

Housing Needs Assessment (HNA) 25 July 2026

East Leake Neighbourhood Plan 2026

*...to be given the keys
to lift the latch,
to be playing house,
To be lady and lord
of our very own place,
in our very own space.*

- Simon Armitage *Black Roses* 2012

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1. Introduction

This Housing Needs Assessment (HNA) evaluates current and future housing requirements in **East Leake**, supporting neighbourhood plan policy updates. It updates the Housing Needs Analysis in the previous Neighbourhood Plan.

2. Settlement Context

*Into my heart an air that kills
From yon far country blows:
What are those blue remembered hills,
What spires, what farms are those?*

AE Housman Into my heart an air that kills.

East Leake is rural village in Rushcliffe, Nottinghamshire.

Located five miles north of Loughborough, and ten south of Nottingham, with Leicester only about fifteen miles to the south and Derby twelve or so to the west, East Leake is ideally situated. Communications are good – the M1 is less than five miles away, EMA (East Midlands Airport) just over five, and East Midland Trains serve Loughborough and Nottingham.

British Gypsum, Sait-Gobain is the largest local employer. There are also numerous service sector businesses – legal, financial, architectural. There is a good range of shops and services and, although there is no traditional bank, there are two ATMs, one inside the Post Office, and another outside the Co-op supermarket. ⁱ

Population growth trend:

Year	Population
2001 (census)	6,108
2011 (census)	6,337
2021 (census)	8,555
2024 (est)	9,421 ¹

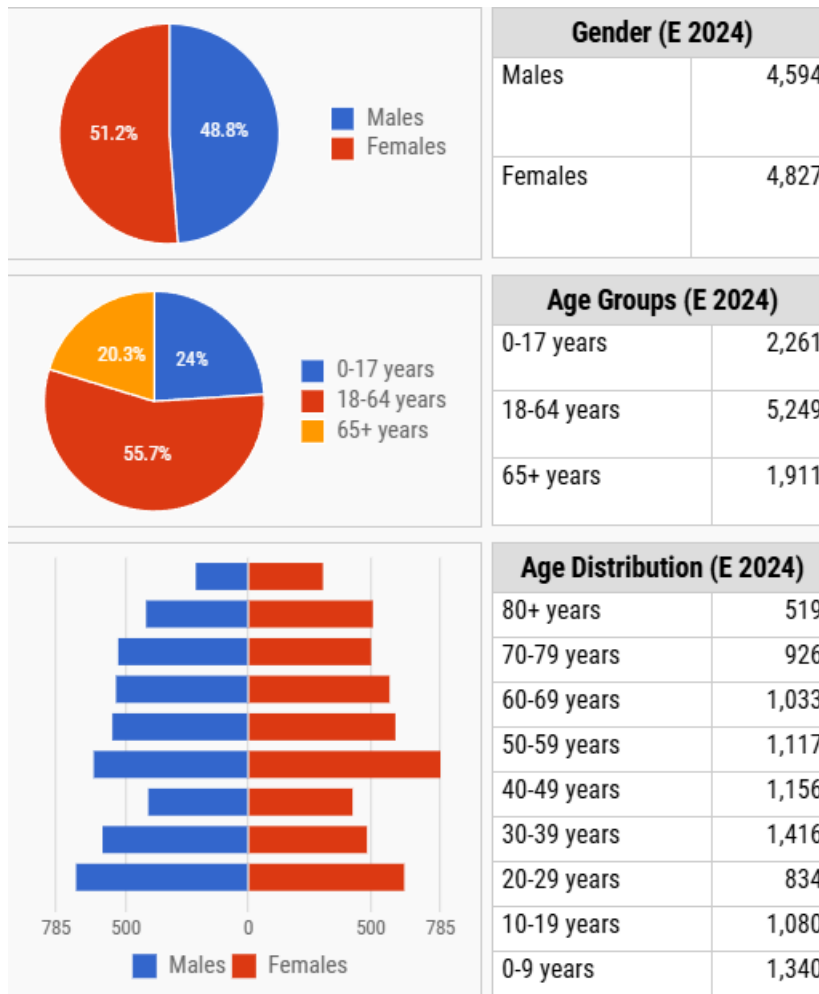
Between 2001 and 2024 there is an approximate 54% increase in population. This has significantly altered the character of the village and resulted in pressure on the infrastructure.

¹ [East Leake \(Parish, United Kingdom\) - Population Statistics, Charts, Map and Location](#)

3. Demographic Profile²

Hush, the babies are sleeping, the farmers, the fishers, the tradesmen and pensioners, cobbler, school- teacher, postman and publican, the undertaker and the fancy woman, drunkard, dressmaker, preacher, policeman,

Dylan Thomas Under Milkwood



The demographics show a strong family profile, with 24% of the population under 18.

There is also a large older population, 20.3% of the population is aged over 65. For England, over 65s form 18.6% of the population, East Leake has an above average older population compared with England as a whole. Furthermore 5.5% of the East Leake population is aged over 80.

This indicates a need for specialist elderly housing, e.g. bungalows.

² [East Leake \(Parish, United Kingdom\) - Population Statistics, Charts, Map and Location](#)
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4. Household Characteristics³ From census data

NB as the census data is aggregated at ward level, the data may include statistics for West Leake as well as East Leake. At the 2021 census, the population of West Leake was 129 or approximately 1.5% of the population of East Leake. This small percentage is considered to have no significance to the overall analysis.

Household composition

	Households					
	Leake Ward (as of 2022)		Rushcliffe Local Authority		England Country	
	count	%	count	%	count	%
All households	3,827	100.0	49,883	100.0	23,436,086	100.0
One-person household	907	23.7	13,822	27.7	7,052,229	30.1
Single family household	2,802	73.2	33,754	67.7	14,762,923	63.0
Other household types	118	3.1	2,307	4.6	1,620,934	6.9

In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small counts at the lowest geographies will be most affected.

Source: ONS - 2021 Census (TS003)

Information: Household composition

Description: Households according to the relationships between members. One-family households are classified by:

- the number of dependent children
- family type (married, civil partnership or cohabiting couple family, or lone parent family)

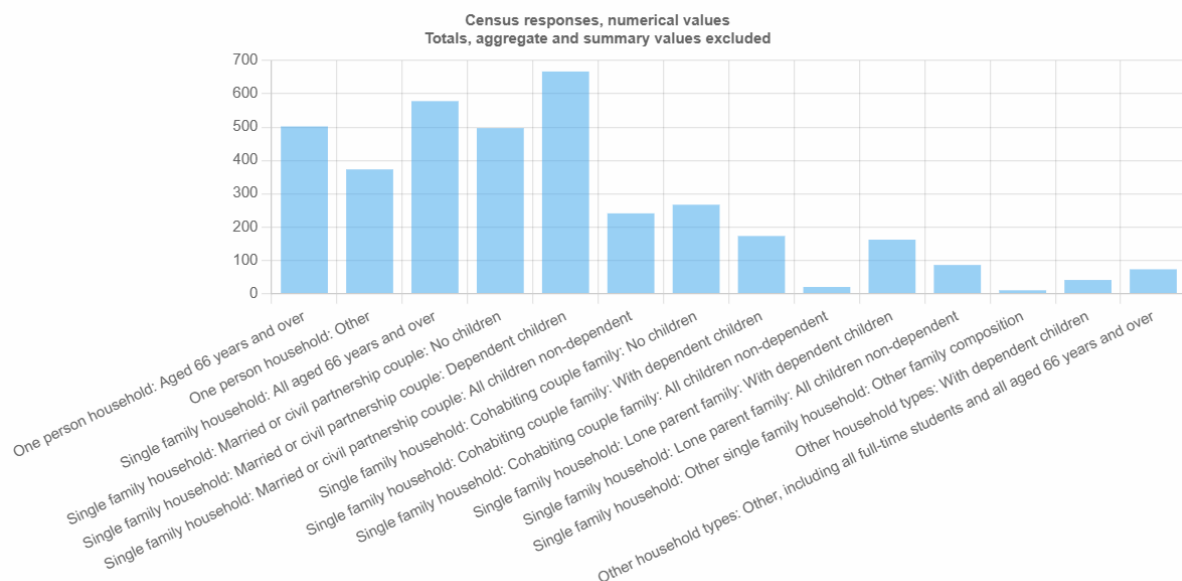
Other households are classified by:

- the number of people
- the number of dependent children
- whether the household consists only of students or only of people aged 66 and over

Quality information: There are quality considerations around consistency of census data on household and family composition and legal partnership status, and changes in the definition of "other household types" since 2011.

Comparability with 2011: Broadly comparable. This is derived from the legal partnership status derived variable. We have made changes to reflect that people can now marry someone of the same-sex and people of the opposite-sex can be in a civil partnership.

³ [Nomis - 2021 Census Area Profile - Leake Ward \(as of 2022\), Rushcliffe Local Authority and England Country](#)



The above graph from the census data ⁴shows that Single-family households with dependent children are the highest category.. Recent housing development has largely served this market segment, and current supply is considered sufficient.

Single family households over 65, is the next highest category. One person household over 65 ties with single family households with no children, From the above graph, it can be seen that over 65-year-old, in one or two person households, are a very significant constituency. This needs of the ageing population have, however, been overlooked by developers.

⁴ [East Leake: Household composition](#)

5. Housing Tenure ⁵

*But now we must have clothes that keep us dry
And pay our rent and not swear in the street
And set a good example for the children.*

Jenny Jacobs Warning

TS054 - Tenure						
Source	ONS Crown Copyright Reserved [from Nomis on 2 July 2026]					
Population	All households					
Units	Households					
date	2021					
geography	Leake		Rushcliffe		England	
measures	value	%	value	%	value	%
Tenure of household						
Total: All households	3,832	100.0	49,883	100.0	23,436,085	100.0
Owns outright	1,545	40.3	20,508	41.1	7,624,693	32.5
Owns with a mortgage or loan or shared ownership	1,555	40.6	17,777	35.6	6,980,323	29.8
Social rented	386	10.1	4,273	8.6	4,005,663	17.1
Private rented or lives rent free	346	9.0	7,325	14.7	4,825,406	20.6

Over 80% of the housing in East Leake is owned, either outright or subject to mortgage. The data does not distinguish properties in co-ownership.

Social rented property is above the average for Rushcliffe, but below the national average.

Private rented is below both the Rushcliffe and the national average.

⁵ [Nomis - 2021 Census Area Profile - Leake Ward \(as of 2022\), Rushcliffe Local Authority and England Country](#)

6.0 Market Signals

6.1 Existing Policy Evidence

The adopted Neighbourhood Plan identified an over-supply of large, detached homes (4–5 beds). It also identified an under-supply of, affordable housing, smaller dwellings, homes for young people and for older residents.

Since the previous Neighbourhood Plan, the situation has worsened with continued over and under-supply in these areas.

6.2 Survey of Local Estate Agents

*Backwards up the mossy glen
Turn'd and troop'd the goblin men,
With their shrill repeated cry,
"Come buy, come buy."*

Christina Rossetti – Goblin Market

Three local estate agents were interviewed. See Appendix One.
The responses at times are contradictory. There is agreement in some respects, however.
Major points are:

Generally, the market has fallen. It is now largely a buyer's market, though houses will sell, if priced appropriately. There is some evidence of negative equity.

4-bedroom semi-detached houses are in demand from people who work from and require an extra bedroom as an office or offices. Semi-detached houses are more attractive than detached houses due to price.

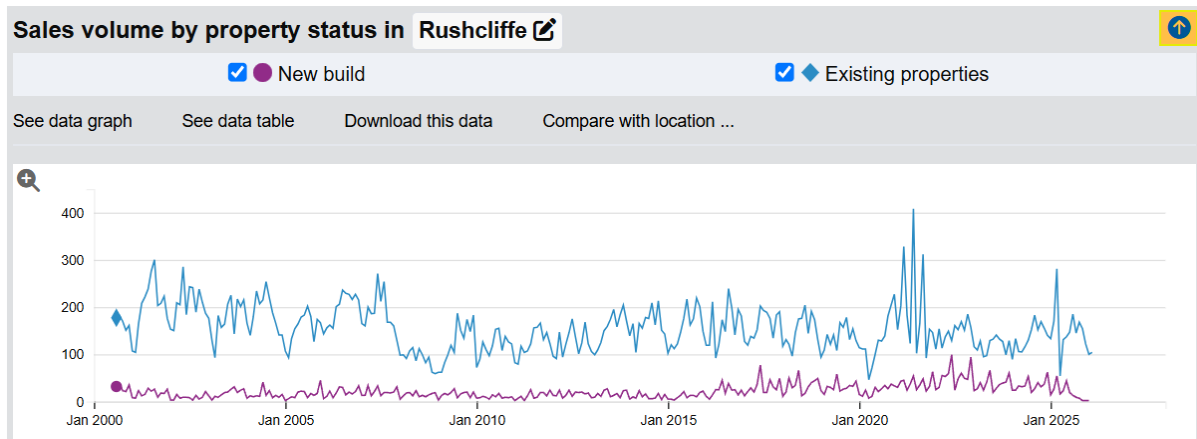
Bungalows are particularly in demand due to ageing population. There is a noticeable trend for older people to move into East Leake to be near to their children.
Few new bungalows have been built. Older bungalows which come onto the market tend to need refurbishment.

There is an unmet demand for rental properties.

There are contradictory responses about the demand for shared ownership properties. The type of scheme is an important factor. One agent noted a demand for "First Homes" or "Discounted Market Schemes" (under S106 agreements).

6.3 Other Data

The Land Registry House Price Index ⁶data records that sales of houses are at an all-time low.



This indicates that there is an over-supply of new build houses. The above data shows statistics for the whole of Rushcliffe, the lowest level of granularity. There is no reason to assume that East Leake significantly varies from this pattern.

⁶ [House Price Statistics - UK House Price Index](#)

This is corroborated by a report from SAM conveyancing⁷ which states that:

Worst month on record for property sales in Nottinghamshire

A meagre 279 homes were sold in Nottinghamshire in January. The only other month which comes close to this was April 2020, when 365 property sales were completed in the region due to national lockdowns under the pandemic. A 'normal' monthly volume of property sales for Nottinghamshire is around and above 1,000.

⁷ [Are House Prices Falling in Nottinghamshire? | SAM Conveyancing](#)

7.0. Conclusion

*'My name is Ozymandias, king of kings:
Look on my works, ye Mighty, and despair!'*

Percy Bysshe Shelley - Ozymandias

East Leake has experienced **rapid population growth and structural demographic change**, leading to:

There is no market or other data to support further large scale housing developments in East Leake. The infrastructure cannot support further large-scale developments and there is strong local opposition to any such developments.

The evidence does show:

- Demand for bungalows
- Demand for affordable, and accessible housing and rental tenures
- Over-delivery of large homes
- Increasing pressure from ageing population
- This demand is best met by small scale and infill development

A rebalanced housing strategy is essential to ensure:

- Sustainability
- Social inclusion
- Long-term viability of the village

Appendix One

Collated Response of Estate Agents

Tell us how you see the housing market in East Leake at the present time.

- 1 Good Skylarks too far out of the village and not selling well also management charges a problem. People would like old style houses.
- 2 Generally depressed but faring well compared to other local areas.
- 3 It is a buyer's market. Houses are selling, but values have fallen. Houses need to be competitively price in order to sell. Smaller houses in demand - people reticent to buy larger houses.

Leasehold properties on 999-year leases are saleable. Shorter leases, e.g. 125 years, are less saleable.

What types of homes are in most demand?

- 1 Big family houses 3/4/5 bedrooms - Like the extra space for WFH Bungalows
 - 2 Family Homes 4 bedrooms, bungalows, period homes
 - 3 All types but mainly $\frac{3}{4}$ bedroom houses. 3 storey houses are saleable, but it depends on the design.
- 4-bedroom semi-detached houses are in demand; as semi's they are cheaper than 4 bedroom detached and the extra bedroom is desirable for use as an office by people working from home.

What types of homes have an over-supply and/or are more difficult to sell?

- 1 A lot of houses too small (on most estates)
- 2 3 storey houses difficult to sell and are on all the estates, Skylarks overpriced.
- 3 Everything sells well. Skylarks reducing prices, some homes now in negative equity. -Land values are falling; construction costs have gone up dramatically leaving a reduced residual for land.

Possibly 4-bedroom detached houses

What types of homes are in short supply?

- 1 Bungalow not in need of renovation. Rentables due to Government restrictions

- 2 Period houses, individual 'non estate' houses, High value bespoke homes
- 3 Bungalows. There is a steady demand for bungalows, and new bungalows are not being built in large numbers. Older bungalows which come on the market, often after the owners have died or gone into homes, tend to be in need of upgrading.

What types of people are looking for homes in EL?

- 1 People with family ties, like the good amenities and village lifestyle, Working at Stanford Hall
- 2 Families, young couples, semi-retired/retired.
- 3 People moving to EL who are finding WB and Ruddington too expensive. Retirees moving to the village to be near family.

Age profile

Household size

- 1 Mixed Not young singles

People moving into the village rather than people already in the village.

- 2 25 – 82 1 – 5

- 3 No response

Why do they move here?

Employment?

family?

Moving back?

- | | | | |
|---|-----|-----|-----|
| 1 | No | Yes | Yes |
| 2 | Yes | Yes | No |
| 3 | No | Yes | Yes |

Comprehensive range of amenities, Academy and schools, Mix of countryside and commuter access.

A good time to buy but not to sell due to economic uncertainty. Trading up has stopped. People still moving due to lifestyle changes, death, divorce, empty nesting.

What about the rental market?

- 1 Very little see above.
- 2 Limited amount available but strong demand for smaller properties
- 3 Some landlords are selling, many are not. Nobody buying property to rent out so market is shrinking.

Part-ownership and other intermediate tenure?

- 1 Not many available but sell quickly when they come on the market.

No demand for sheltered housing

- 2 No shared ownership has received bad press, Government needs to reform leasehold, affordable, and social housing. Difficult to resell.
- 3 Metropolitan Housing is good.

Greater demand for shared ownership but reducing supply as resale is 100% ownership other than First Homes or Discounted Market Schemes.

“First Homes” or “Discounted Market Schemes” (under S106 agreements)

Houses sold to qualifying first time buyers at a discount (normally 30%). When the home is re-sold to another qualifying purchaser, the discount still applies, i.e. the vendor receives 70% of the full market value.

Bibliography

- [East Leake \(Parish, United Kingdom\) - Population Statistics, Charts, Map and Location](#)
 - [Nomis - 2021 Census Area Profile - Leake Ward \(as of 2022\), Rushcliffe Local Authority and England Country](#)
 - [House Price Statistics - UK House Price Index](#)
 - [Are House Prices Falling in Nottinghamshire? | SAM Conveyancing](#)
 - [City Population](#)
 - [Office for National Statistics \(ONS\), Census 2021 datasets](#)
 - [Population and demographic data](#)
 - [Household size statistics](#)
 - [Census profile and deprivation indicators](#)
 - [The Implications of Household Projections for the Mix of Housing in East Leake: 2013-2028](#)
 - [East Leake Neighbourhood Plan \(2015\)](#)
 - [East Leake Neighbourhood Plan Statistics for Evidence Base](#)
 - [Greater Nottingham and Ashfield Housing Needs Update](#)
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