Thorpe Arnold	£296,000	£985
Wymondham	£283,000	£935
<b>BOROUGH</b>	<b>£204,000</b>	<b>£775</b>

*Source: Internet private rental cost search and Land Registry*

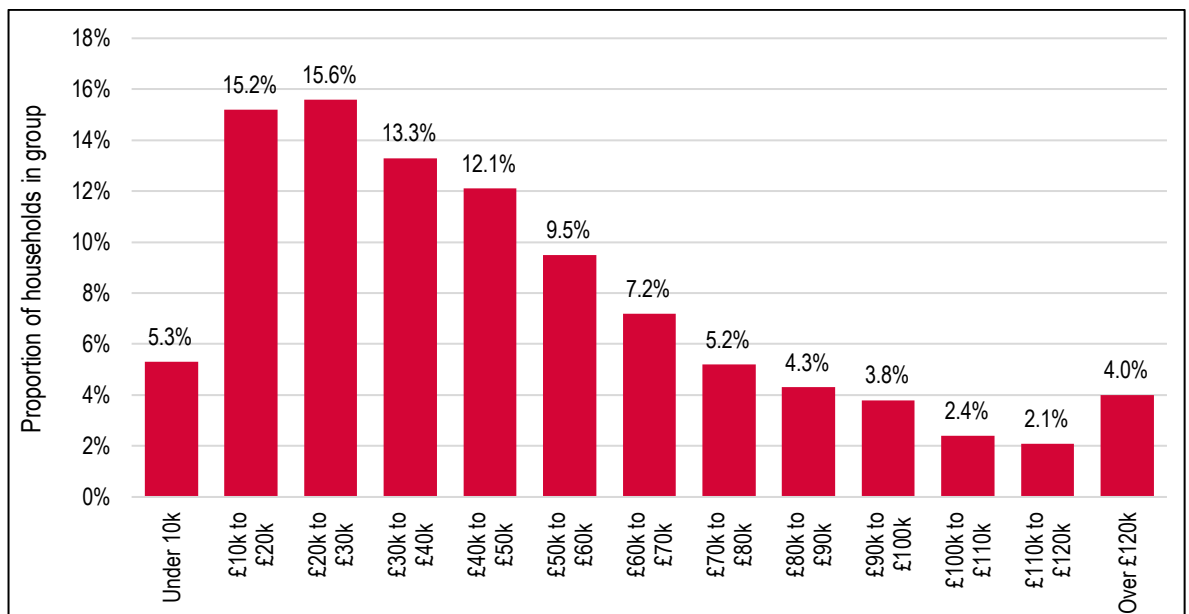
## **Household Incomes**

A1.7 Following on from the assessment of local prices and rents it is important to understand local income levels as these (along with the price/rent data) will

determine levels of affordability (i.e. the ability of a household to afford to buy or rent housing in the market without the need for some sort of subsidy). Data about total household income has been based on ONS modelled income estimates, with additional data from the English Housing Survey (EHS) being used to provide information about the distribution of incomes. Data has also been drawn from the Annual survey of Hours and Earnings (ASHE) to consider changes since the ONS data was published.

A1.8 Drawing this data together an income distribution for the Borough has been constructed for 2022. The figure below shows that around a fifth of households have incomes below £20,000 with just over a quarter in the range of £20,000 to £40,000. Overall, the average (mean) income is estimated to be around £48,400, with a median income of £40,500; the lower quartile income of all households is estimated to be £22,800.

**Figure A1.1: Distribution of household income (2022) – Melton**



Source: Icen analysis

1.2 Analysis has also been undertaken to estimate how incomes vary by sub-area, with the table below showing the estimated median household income in each location, the table also shows the variance in incomes from the Borough average. There is some variation in the estimated incomes by area, ranging from £36,000 in Melton (unparished), up to £59,700 in Hoby with Rotherby.



**Table A1.1 Estimated average (median) household income by sub-area (2022)**

	<b>Median income</b>	<b>As a % of Borough average</b>
Melton (unparished)	£36,000	89%
Ab Kettleby	£46,200	114%
Asfordby	£36,800	91%
Belvoir	£43,900	109%
Bottesford	£43,500	107%
Broughton and Old Dalby	£43,600	108%
Buckminster	£38,100	94%
Burton and Dalby	£52,000	129%
Clawson, Hose and Harby	£44,300	109%
Croxtan Kerrial	£44,900	111%
Eaton	£49,700	123%
Freeby	£49,900	123%
Frisby on the Wreake	£52,200	129%
Gaddesby	£50,200	124%
Grimston	£48,900	121%
Hoby with Rotherby	£59,700	147%
Kirby Bellars	£53,600	133%
Knossington and Cold Overton	£47,800	118%
Redmile	£56,700	140%
Scalford	£45,700	113%
Somerby	£50,800	126%
Sproxton (with Garthorpe)	£51,100	126%
Stathern	£48,900	121%
Twyford and Thorpe	£50,400	124%
Waltham on the Wolds & Thorpe Arnold	£49,400	122%
Wymondham	£48,300	119%
<b>BOROUGH</b>	<b>£40,500</b>	<b>100%</b>

Source: Icen analysis

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## Affordability Thresholds

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- A1.2 To assess affordability two different measures are used; firstly to consider what income levels are likely to be needed to access private rented housing (this establishes those households in need of social/affordable rented housing) and secondly to consider what income level is needed to access owner occupation (this, along with the first test helps to identify households in the 'gap' between renting and buying). This analysis therefore brings together the data on household incomes with the estimated incomes required to access private sector housing. Additionally, different affordability tests are applied to different parts of the analysis depending on the group being studied (e.g. recognising that newly forming households are likely on average to have lower incomes than existing households).
- A1.3 A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than a particular percentage of gross income. The choice of an appropriate threshold is an important aspect of the analysis – the PPG does not provide any guidance on this issue. CLG SHMA guidance prepared in 2007 suggested that 25% of income is a reasonable start point, it also noted that a different figure could be used. Analysis of current letting practice suggests that letting agents typically work on a multiple of 40%. Government policy (through Housing Benefit payment thresholds) would also suggest a figure of 40%+ (depending on household characteristics).
- A1.4 Lower quartile rent levels in Melton are about average in comparison to other locations (ONS data points to a lower quartile rent of £550 in existing tenancies, compared with £550 across the East Midlands and £625 nationally). This would suggest that a proportion of income to be spent on housing could be higher than the bottom end of the range (the range starting from 25%). On balance, it is considered that a threshold of 30% is reasonable in a local context, to afford a £775 pcm rent would imply a gross household income of about £31,000 (and in net terms the rent would likely be around 36% of income).

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- A1.5 In reality, many households may well spend a higher proportion of their income on housing and therefore would have less money for other living costs – for the purposes of this assessment these households would essentially be assumed as ideally having some form of subsidised rent so as to ensure a sufficient level of residual income.
- A1.6 Generally, the income required to access owner-occupied housing is higher than that required to rent and so the analysis of the need for social/affordable rented housing is based on the ability to afford to access private rented housing. However, local house prices (and affordability) are important when looking at the need for affordable home ownership.
- A1.7 For the purposes of this assessment, the income thresholds for owner-occupation assume a household has a 10% deposit and can secure a mortgage for four and a half times their income. These assumptions are considered to be broadly in line with typical lending practices although it is recognised that there will be differences on a case by case basis.
- A1.8 The table below shows the estimated incomes required to both buy and rent (privately) in each sub-area. This shows a notable 'gap' in all areas across all areas, particularly locations where house prices are higher. The information in the table below is taken forward into further analysis in this section to look at affordable needs in different locations.

**Table A1.2 Estimated Household Income Required to Buy and Privately Rent by sub-area**

	<b>To buy</b>	<b>To rent (privately)</b>	<b>Income gap</b>
Melton (unparished)	£36,400	£28,200	£8,200
Ab Kettleby	£49,000	£34,800	£14,200
Asfordby	£33,800	£30,000	£3,800
Belvoir	£117,400	£69,400	£48,000
Bottesford	£47,800	£34,000	£13,800
Broughton and Old Dalby	£49,400	£40,200	£9,200
Buckminster	£56,800	£44,600	£12,200
Burton and Dalby	£70,000	£43,400	£26,600
Clawson, Hose and Harby	£55,000	£37,600	£17,400
Croxtan Kerrial	£45,400	£34,800	£10,600
Eaton	£62,800	£43,000	£19,800
Freeby	£83,200	£60,000	£23,200
Frisby on the Wreake	£62,400	£32,800	£29,600
Gaddesby	£70,000	£46,400	£23,600
Grimston	£70,200	£46,600	£23,600
Hoby with Rotherby	£74,800	£48,600	£26,200
Kirby Bellars	£72,800	£37,400	£35,400
Knossington and Cold Overton	£66,400	£47,000	£19,400
Redmile	£61,000	£41,600	£19,400
Scalford	£51,800	£33,600	£18,200
Somerby	£59,000	£41,200	£17,800
Sproxton (with Garthorpe)	£61,200	£47,800	£13,400
Stathern	£56,200	£34,800	£21,400
Twyford and Thorpe	£70,200	£44,800	£25,400
Waltham on the Wolds & Thorpe Arnold	£59,200	£39,400	£19,800
Wymondham	£56,600	£37,400	£19,200
<b>BOROUGH</b>	<b>£40,800</b>	<b>£31,000</b>	<b>£9,800</b>

Source: Based on Housing Market Cost Analysis

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## **A2. Affordable Housing – Local Needs Analysis**

A2.1 The tables below provides an assessment of affordable housing need at a parish level and for Melton Mowbray.

**Table A2.1 Estimated housing need by category of household**

	Concealed and homeless households	Households in overcrowded housing	Existing affordable housing tenants in need	Households from other tenures in need	TOTAL
Melton (unparished)	96	206	34	267	603
Ab Kettleby	3	2	0	5	11
Asfordby	22	24	5	30	81
Belvoir	1	3	0	6	10
Bottesford	6	7	3	31	48
Broughton and Old Dalby	3	1	1	11	17
Buckminster	1	1	0	8	10
Burton and Dalby	9	4	1	8	21
Clawson, Hose and Harby	14	13	3	21	50
Croxton Kerrial	3	5	0	8	17
Eaton	2	1	0	5	9
Freeby	2	0	0	5	8
Frisby on the Wreake	0	3	0	5	8
Gaddesby	1	2	0	7	10
Grimston	6	1	0	3	10
Hoby with Rotherby	7	2	0	4	14
Kirby Bellars	3	1	0	5	9
Knossington and Cold Overton	2	1	0	3	6
Redmile	3	1	0	9	13
Scalford	3	1	0	5	10
Somerby	2	5	1	8	16
Sproxtun (with Garthorpe)	1	1	0	9	11
Stathern	9	2	0	6	17
Twyford and Thorpe	3	1	0	5	10
Waltham on the Wolds & Thorpe Arnold	3	0	1	10	14
Wymondham	2	5	0	9	16
<b>BOROUGH</b>	<b>211</b>	<b>293</b>	<b>52</b>	<b>492</b>	<b>1,049</b>

Source: Icenl analysis

**Table A2.2 Estimated current housing need by sub-area**

	<b>Number in need</b>	<b>Excluding those in affordable housing</b>	<b>Annualised</b>
Melton (unparished)	317	199	13
Ab Kettleby	6	5	0
Asfordby	49	33	2
Belvoir	7	6	0
Bottesford	19	15	1
Broughton and Old Dalby	8	7	0
Buckminster	7	6	0
Burton and Dalby	13	11	1
Clawson, Hose and Harby	30	20	1
Croxtan Kerrial	8	6	0
Eaton	5	3	0
Freeby	5	5	0
Frisby on the Wreake	3	1	0
Gaddesby	5	4	0
Grimston	8	7	0
Hoby with Rotherby	9	9	1
Kirby Bellars	5	5	0
Knossington and Cold Overton	4	4	0
Redmile	7	5	0
Scalford	5	5	0
Somerby	7	5	0
Sproxtan (with Garthorpe)	5	5	0
Stathern	11	10	1
Twyford and Thorpe	5	5	0
Waltham on the Wolds & Thorpe Arnold	7	6	0
Wymondham	8	6	0
<b>BOROUGH</b>	<b>560</b>	<b>391</b>	<b>26</b>

Source: Iceni analysis

**Table A2.3 Estimated Need for Social/Affordable Rented Housing from Newly Forming Households (per annum)**

	<b>Number of new households</b>	<b>% unable to afford</b>	<b>Annual newly forming households unable to afford to rent</b>
Melton (unparished)	182	46.6%	85
Ab Kettleby	2	43.9%	1
Asfordby	23	48.6%	11
Belvoir	1	82.2%	1
Bottesford	17	45.9%	8
Broughton and Old Dalby	8	55.1%	4
Buckminster	2	68.5%	1
Burton and Dalby	5	49.6%	2
Clawson, Hose and Harby	13	50.5%	7
Croxton Kerrial	3	45.4%	1
Eaton	3	51.7%	1
Freeby	1	71.1%	1
Frisby on the Wreake	4	34.0%	1
Gaddesby	4	55.8%	2
Grimston	1	57.9%	1
Hoby with Rotherby	3	48.3%	2
Kirby Bellars	2	39.2%	1
Knossington and Cold Overton	1	59.5%	1
Redmile	5	41.8%	2
Scalford	3	42.6%	1
Somerby	4	48.2%	2
Sproxton (with Garthorpe)	3	56.7%	2
Stathern	4	40.8%	2
Twyford and Thorpe	3	53.4%	2
Waltham on the Wolds & Thorpe Arnold	6	47.0%	3
Wymondham	3	45.6%	1
<b>BOROUGH</b>	<b>307</b>	<b>47.5%</b>	<b>146</b>

Source: Projection Modelling/Affordability Analysis



**Table A2.4 Estimated Need for Social/Affordable Rented Housing from Existing Households Falling into Need (per annum)**

	<b>Total Additional Need</b>	<b>% of Total</b>
Melton (unparished)	22	55.3%
Ab Kettleby	0	1.0%
Asfordby	2	5.0%
Belvoir	1	2.2%
Bottesford	2	5.0%
Broughton and Old Dalby	1	1.5%
Buckminster	1	3.2%
Burton and Dalby	1	1.3%
Clawson, Hose and Harby	1	3.4%
Croxton Kerrial	1	2.4%
Eaton	0	0.8%
Freeby	1	2.0%
Frisby on the Wreake	0	0.5%
Gaddesby	1	1.3%
Grimston	0	0.6%
Hoby with Rotherby	0	0.6%
Kirby Bellars	0	1.0%
Knossington and Cold Overton	0	0.3%
Redmile	1	1.9%
Scalford	0	1.0%
Somerby	1	1.5%
Sproxton (with Garthorpe)	1	2.4%
Stathern	0	0.7%
Twyford and Thorpe	0	0.9%
Waltham on the Wolds & Thorpe Arnold	1	2.1%
Wymondham	1	2.1%
<b>BOROUGH</b>	<b>40</b>	<b>100.0%</b>

Source: Icen analysis

**Table A2.5 Estimated supply of affordable housing from relets of existing stock by sub-area (per annum)**

	<b>Annual supply</b>	<b>% of supply</b>
Melton (unparished)	48	64.9%
Ab Kettleby	1	0.9%
Asfordby	7	9.8%
Belvoir	0	0.3%
Bottesford	4	5.3%
Broughton and Old Dalby	1	1.8%
Buckminster	0	0.2%
Burton and Dalby	1	1.8%
Clawson, Hose and Harby	4	4.8%
Croxton Kerrial	1	0.8%
Eaton	0	0.6%
Freeby	0	0.0%
Frisby on the Wreake	1	0.9%
Gaddesby	0	0.3%
Grimston	0	0.3%
Hoby with Rotherby	0	0.0%
Kirby Bellars	0	0.0%
Knossington and Cold Overton	0	0.2%
Redmile	0	0.6%
Scalford	1	0.7%
Somerby	1	1.8%
Sproxton (with Garthorpe)	0	0.5%
Stathern	1	0.7%
Twyford and Thorpe	0	0.4%
Waltham on the Wolds & Thorpe Arnold	1	1.4%
Wymondham	1	0.8%
<b>BOROUGH</b>	<b>74</b>	<b>100.0%</b>

Source: CoRe/LAHS, 2021 Census and Melton BC

**Table A2.6 Estimated Need for Social/Affordable Rented Housing (per annum)**

	<b>Current need</b>	<b>Newly forming households</b>	<b>Existing households falling into need</b>	<b>Total Gross Need</b>	<b>Relet Supply</b>	<b>Net Need</b>
Melton (unparished)	13	85	22	120	48	72
Ab Kettleby	0	1	0	2	1	1
Asfordby	2	11	2	15	7	8
Belvoir	0	1	1	2	0	2
Bottesford	1	8	2	11	4	7
Broughton and Old Dalby	0	4	1	5	1	4
Buckminster	0	1	1	3	0	3
Burton and Dalby	1	2	1	4	1	2
Clawson, Hose and Harby	1	7	1	9	4	6
Croxton Kerrial	0	1	1	3	1	2
Eaton	0	1	0	2	0	2
Freeby	0	1	1	2	0	2
Frisby on the Wreake	0	1	0	2	1	1
Gaddesby	0	2	1	3	0	3
Grimston	0	1	0	1	0	1
Hoby with Rotherby	1	2	0	2	0	2
Kirby Bellars	0	1	0	1	0	1
Knossington and Cold Overton	0	1	0	1	0	1
Redmile	0	2	1	3	0	3
Scalford	0	1	0	2	1	1
Somerby	0	2	1	3	1	2
Sproxtton (with Garthorpe)	0	2	1	3	0	3
Stathern	1	2	0	3	1	2
Twyford and Thorpe	0	2	0	2	0	2
Waltham on the Wolds & Thorpe Arnold	0	3	1	4	1	3
Wymondham	0	1	1	3	1	2
<b>BOROUGH</b>	<b>26</b>	<b>146</b>	<b>40</b>	<b>212</b>	<b>74</b>	<b>138</b>

Source: Icenl analysis

**Table A2.7 Estimated proportion of households living in Private Rented Sector able to buy and/or rent market housing**

	<b>Can afford to buy OR rent</b>	<b>Can afford to rent but not buy</b>	<b>Cannot afford to buy OR rent</b>
Melton (unparished)	43%	13%	44%
Ab Kettleby	39%	19%	41%
Asfordby	48%	6%	46%
Belvoir	3%	17%	80%
Bottesford	38%	18%	44%
Broughton and Old Dalby	36%	12%	52%
Buckminster	22%	12%	66%
Burton and Dalby	27%	26%	47%
Clawson, Hose and Harby	32%	20%	48%
Croxton Kerrial	42%	15%	43%
Eaton	30%	21%	49%
Freeby	15%	16%	69%
Frisby on the Wreake	32%	36%	32%
Gaddesby	25%	22%	53%
Grimston	22%	23%	55%
Hoby with Rotherby	30%	25%	46%
Kirby Bellars	25%	38%	37%
Knossington and Cold Overton	25%	18%	57%
Redmile	38%	23%	39%
Scalford	36%	24%	40%
Somerby	35%	19%	46%
Sproxton (with Garthorpe)	32%	14%	54%
Stathern	35%	27%	38%
Twyford and Thorpe	25%	24%	51%
Waltham on the Wolds & Thorpe Arnold	32%	23%	45%
Wyndham	34%	23%	43%
<b>BOROUGH</b>	<b>39%</b>	<b>15%</b>	<b>45%</b>

Source: Derived from Housing Market Cost Analysis and Affordability Testing

**Table A2.8 Estimated Gross Need for Affordable Home Ownership (per annum)**

	<b>Current need</b>	<b>Newly forming households</b>	<b>Existing households falling into need</b>	<b>Total Gross Need</b>
Melton (unparished)	4	24	6	34
Ab Kettleby	0	0	0	1
Asfordby	0	1	0	2
Belvoir	0	0	0	1
Bottesford	1	3	1	5
Broughton and Old Dalby	0	1	0	1
Buckminster	0	0	0	1
Burton and Dalby	0	1	0	2
Clawson, Hose and Harby	0	3	1	4
Croxton Kerrial	0	0	0	1
Eaton	0	1	0	1
Freeby	0	0	0	1
Frisby on the Wreake	0	1	0	2
Gaddesby	0	1	0	1
Grimston	0	0	0	0
Hoby with Rotherby	0	1	0	1
Kirby Bellars	0	1	0	1
Knossington and Cold Overton	0	0	0	0
Redmile	0	1	0	2
Scalford	0	1	0	1
Somerby	0	1	0	1
Sproxtton (with Garthorpe)	0	0	0	1
Stathern	0	1	0	1
Twyford and Thorpe	0	1	0	1
Waltham on the Wolds & Thorpe Arnold	0	1	0	2
Wymondham	0	1	0	1
<b>BOROUGH</b>	<b>8</b>	<b>47</b>	<b>12</b>	<b>67</b>

Source: Icenl analysis

**Table A2.9 Estimated Need for Affordable Home Ownership by sub-area (per annum)**

	<b>Total Gross Need</b>	<b>Supply</b>	<b>Net need</b>
Melton (unparished)	34	5	29
Ab Kettleby	1	0	1
Asfordby	2	1	1
Belvoir	1	0	1
Bottesford	5	1	3
Broughton and Old Dalby	1	0	1
Buckminster	1	0	1
Burton and Dalby	2	0	2
Clawson, Hose and Harby	4	0	3
Croxton Kerrial	1	0	1
Eaton	1	0	1
Freeby	1	0	1
Frisby on the Wreake	2	0	2
Gaddesby	1	0	1
Grimston	0	0	0
Hoby with Rotherby	1	0	1
Kirby Bellars	1	0	1
Knossington and Cold Overton	0	0	0
Redmile	2	0	2
Scalford	1	0	1
Somerby	1	0	1
Sproxtun (with Garthorpe)	1	0	1
Stathern	1	0	1
Twyford and Thorpe	1	0	1
Waltham on the Wolds & Thorpe Arnold	2	0	2
Wyndham	1	0	1
<b>BOROUGH</b>	<b>67</b>	<b>9</b>	<b>58</b>

Source: Icen analysis

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## A3. Local Level Demographic Composition

Table A3.1 Households with dependent children (2021)

	<b>Married couple</b>	<b>Cohabiting couple</b>	<b>Lone parent</b>	<b>Other households</b>	<b>All other households</b>	<b>Total</b>	<b>Total with dependent children</b>
Melton (unparished)	12.7%	5.7%	6.5%	1.5%	73.5%	100.0%	26.5%
Ab Kettleby	12.2%	1.6%	2.4%	1.6%	82.1%	100.0%	17.9%
Asfordby	12.2%	6.2%	7.0%	1.1%	73.5%	100.0%	26.5%
Belvoir	7.3%	0.9%	2.8%	1.8%	87.2%	100.0%	12.8%
Bottesford	15.5%	3.8%	4.6%	0.9%	75.2%	100.0%	24.8%
Broughton and Old Dalby	17.2%	3.6%	4.4%	1.9%	72.9%	100.0%	27.1%
Buckminster	11.8%	6.5%	3.3%	1.3%	77.1%	100.0%	22.9%
Burton and Dalby	12.0%	2.7%	2.7%	2.2%	80.3%	100.0%	19.7%
Clawson, Hose and Harby	15.7%	3.3%	5.1%	1.9%	73.9%	100.0%	26.1%
Croxton Kerrial	12.6%	3.0%	4.8%	3.0%	76.5%	100.0%	23.5%
Eaton	15.4%	4.2%	1.4%	2.5%	76.5%	100.0%	23.5%
Freeby	12.6%	5.0%	3.4%	0.0%	79.0%	100.0%	21.0%
Frisby on the Wreake	15.2%	3.7%	3.0%	0.7%	77.4%	100.0%	22.6%
Gaddesby	17.4%	3.4%	2.1%	0.3%	76.8%	100.0%	23.2%
Grimston	14.0%	2.6%	1.8%	2.6%	78.9%	100.0%	21.1%
Hoby with Rotherby	11.3%	1.3%	1.7%	1.3%	84.5%	100.0%	15.5%
Kirby Bellars	14.9%	2.7%	2.7%	2.7%	77.0%	100.0%	23.0%
Knossington and Cold Overton	19.3%	1.5%	3.0%	1.5%	74.8%	100.0%	25.2%
Redmile	19.7%	2.7%	4.8%	1.3%	71.5%	100.0%	28.5%
Scalford	12.9%	5.1%	3.5%	2.4%	76.1%	100.0%	23.9%
Somerby	13.4%	3.5%	2.9%	1.6%	78.6%	100.0%	21.4%
Sproxtton (with Garthorpe)	12.1%	5.7%	5.3%	0.0%	77.0%	100.0%	23.0%
Stathern	15.4%	2.9%	3.9%	2.0%	75.8%	100.0%	24.2%
Twyford and Thorpe	11.9%	1.9%	4.1%	1.1%	81.0%	100.0%	19.0%
Waltham on the Wolds & Thorpe Arnold	16.8%	4.0%	6.3%	0.4%	72.4%	100.0%	27.6%
Wymondham	11.8%	3.6%	5.6%	1.6%	77.4%	100.0%	22.6%
<b>BOROUGH</b>	<b>13.5%</b>	<b>4.8%</b>	<b>5.6%</b>	<b>1.4%</b>	<b>74.6%</b>	<b>100.0%</b>	<b>25.4%</b>

Source: Census (2021)



**Table A3.2 Older Persons Population, 2021 – by sub-area**

	<b>Under 65</b>	<b>65-74</b>	<b>75-84</b>	<b>85+</b>	<b>Total</b>	<b>Total 65+</b>	<b>Total 75+</b>
Melton (unparished)	78.1%	11.7%	7.4%	2.8%	100.0%	21.9%	10.2%
Ab Kettleby	73.7%	17.6%	6.0%	2.6%	100.0%	26.3%	8.7%
Asfordby	78.9%	12.0%	6.8%	2.3%	100.0%	21.1%	9.1%
Belvoir	72.0%	16.9%	8.8%	2.3%	100.0%	28.0%	11.1%
Bottesford	70.6%	15.4%	9.7%	4.2%	100.0%	29.4%	13.9%
Broughton and Old Dalby	77.5%	12.6%	7.5%	2.4%	100.0%	22.5%	9.8%
Buckminster	72.8%	15.4%	9.4%	2.4%	100.0%	27.2%	11.8%
Burton and Dalby	68.8%	17.1%	11.2%	3.0%	100.0%	31.2%	14.2%
Clawson, Hose and Harby	75.2%	14.1%	7.2%	3.4%	100.0%	24.8%	10.6%
Croxton Kerrial	78.9%	11.5%	6.4%	3.2%	100.0%	21.1%	9.6%
Eaton	74.9%	12.4%	10.7%	2.0%	100.0%	25.1%	12.7%
Freeby	80.8%	12.9%	5.2%	1.1%	100.0%	19.2%	6.3%
Frisby on the Wreake	74.3%	13.4%	8.6%	3.8%	100.0%	25.7%	12.4%
Gaddesby	73.4%	14.4%	8.2%	4.1%	100.0%	26.6%	12.2%
Grimston	71.0%	17.8%	8.7%	2.5%	100.0%	29.0%	11.2%
Hoby with Rotherby	76.4%	15.1%	7.4%	1.2%	100.0%	23.6%	8.6%
Kirby Bellars	77.0%	14.0%	7.6%	1.5%	100.0%	23.0%	9.0%
Knossington and Cold Overton	72.2%	13.0%	10.6%	4.2%	100.0%	27.8%	14.8%
Redmile	79.5%	12.5%	6.2%	1.7%	100.0%	20.5%	7.9%
Scalford	67.9%	16.4%	7.8%	7.9%	100.0%	32.1%	15.7%
Somerby	76.4%	15.6%	5.9%	2.1%	100.0%	23.6%	8.0%
Sproxtton (with Garthorpe)	75.3%	15.3%	6.6%	2.7%	100.0%	24.7%	9.4%
Stathern	76.6%	14.8%	7.1%	1.5%	100.0%	23.4%	8.6%
Twyford and Thorpe	71.4%	16.1%	10.1%	2.4%	100.0%	28.6%	12.5%
Waltham on the Wolds & Thorpe Arnold	72.4%	14.1%	9.3%	4.1%	100.0%	27.6%	13.5%
Wymondham	71.9%	17.6%	8.9%	1.6%	100.0%	28.1%	10.5%
<b>BOROUGH</b>	<b>76.5%</b>	<b>12.9%</b>	<b>7.7%</b>	<b>2.9%</b>	<b>100.0%</b>	<b>23.5%</b>	<b>10.6%</b>

Source: Census (2021)

**Table A3.3 Households and People with a Disability, 2021 – sub-areas**

	Households Containing Someone with a Disability		Population with a Disability	
	No.	%	No.	%
Melton (unparished)	3,820	31.4%	4,849	17.5%
Ab Kettleby	77	31.3%	96	18.0%
Asfordby	503	30.8%	638	17.7%
Belvoir	39	35.8%	53	20.1%
Bottesford	538	32.8%	635	17.2%
Broughton and Old Dalby	175	29.6%	211	15.0%
Buckminster	51	33.8%	63	18.8%
Burton and Dalby	135	32.7%	169	17.5%
Clawson, Hose and Harby	329	29.4%	395	15.4%
Croxton Kerrial	86	37.1%	116	21.8%
Eaton	89	31.7%	102	14.9%
Freeby	41	35.3%	46	16.9%
Frisby on the Wreake	81	27.5%	106	15.4%
Gaddesby	75	22.9%	83	11.3%
Grimston	36	31.0%	39	14.1%
Hoby with Rotherby	59	25.1%	66	11.3%
Kirby Bellars	44	29.5%	48	14.0%
Knossington and Cold Overton	29	21.5%	37	11.3%
Redmile	101	26.6%	121	13.2%
Scalford	67	26.5%	135	21.5%
Somerby	112	29.6%	145	16.9%
Sproxtton (with Garthorpe)	69	25.7%	87	14.0%
Stathern	84	27.4%	102	14.1%
Twyford and Thorpe	76	28.0%	90	14.4%
Waltham on the Wolds & Thorpe Arnold	123	25.8%	200	17.2%
Wymondham	78	25.1%	95	14.0%
<b>BOROUGH</b>	<b>6,917</b>	<b>30.6%</b>	<b>8,727</b>	<b>16.9%</b>

Source: 2021 Census

## A4. Local Level Housing Mix

**Table A4.1 Number of Bedrooms by sub-area – owner-occupied**

	1-bed-room	2-bed-rooms	3-bed-rooms	4+-bed-rooms	Total	Ave. no. beds
Melton (unparished)	1%	16%	55%	28%	100%	3.10
Ab Kettleby	2%	20%	36%	42%	100%	3.18
Asfordby	2%	22%	60%	17%	100%	2.92
Belvoir	0%	0%	47%	53%	100%	3.53
Bottesford	1%	19%	43%	37%	100%	3.16
Broughton and Old Dalby	1%	13%	47%	40%	100%	3.25
Buckminster	0%	20%	50%	30%	100%	3.10
Burton and Dalby	2%	9%	33%	56%	100%	3.43
Clawson, Hose and Harby	1%	15%	39%	45%	100%	3.29
Croxton Kerrial	0%	13%	47%	40%	100%	3.28
Eaton	0%	10%	40%	50%	100%	3.40
Freeby	2%	19%	34%	46%	100%	3.24
Frisby on the Wreake	0%	15%	32%	52%	100%	3.36
Gaddesby	1%	10%	34%	56%	100%	3.45
Grimston	0%	10%	31%	60%	100%	3.50
Hoby with Rotherby	1%	8%	32%	59%	100%	3.47
Kirby Bellars	1%	13%	34%	52%	100%	3.37
Knossington and Cold Overton	0%	13%	31%	55%	100%	3.42
Redmile	1%	12%	37%	51%	100%	3.38
Scalford	2%	14%	37%	47%	100%	3.28
Somerby	1%	14%	40%	45%	100%	3.29
Sproxtun (with Garthorpe)	1%	12%	37%	50%	100%	3.35
Stathern	1%	12%	38%	50%	100%	3.36
Twyford and Thorpe	1%	15%	32%	51%	100%	3.33
Waltham on the Wolds & Thorpe Arnold	1%	19%	33%	47%	100%	3.26
Wymondham	2%	20%	37%	40%	100%	3.16
<b>BOROUGH</b>	1%	16%	48%	35%	100%	3.16

Source: Census (2021)

**Table A4.2 Number of Bedrooms by sub-area – social rented**

	<b>1-bed-room</b>	<b>2-bed-rooms</b>	<b>3-bed-rooms</b>	<b>4+-bed-rooms</b>	<b>Total</b>	<b>Ave. no. beds</b>
Melton (unparished)	31%	34%	31%	4%	100%	2.07
Ab Kettleby	24%	76%	0%	0%	100%	1.76
Asfordby	28%	50%	21%	1%	100%	1.95
Belvoir	0%	38%	63%	0%	100%	2.63
Bottesford	37%	36%	23%	4%	100%	1.94
Broughton and Old Dalby	6%	44%	46%	4%	100%	2.48
Buckminster	25%	0%	75%	0%	100%	2.50
Burton and Dalby	14%	40%	35%	12%	100%	2.44
Clawson, Hose and Harby	22%	41%	36%	2%	100%	2.18
Croxton Kerrial	16%	11%	74%	0%	100%	2.58
Eaton	36%	14%	50%	0%	100%	2.14
Freeby	-	-	-	-	-	-
Frisby on the Wreake	13%	57%	22%	9%	100%	2.26
Gaddesby	13%	63%	25%	0%	100%	2.13
Grimston	0%	13%	88%	0%	100%	2.88
Hoby with Rotherby	0%	0%	100%	0%	100%	3.00
Kirby Bellars	-	-	-	-	-	-
Knossington and Cold Overton	33%	0%	67%	0%	100%	2.33
Redmile	0%	43%	36%	21%	100%	2.79
Scalford	12%	53%	35%	0%	100%	2.24
Somerby	11%	43%	40%	6%	100%	2.43
Sproxtun (with Garthorpe)	8%	15%	77%	0%	100%	2.69
Stathern	5%	57%	29%	10%	100%	2.43
Twyford and Thorpe	22%	0%	67%	11%	100%	2.67
Waltham on the Wolds & Thorpe Arnold	14%	54%	31%	0%	100%	2.17
Wymondham	0%	59%	41%	0%	100%	2.41
<b>BOROUGH</b>	<b>28%</b>	<b>37%</b>	<b>31%</b>	<b>4%</b>	<b>100%</b>	<b>2.10</b>

Source: Census (2021)

**Table A4.3 Number of Bedrooms by sub-area – private rented**

	<b>1-bed-room</b>	<b>2-bed-rooms</b>	<b>3-bed-rooms</b>	<b>4+-bed-rooms</b>	<b>Total</b>	<b>Ave. no. beds</b>
Melton (unparished)	14%	38%	41%	6%	100%	2.39
Ab Kettleby	17%	34%	29%	20%	100%	2.51
Asfordby	5%	46%	40%	9%	100%	2.52
Belvoir	1%	34%	41%	24%	100%	2.87
Bottesford	14%	34%	42%	10%	100%	2.48
Broughton and Old Dalby	8%	16%	49%	27%	100%	2.95
Buckminster	8%	15%	62%	15%	100%	2.84
Burton and Dalby	10%	31%	48%	12%	100%	2.62
Clawson, Hose and Harby	6%	42%	39%	13%	100%	2.59
Croxton Kerrial	4%	34%	47%	15%	100%	2.72
Eaton	14%	18%	43%	25%	100%	2.79
Freeby	0%	21%	57%	21%	100%	3.00
Frisby on the Wreake	16%	60%	20%	4%	100%	2.12
Gaddesby	12%	18%	47%	24%	100%	2.82
Grimston	4%	30%	39%	26%	100%	2.87
Hoby with Rotherby	0%	35%	48%	17%	100%	2.83
Kirby Bellars	33%	30%	28%	10%	100%	2.15
Knossington and Cold Overton	6%	18%	53%	24%	100%	2.94
Redmile	4%	36%	41%	19%	100%	2.74
Scalford	10%	49%	32%	10%	100%	2.41
Somerby	5%	34%	47%	14%	100%	2.70
Sproxtton (with Garthorpe)	0%	19%	51%	31%	100%	3.12
Stathern	19%	29%	42%	10%	100%	2.42
Twyford and Thorpe	0%	45%	48%	7%	100%	2.62
Waltham on the Wolds & Thorpe Arnold	17%	32%	30%	21%	100%	2.55
Wyndham	11%	47%	30%	12%	100%	2.43
<b>BOROUGH</b>	<b>12%</b>	<b>36%</b>	<b>42%</b>	<b>10%</b>	<b>100%</b>	<b>2.51</b>

Source: Census (2021)