

Calderdale Metropolitan Borough Council

Specialist Housing Evidence Base

Calderdale Metropolitan Borough Council

Final Report

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Executive Summary

This report provides the evidence base to support Calderdale Council's cabinet decision on 2nd October 2017 to create a wholly owned housing company. The decision was influenced by the Council's realisation that "a pool of attractive new homes" was fundamental to its corporate ambition of *growing the economy; supporting vulnerable people; and creating a sustainable environment*.

arc⁴ compiled the evidence presented in this report from a combination of secondary data sources including 2001 and 2011 Census, 2015 SHMA (referred to throughout this document as the SHMA), Land Registry, Zoopla, Health and Social Care Information Centre; as well as primary data gathered by arc⁴ from household surveys carried out across the country; and online surveys sent to local stakeholders including housing providers; developers; health professionals; sales and lettings agents.

Calderdale is a fairly well contained housing market. More than 72% of moving households in Calderdale remained within the borough and in the year before the Census, 73% of people who moved to an address in Calderdale, had moved from another address in the borough. This fits the PPG definition of a "self-contained" market.

Between the Censuses of 2001 and 2011 the borough's population and households increased by 6.0% and 9.5% respectively. This growth has continued. The 2014 mid-year estimates suggest that by 2035 the number of households in Calderdale is expected to reach 106,438 and project increases of more than 30% for people over 75 years old.

The borough's dwelling stock has also increased and, based on information from the Valuation Office Agency, had risen to 95,000 by 2016. Almost 8 in 10 of the dwellings (77%) are houses. The remainder are a combination of apartments (15%) and bungalows (7%). Almost half the properties in the borough have 1 or 2 bedrooms.

The SHMA established that the council requires 840 additional housing units each year to meet the current and future housing needs of the borough. However, between 2012/3 and 2016/7 less than 1,400 properties were built. Applying the SHMA figure retrospectively, new builds over the period represent less than a third of the properties required to meet identified housing need.

Calderdale has potential for attracting investment and people to the area. It is home to financial services; advanced engineering and manufacturing specialists; and Halifax, identified as one of 7 *urban growth centres*, has a £100 million fund for transformation. The borough has good connections to centres across West Yorkshire, York, Greater Manchester and Lancashire with plans to further improve the transport infrastructure.

Although the number of dwellings and the number of households in the borough are similar, the SHMA highlights the reduction in average household from 2.36 to 2.28 persons per household between 2001 and 2011. Future housing delivery will need to address not just the projected population increase but also a potential mismatch between household and dwelling size.

Calderdale's housing market is dominated by home ownership. More than 67% of homes are owner-occupied of which, just under half own their homes outright. In 2011, the national average for owner-occupation was 64% so Calderdale performed slightly above the

national average. Other tenures were also similar to the national average. Zone A has the highest proportion of owner-occupied households (76%) whilst Zone D has the lowest (60%). The reverse is true for social renting where Zone D has the highest proportion of households living in social renting (21%) and Zone A has the lowest (8%).

Between 2001 and 2011, Calderdale's market rented sector increased by 68%. The increase in private renting occurred across all affordable housing zones and ranges from a *low* of 47% in Zone A to a high of 101% in Zone B. This reflects the national picture where the private rented sector (PRS) increased by 51.3% between Censuses. It is now the second largest sector across the country and plays a vital role in meeting housing needs as well as providing an alternative to homeownership.

There has been a general reduction in the proportion of households buying their homes with a mortgage, loan or through shared ownership. The SHMA suggests this is reflective of the risk-averse approach to lending by financial institutions following the credit crunch. Anecdotal evidence from estate and lettings agents indicates that following the credit crunch, homebuyers have also changed their approach and instead of buying a starter home and moving as their family grows; they are buying larger homes and growing their family in-situ.

According to Zoopla data, almost 19,000 properties came onto Calderdale's *sales* market between 2012/3 and 2016/7 at an average of more than 3,750 properties each year. Almost half of these properties were in Zone C. Over the same period almost 11,000 properties came onto the borough's *private rented* market at an average annual rate of 2,200 properties each year. Almost 4 in 10 of these properties were in Zone C.

Between 2012 and 2017, the number of properties available for sale and relet across the borough has declined by -24% and -49% respectively. Zone A witnessed the largest reduction of properties available for sale (35%) and Zone C witnessed the largest reduction of properties available for rent (55%). Estate and lettings agents suggest that finding a suitable property on the market is a challenge for homebuyers as is having the deposit to obtain the mortgage. Consequently, households who may ordinarily have bought their homes are living in market rented accommodation in an attempt to save money for a deposit. Given the stock profile in the borough it is not surprising that the reduction in properties coming to the sales market is due mainly to a reduced supply of houses - especially 2-bed, 3-bed and 4+ bedrooms.

This lack of family-sized accommodation restricts the market's ability to operate effectively. First-time movers are unable to find larger properties for trading up so more are staying put in their homes. If first-time movers don't sell then there are fewer properties available to first-time buyers and investors who traditionally buy these starter homes usually for private renting.

The shortage of suitable accommodation for older households (bungalows, suitable ground floor accommodation and specialist supported housing) makes it less likely older persons will right-size into bungalows or flats meaning they are likely to remain longer in their current (usually) larger 3-bed / 4-bed homes exacerbating problems of supply of larger sized properties. Local lettings agents are witnessing more families moving into the private rented sector and staying longer. Average tenancy duration in Calderdale's private rented sector is increasing and is now approximately 35 months.

Across Calderdale, the shortage of adequate supply appears to have had some upward pressure on overall sale property prices which have risen 8% in the past 5 years. The increase in property prices has been driven by houses. With the exception of Zone A (where sale values for apartments increased by 28%) median value of *apartments* sold between 2012/3 and 2016/7 fell by 5%. Median *house* prices increased across all housing zones by 12.5%. The largest increase in median house prices was in Zone A (25%) and the smallest increase was recorded in Zone D (4.1%). In 2016/7, the median sold price for a house in Calderdale was £135k which was £15k higher than in 2012/3 – an increase of 13%.

Between 2012/3 and 2016/7 private sector rents increased less than 5% (Table 4.7). This relatively modest increase suggests that the declining supply of private rented accommodation coming to the market is having only limited upward pressure on rents. The overall median rent levels in 2016/7 were £494 per calendar month. Local Housing Allowance (LHA) rates were within 80% of the median rent across the affordable housing zones which suggest that affordability in Calderdale's private rented sector isn't significantly different to affordable housing rent levels.

Based on 2014 household projections, by 2035 there is expected to be an overall increase of 14,604 households (15.9%). The overall number of households headed by a person aged 65 and over is expected to increase markedly by 50.8%. arc⁴ used data from recent household studies to explore relationships between dwelling type/size and household type/age and to derive a proposed dwelling stock profile based on these data. On the basis of this analysis, it is suggested that over one-third of new dwellings over the period 2015-35 (35.8%) should be houses with 3 bedrooms; 29% houses with fewer than 3 bedrooms; 12.7% houses with 4 or more bedrooms; 15.2% flats and 7.3% bungalows.

The above results were applied to the annual housing need figure of 840 (established using CLG methodology as set out in its housing need consultation paper) in consideration of the mix between market and affordable dwellings and concluded that the following dwelling types are required across Calderdale:

- 2 and 3-bedroom houses across both market and affordable tenures;
- 1 and 2-bedroom flats – particularly across the affordable sector;
- 4+ bedroom market houses;
- Affordable 1-bed and 2-bed bungalows.

Calderdale's Clinical Commissioning Group and the Better Care Fund Plan has ambitions to assist people with a long term illness and older people to remain independent, either at home with their families for as long as possible, or in homes that mix independence with specialist support when it's needed.

According to the 2011 Census, 26% of households in Calderdale have at least one member living with a long-term health problem or disability. As the risk of disability increases with age, it is likely that areas with high proportions of older residents will have an increased need for specialist provision to enable these households to continue to live independently.

The borough's market position statement 2015/6 reported that 200 people were waiting to be allocated an extra care apartment and a further 171 people were being supported to live in their own tenancies.

Feedback from arc⁴'s online stakeholder survey indicates that more than 6 in 10 respondents (63%) felt the current supply of housing for meeting the specialist needs of their client group(s) was inadequate. They cite a growth of people in specialist care who are unable to access properly adapted homes especially "people suffering with mental health and generally needing more support than we can offer in general needs housing". Respondents working with groups requiring specialist housing felt increased provision of 4+ bedroom market houses; extra care; and adapted flats and bungalows were needed to enable households to continue to live independently.

1. Introduction

- 1.1 At Cabinet, 2nd October 2017, Calderdale Council resolved to create a wholly owned company to *“build homes for sale and rent, together with other associated development”*. Specifically, the proposed company’s business plan would include:
- Provision of private rented accommodation with long term tenancies;
 - Development of homes for sale that meets aspirations of local households to own their own home and influences house building in Calderdale;
 - Creation of choice of accommodation for the ageing population and, in turn, create movement in the housing market.
- 1.2 Cabinet also resolved that further information regarding the company’s scheme costs and viability be presented to a future Cabinet meeting for sign-off. This is expected to take place in March 2018.

The requirement

- 1.3 arc⁴ was commissioned to compile specialist evidence about the housing market in Calderdale and its needs to enable the Council to consider its future property offering by tenure and types to support the business plan and inform its decision to establish a local housing delivery company.
- 1.4 To achieve this, arc⁴ has considered evidence from:
- Calderdale MBC’s 2015 SHMA and other documents especially in relation to the performance of the Council’s current housing market;
 - Census and other national demographic datasets;
 - Trends based on Land Registry data and Zoopla data;
 - Primary data covering the views of stakeholders from the local authority; registered providers; developers; regional organisations and financial institutions;
 - A detailed review of the market through local agents.

Conventions used in this report

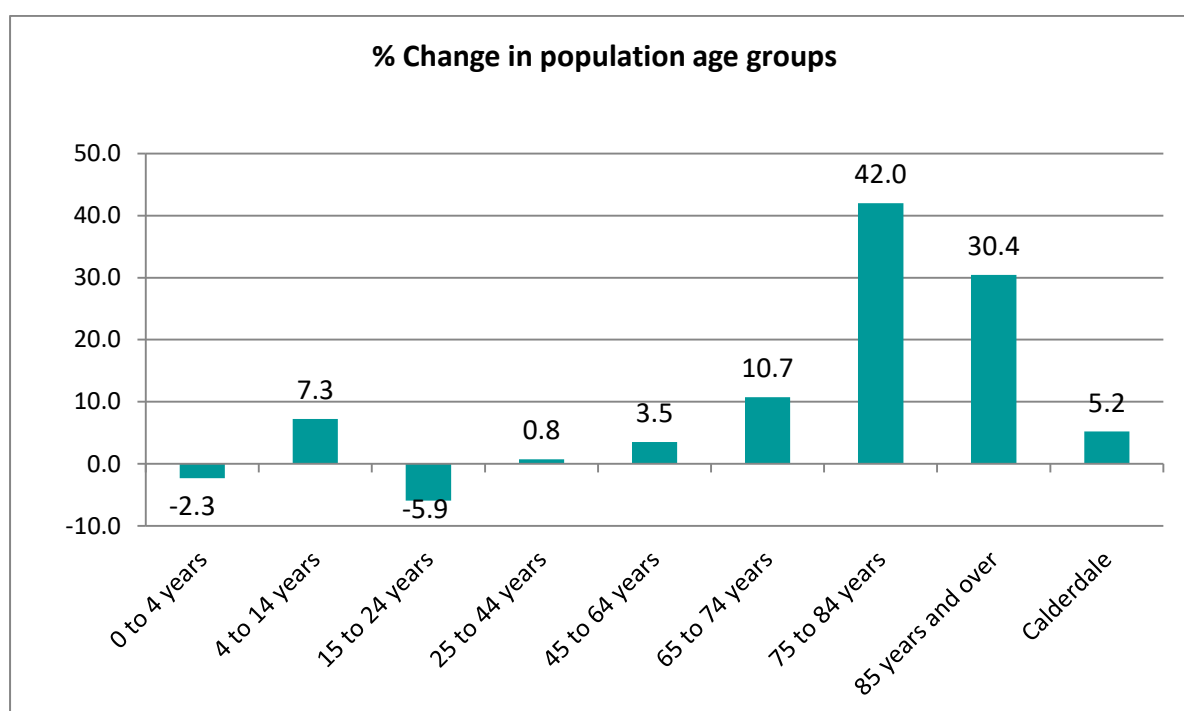
- 1.5 Private renting includes rent free households. Owner occupiers are defined, as by the Census, as either owning the home outright or having bought the home with a mortgage, loan or shared ownership.
- 1.6 Rows in some tables may not sum to 100%. This may be because insignificant categories have been removed or subsets added to aid the narrative.

- 1.7 There is no definitive way to determine the boundaries of housing markets. They are fluid, meaning that official Census of political geographies are not a good match. For mapping the market, we have used affordable housing zones as directed by Calderdale MBC. Local estate and letting agents work to other housing market boundaries.

2. Calderdale

Local context

- 2.1 According to the 2011 census, Calderdale's population of 204,000 people lived in 88,621 households. This represented an increase of 6.0% and 9.5% respectively between 2001 and 2011. Mid-year estimates indicate that Calderdale's population and households have continued to grow. The 2014-based household projections suggest the number of households in Calderdale is expected to increase by a fifth (20.1%) to 106,438 by 2035.
- 2.2 The 2011 census also showed that between the censuses of 2001 and 2011, the number of dwellings in Calderdale increased by 7,454 homes (8.8%) to 92,173. Data from the Valuation Office Agency (2016) indicates that by 2016, Calderdale's housing stock had risen to 94,580 properties.
- 2.3 Calderdale's Housing Strategy 2012 - 2017 indicated that 641 affordable units of housing were required each year to meet the housing needs of the borough. The OAN identified in the borough's 2015 Strategic Housing Market Assessment (SHMA) was in the form of a range 872 to 1,196. The Council has taken 840 as the most appropriate annual figure to meet this need.
- 2.4 Item 14 "Local Delivery Company – Options Appraisal" which went to Calderdale MBC Cabinet on 2nd October 2017 states that *"housing delivery in Calderdale has continuously fallen since 2007/8 ... even though the population has continued to increase"*. The report suggested that this *"indicated substantial growth in housing delivery every year for the life of the Local Plan"* - expected to be adopted late 2019 and covering the period 2019/20 to 2034/35 – was required.
- 2.5 Calderdale is a fairly well contained housing market. The 2011 Census suggests that 72% of moving households in Calderdale remained within the borough. Of those people moving to an address in Calderdale in the year before the Census, 73% moved from another address in the borough. PPG guidance defines this as a *"self-contained"* market and the Calderdale SHMA (2015) summarises that *"while there is evidence of cross-boundary migration and commuting in the immediately surrounding area, the majority of authorities consider themselves as operating in relatively self-contained housing markets"*.
- 2.6 The 2014 sub-national population projections released by the Office of National Statistics in 2016 suggest Calderdale's population will increase 10,800 (5.3%) by mid-2024. This is in line with the Calderdale SHMA (2015) which indicates significant changes in Calderdale's demographic profile by 2033. It anticipates the borough's population to increase by 25,267 (12.4%) and the number of households to increase by 16,887 (19.1%) on 2011 figures.
- 2.7 Chart 2.1 shows projected changes in age profile of the borough's population. The largest percentage changes are in the "75 to 84 years" age group (42%) and in the "85 years and over" age group (30%). The "75 to 84 years" age group is also responsible for the largest numerical increase of any group (4,700).

Chart 2.1 Projected changes in Calderdale age groups 2014 – 2024

Source: ONS 2014 Sub national population projections.

- 2.8 In 2003, there was significant reorganisation of Calderdale's wards and ward boundaries. Ward comparisons between 2001 and 2011 censuses are therefore of limited value. The project inception meeting on 15 December 2017 agreed that where possible, project reporting would be at Affordable Housing Zone.

Regional context

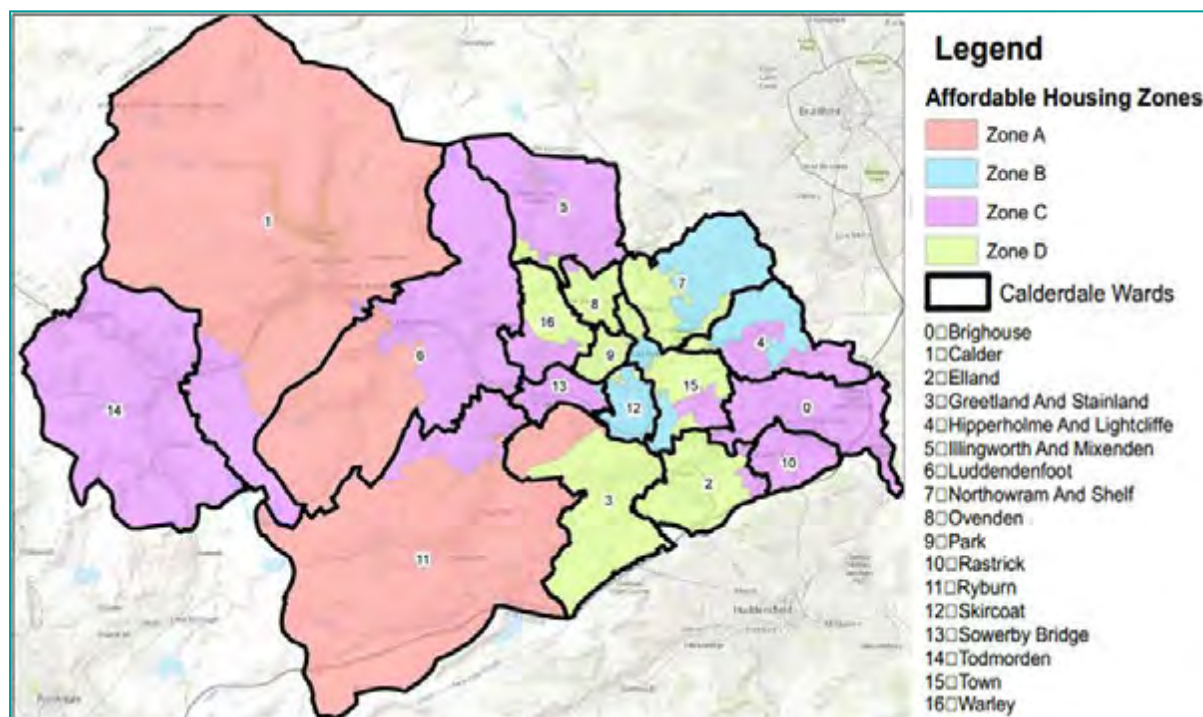
- 2.9 Calderdale is a member of the West Yorkshire Combined Authorities and the wider Leeds City Region. The former comprises membership from Bradford, Calderdale, Kirklees, Leeds and Wakefield, plus York and the Local Enterprise Partnership (Councillor Tim Swift, Leader of Calderdale Council, is Deputy Chair of the LEP Board).
- 2.10 Calderdale is an important centre for financial services (home to the Lloyds Banking Group headquarters) and advanced engineering and manufacturing, specialising in complex components. Small businesses (especially in digital services and creative sectors) are attracted to towns in the Upper Calder Valley and there are proposals for a Vocational Higher Education Institution for Digital Manufacturing.
- 2.11 Calderdale's priorities for growth relate to developing employment sites in the north and east of the district, including Halifax and the Leeds City Region Enterprise Zones, as well as the delivery of Calderdale Local Plan requirements for new homes. The borough's flourishing visitor economy is bolstered by a £100 million investment to transform Halifax which has been identified as one of 7 *urban growth centres* that are integral to connecting jobs and homes and maximising benefits from transport investment.

- 2.12 Calderdale has good connections to centres across West Yorkshire, York, Manchester and Lancashire. Improved transport infrastructure will help Calderdale to maximise opportunities presented by its location. For example, Clifton Enterprise Zone has the potential to attract investment and bring jobs to the south east of the borough. Its location close to a congestion black spot means its potential may not be fully realised unless the project is able to capitalise on planned improvements to transport e.g. Bradford-Halifax-Huddersfield corridor, the Northern Powerhouse Rail hub and HS2.

3. Affordable housing zones

- 3.1 Calderdale MBC has identified 4 affordable housing zones which provide the geography level at which this analysis is being conducted. This section examines characteristics of these zones.

Map 3.1 Outline of Calderdale's Affordable Housing Zones



- 3.2 Map 3.1 shows the affordable housing zones (shaded areas) and their relationship to Calderdale's wards. Whilst the housing zones share common characteristics, with the exception of Zone A, the remaining zones are not contiguous. Zone B and Zone D are in 2 discrete areas and Zone C appears in 3 discrete areas spanning the width of the borough. The borough's wards are mapped onto the affordable housing zones to help the analysis.

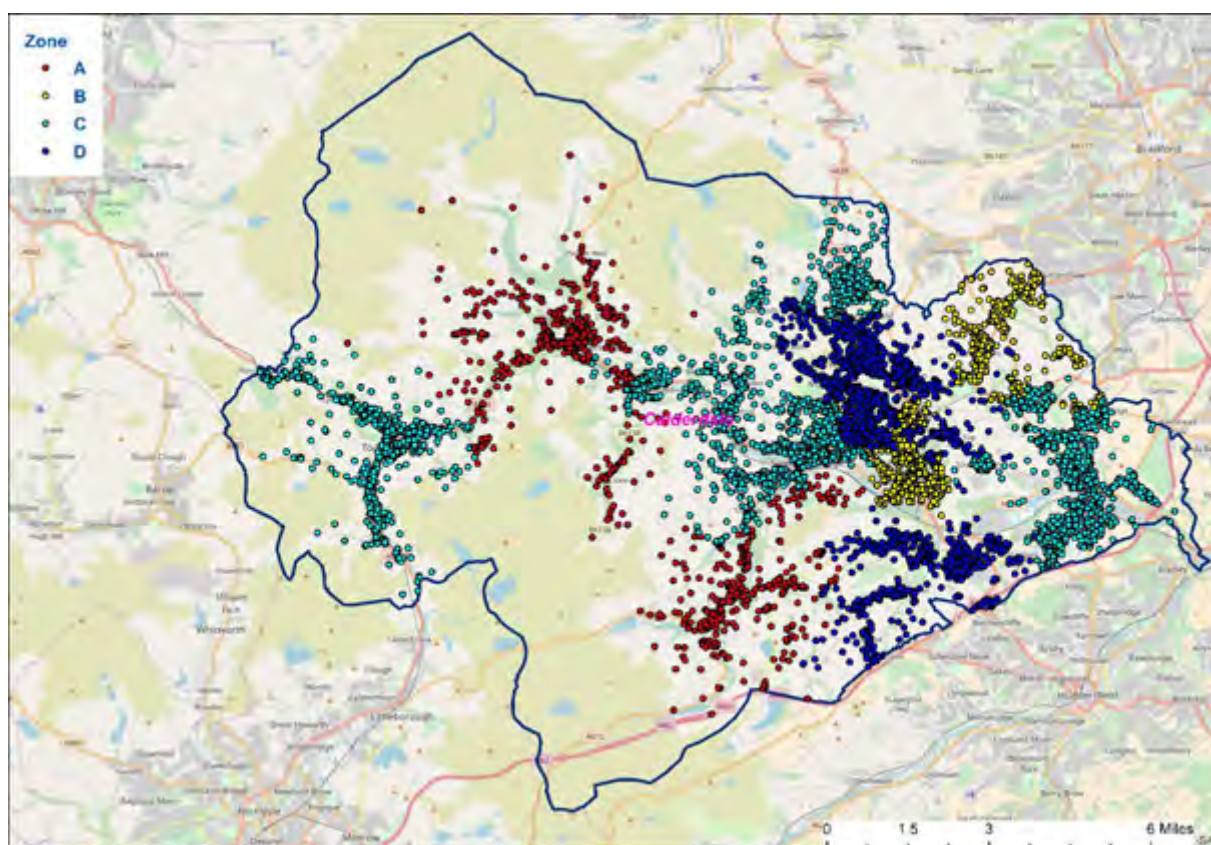
Table 3.1 Background statistics for Calderdale's Affordable Housing Zones

| Household type | Zone A | Zone B | Zone C | Zone D | Calderdale |
|---|--------|--------|--------|--------|------------|
| All households | 8,553 | 12,739 | 38,932 | 28,397 | 88,621 |
| As % of Calderdale | 9.7 | 14.4 | 43.9 | 32.0 | |
| One person (65+) | 11.1 | 14.3 | 13.3 | 11.5 | 12.6 |
| Other one person household | 19.7 | 19.8 | 19.4 | 21.3 | 20.1 |
| One family all 65+ | 6.7 | 8.9 | 8.4 | 5.6 | 7.4 |
| Lone parent | 8.7 | 8.0 | 10.4 | 12.4 | 10.5 |
| At least one person with a long-term health problem or disability | 23.1 | 23.8 | 27.2 | 27.3 | 26.3 |

Source: Census 2011

- 3.3 Table 3.1 shows some Calderdale statistics based on the 2011 census to provide important context for the analysis at affordable housing zone level.
- 3.4 The majority of Calderdale's households are found in Zone C and Zone D accounting for more than three quarters of all households in the borough. Table 3.1 shows that these zones have higher incidences of households where at least one person has a long term limiting illness or disability compared to Zone A and Zone B. Across the Leeds City Region, Calderdale MBC has the fourth highest rate of households where at least one person has a long-term health problem or disability. The limiting nature of disability will need to be established when considering housing offer.
- 3.5 Map 3.2 uses postcode data to illustrate the distribution of households across the borough's affordable housing zones. It demonstrates the sparsity of the borough's population. This is most evident in Zone A and across parts of Zone C e.g. Ryburn and Todmorden.

Map 3.2 Distribution of households across Calderdale's Affordable Housing Zones



Source: CAMEO data

- 3.6 Table 3.2(below) shows the number and type of dwelling in each affordable housing zone. Houses are the dominant property offering across each zone and account for 77% of the borough's stock total. The number and percentage of bungalows in Zone C is higher than elsewhere in the borough. In Rastrick (14%), Hipperholme and Lightcliffe (14%), Northowram and Shelf (13%) and Brighouse (12%) wards the percentage of bungalows exceeds 10%.

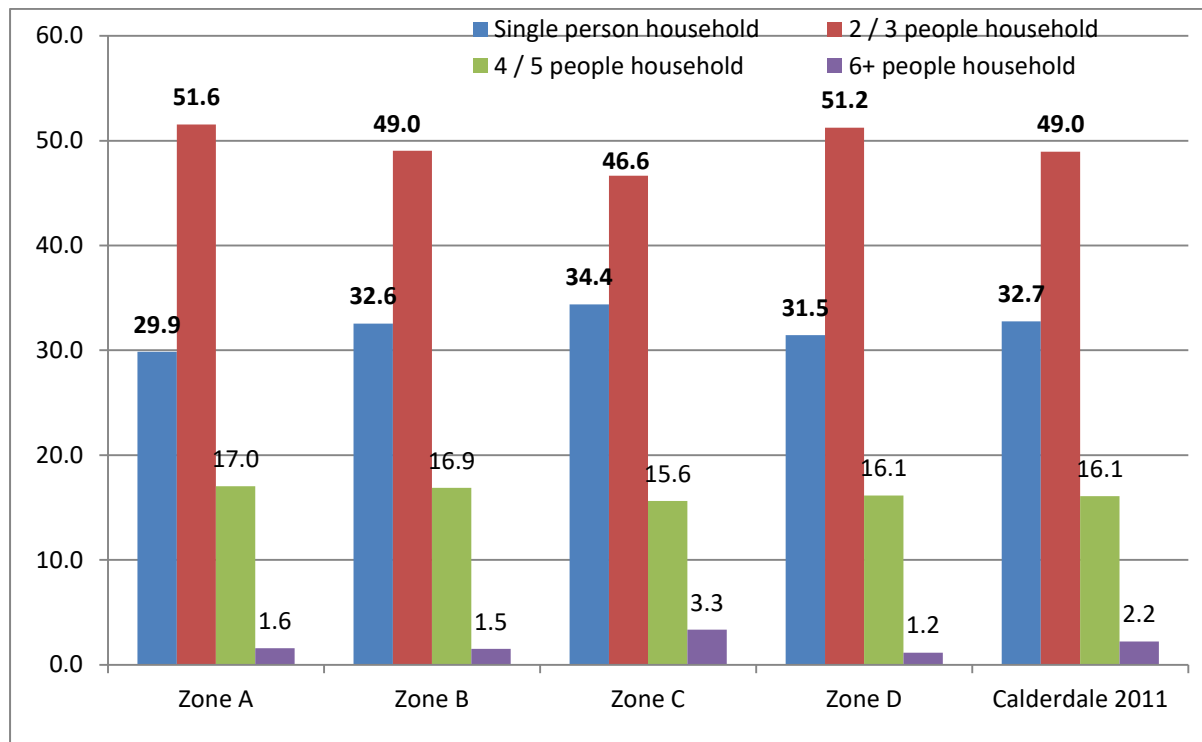
Table 3.2 Dwellings by type and size for Calderdale's affordable housing zones 2016

| Property | Zone A | Zone B | Zone C | Zone D | Calderdale |
|------------------|--------|--------|--------|--------|------------|
| 1&2 bed bungalow | 70 | 620 | 2,510 | 1,210 | 4,410 |
| 3 bed bungalow | 190 | 250 | 930 | 370 | 1,740 |
| 4+ bed bungalow | 60 | 70 | 190 | 70 | 390 |
| 1&2 bed flat | 990 | 2,460 | 5,080 | 4,760 | 13,290 |
| 3 bed flat | 70 | 100 | 200 | 360 | 730 |
| 4+ bed flat | 14 | 10 | 20 | 20 | 64 |
| 1&2 bed house | 2,670 | 3,110 | 11,890 | 9,130 | 26,800 |
| 3 bed house | 2,310 | 4,110 | 14,810 | 11,230 | 32,460 |
| 4+ bed house | 1,700 | 2,420 | 4,560 | 3,160 | 11,840 |
| Zone totals | 8,104 | 13,560 | 40,210 | 30,380 | 92,254* |
| Property type % | | | | | |
| Bungalows | 3.9 | 6.9 | 9.0 | 5.4 | 7.1 |
| Apartments | 13.3 | 19.0 | 13.2 | 16.9 | 15.3 |
| Houses | 82.4 | 71.1 | 77.7 | 77.4 | 77.1 |
| Property size % | | | | | |
| 1&2 bed | 46.0 | 45.6 | 48.4 | 49.7 | 48.2 |
| 3 bed | 31.7 | 32.9 | 39.6 | 39.4 | 37.9 |
| 4+ bed | 21.9 | 18.4 | 11.9 | 10.7 | 13.3 |

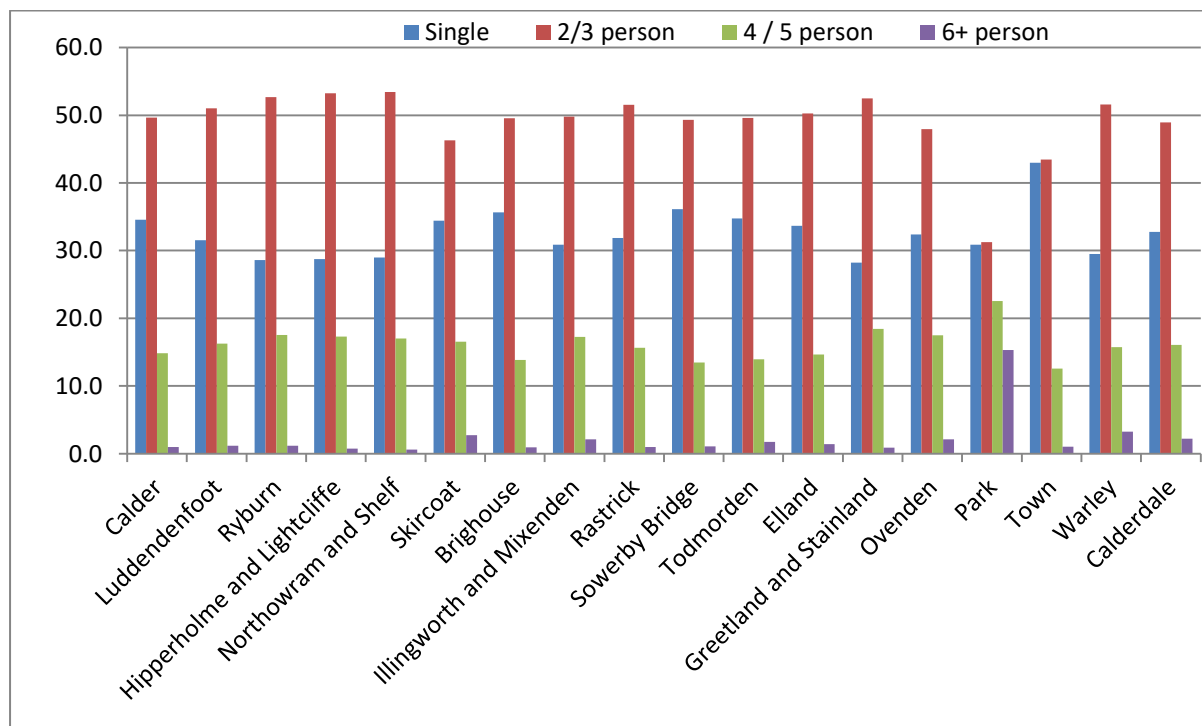
Source: Valuation Office Agency 2016

* Unknown types were removed from the figures for readability

- 3.7 Almost half the properties in Calderdale have 1 or 2 bedrooms. Slightly more than 1 in 10 properties have 4 bedrooms or more.
- 3.8 Chart 3.1 (based on 2011 census) shows household size by *affordable housing zone*. It is supported by Chart 2 which shows household size by *ward*.

Chart 3.1 Household sizes by affordable housing zones

Source: Census 2011

Chart 3.2 Household size by ward

Source: Census 2011

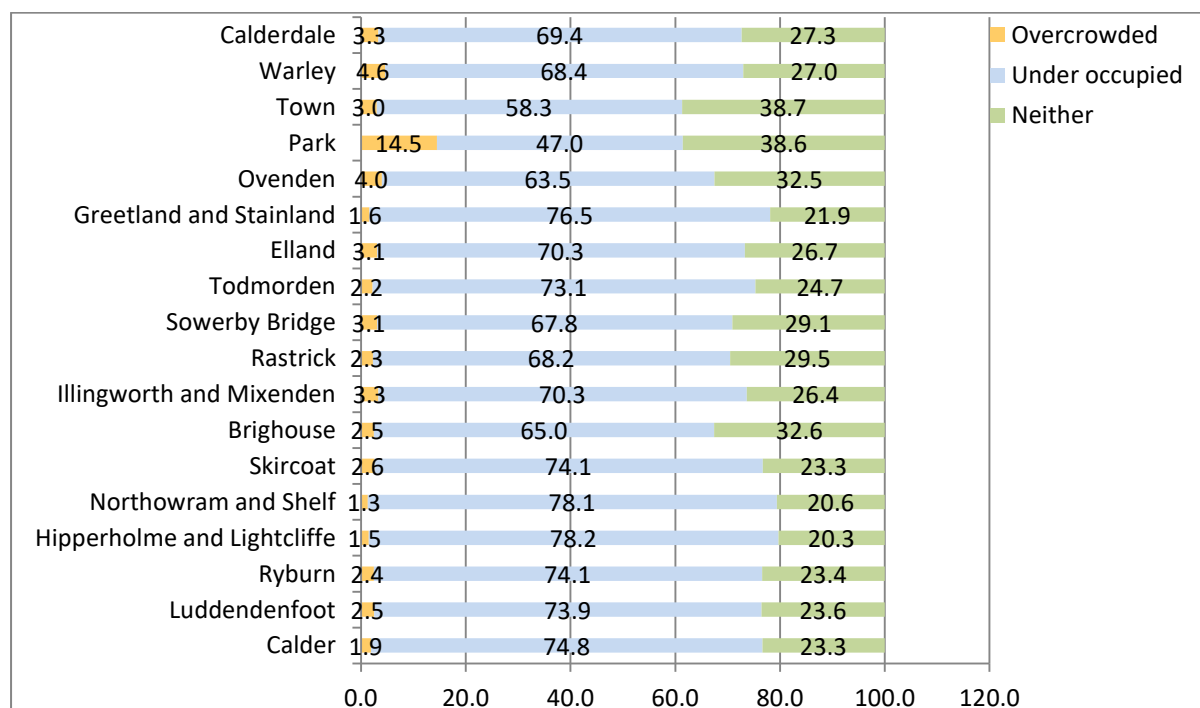
- 3.9 These charts confirm that smaller households are the dominant size in Calderdale. In each of the 4 affordable housing zones, households of 3 people or less account for approximately 80% of all household (Chart 3.1). This pattern is repeated at ward level where in 16 of 17 wards, at least 80% of households have 3 people or less. The exception is Park. It has a flatter distribution of household sizes and a significantly higher percentage of 6+ person household (15.3%) than the borough average (2.2%). Notably, 72% of residents in Park ward are from BAME backgrounds which differs markedly from Calderdale overall where 10% of residents have BAME backgrounds.
- 3.10 Table 3.3 shows there is a 1:1 relationship between dwellings and households across the affordable housing zones which suggests adequate provision of dwellings for the borough's households. However, the 2015 SHMA highlighted that between 2001 and 2011, Calderdale's average household size fell from 2.36 to 2.28 persons per household. In comparison the national figure remained unchanged at 2.36. Therefore as well as managing projected population increase, the borough will also need to cater for a mismatch between the size of household and available dwellings.

| Table 3.3 The relationship between dwellings and households in Calderdale | | | | | |
|---|--------|--------|--------|--------|------------|
| | Zone A | Zone B | Zone C | Zone D | Calderdale |
| Dwellings | 8,104 | 13,560 | 40,210 | 30,380 | 92,254 |
| Households | 8,553 | 12,739 | 38,932 | 28,397 | 88,621 |
| Ratio of dwellings to households | 0.9 | 1.1 | 1.0 | 1.1 | 1.0 |

Source: Census 2011 and mid-year estimates 2016

- 3.11 Chart 3.3 below shows occupancy level in each of the affordable housing zones.

Chart 3.3 Overcrowding and under-occupation by Ward



Source: Census 2011

- 3.12 Although there is a higher level of overcrowding in Park (15%) than elsewhere in the borough, the indication is that overcrowding isn't a significant concern in Calderdale with only 3.3% of households having fewer rooms than they need which is less than regional (3.6%) and national (4.6%) averages. By contrast 70% of households have more rooms than they need.

Important socio-demographics of the affordable housing zones

- 3.13 The remainder of Section 3 highlights characteristics of Calderdale's affordable housing zones using CAMEO - a consumer analysis database that combines public and customer data. The CAMEO methodology indicates the *predominating* characteristic for each postcode and plots the centroid of a postcode area which can lie outside an actual housing location. Not all postcodes have a CAMEO value attached to them; for example, locations with communal housing or zero population are not marked. The information is intended to provide context for planning and policy personnel rather than statistical accuracy.

Incomes

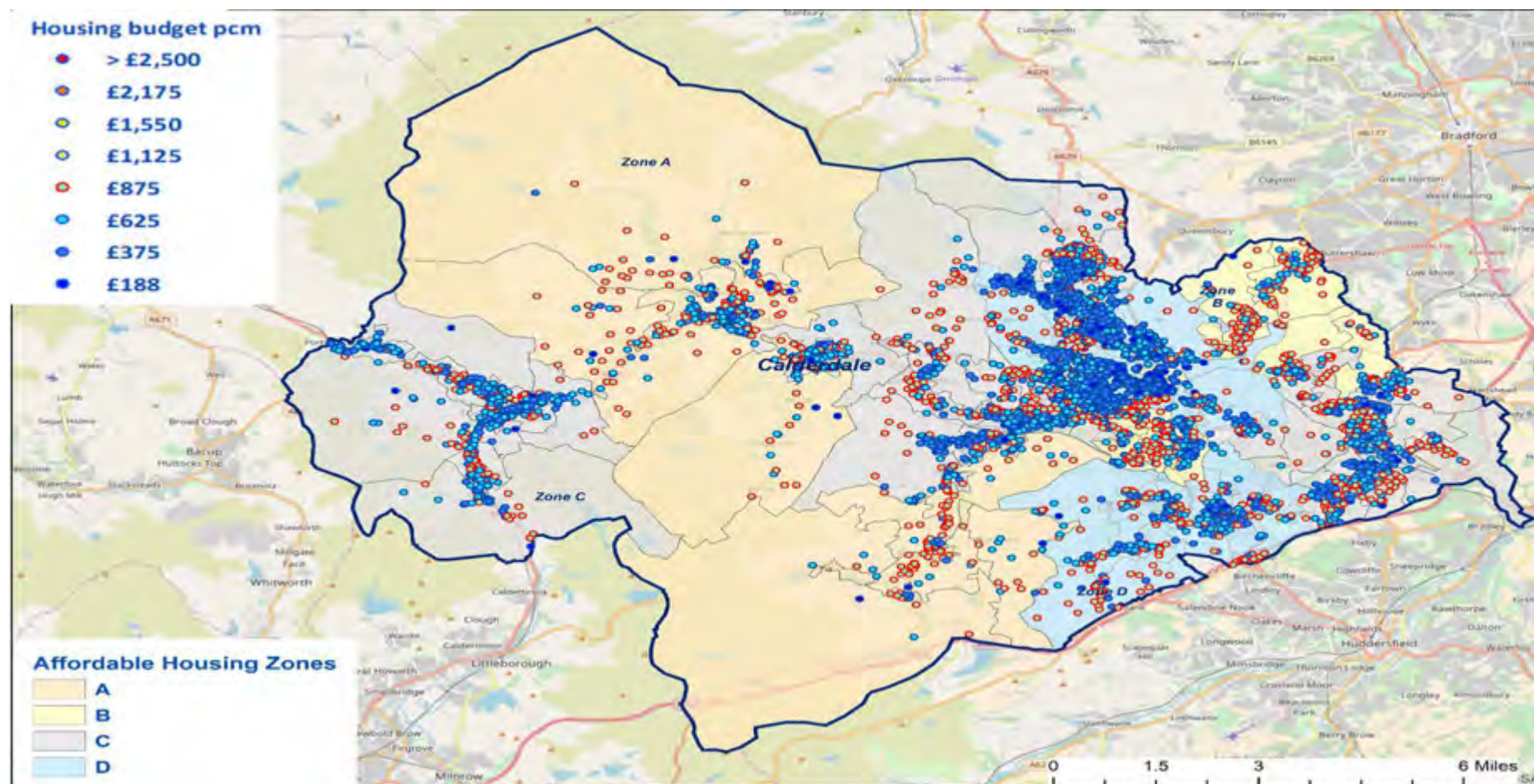
- 3.14 Table 3.4 below shows income levels and what households can afford to pay for housing based on an upper limit of 30% of gross household income allocated to housing costs. The figures in the table assume a 95% Loan to Value (LTV) repayment mortgage for 25 years at 3% interest.

| Table 3.4 Incomes and what households can spend on housing costs | | | | | | | | |
|--|-------|------|-------|-------|--------|--------|--------|---------|
| Annual Income | <£10k | £15k | £25k | £35k | £45k | £62.5k | £87.5k | £100k+ |
| PCM spend limit | £188 | £375 | £625 | £875 | £1,125 | £1,550 | £1,750 | >£2,500 |
| Value of home* | £41k | £82k | £137k | £192k | £247k | £341 | £385k | £550k |

- 3.15 The figures illustrated on Map 3.3 and Map 3.4 represents mid points of a range of incomes. It is probable households will be clustered towards the lower end of these ranges and so in practice, the percentage of households that can afford these payments is expected to be lower.

3.16 Map 3.3 illustrates the distribution of households with incomes in the 4 lower income levels between £10k and £35k by affordable housing zone. Significant proportions of households with the 2 lowest levels of housing budgets are located in the towns and main roads emanating from the towns.

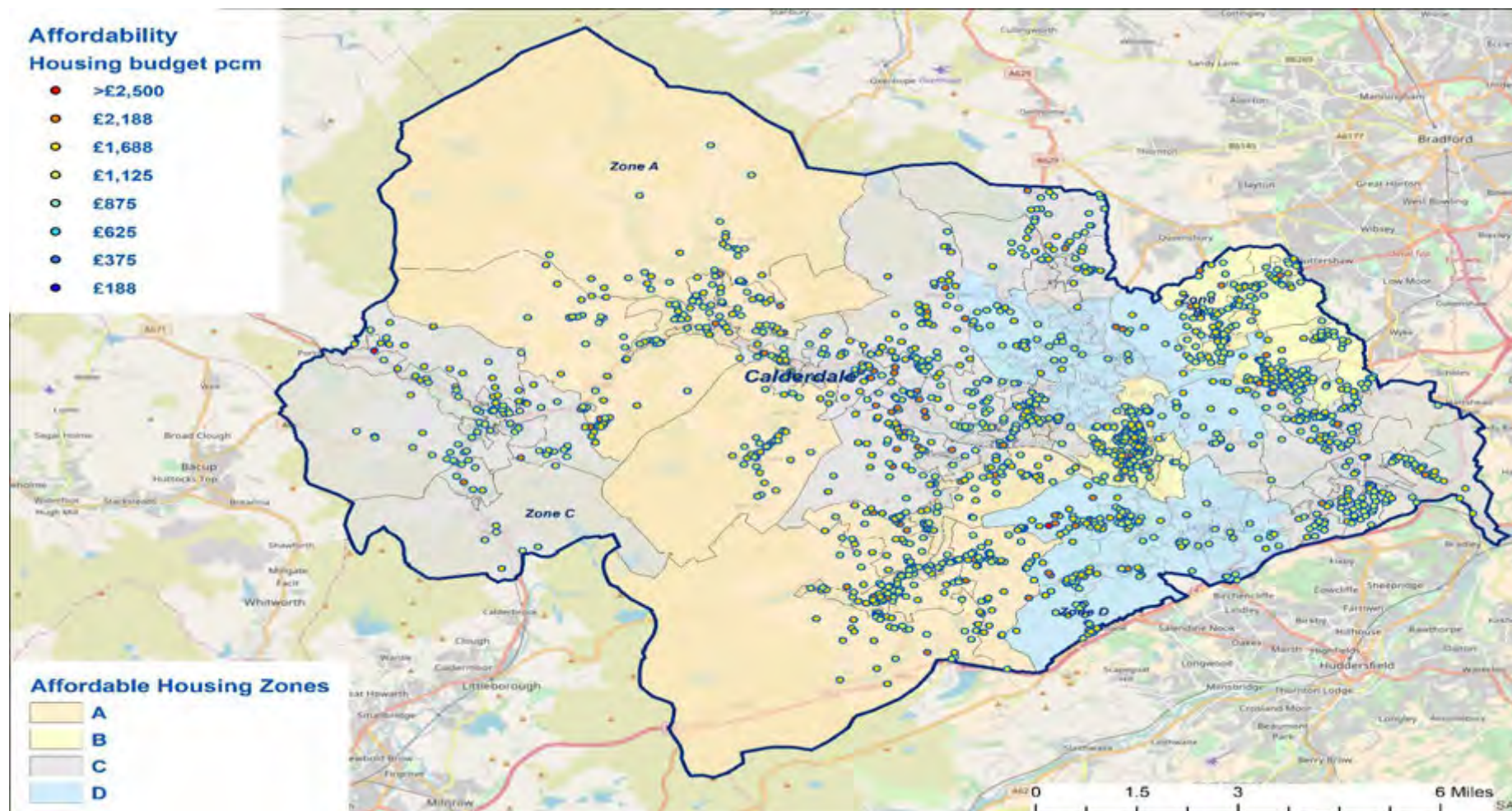
Map 3.3 Mid-point incomes of £35k and below



Source: CAMEO data

3.17 Map 3.4 illustrates the distribution of households with incomes in the higher income levels (£35k - £100k+) by affordable housing zones. Most households in the higher brackets have housing budgets between £875 and £1,125 per calendar month.

Map 3.4 Mid-point income £35k and above



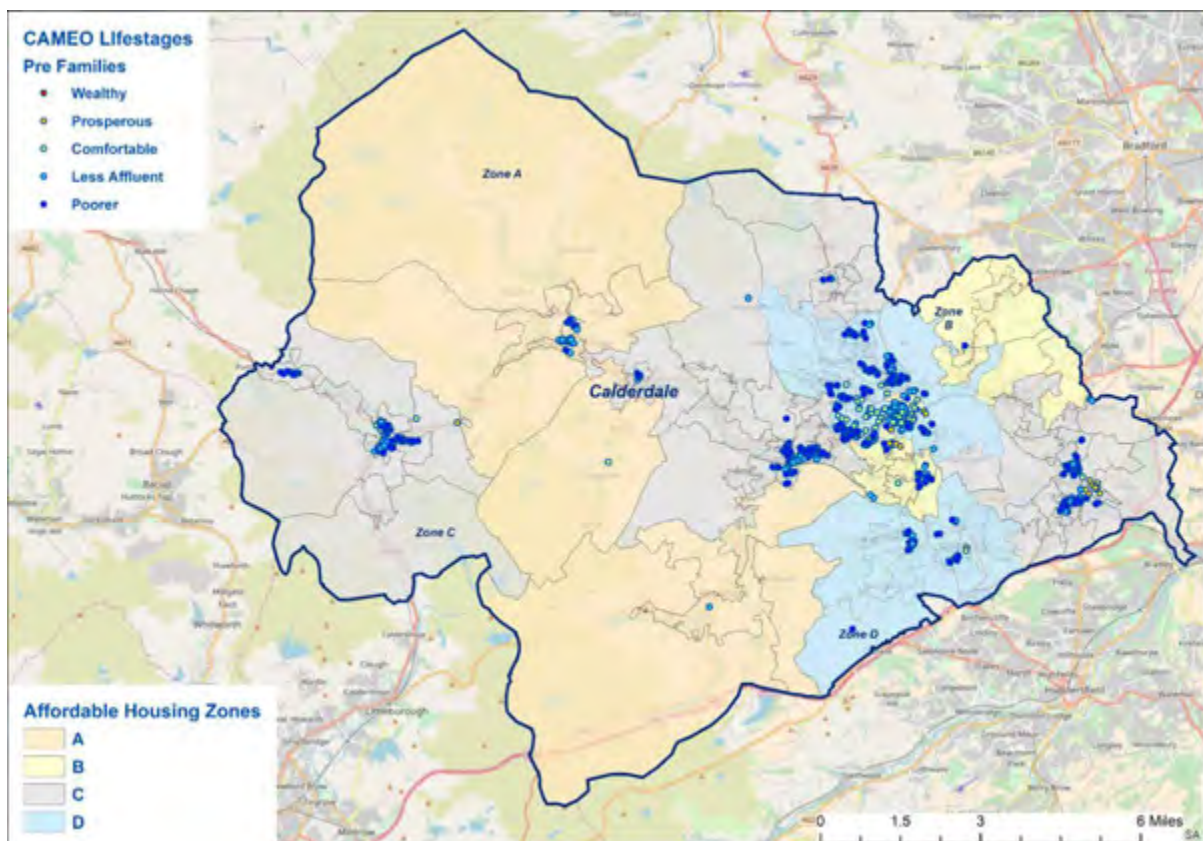
Source: CAMEO data

3.18 The following maps show the distribution of households by 5 life stages. Once again, the information uses CAMEO methodology and is intended to provide context to assist the narrative, rather than statistical accuracy. The life stages are:

- Pre-Family households (singles and couples)
- Young (pre-school) households
- School age households
- Mature Families and Couples
- Older People in Retirement

3.19 Pre-family households (Map 3.5) are, as is usual in Britain, concentrated in the centre of the main towns. These are overwhelmingly Poorer or Less Affluent households than local averages.

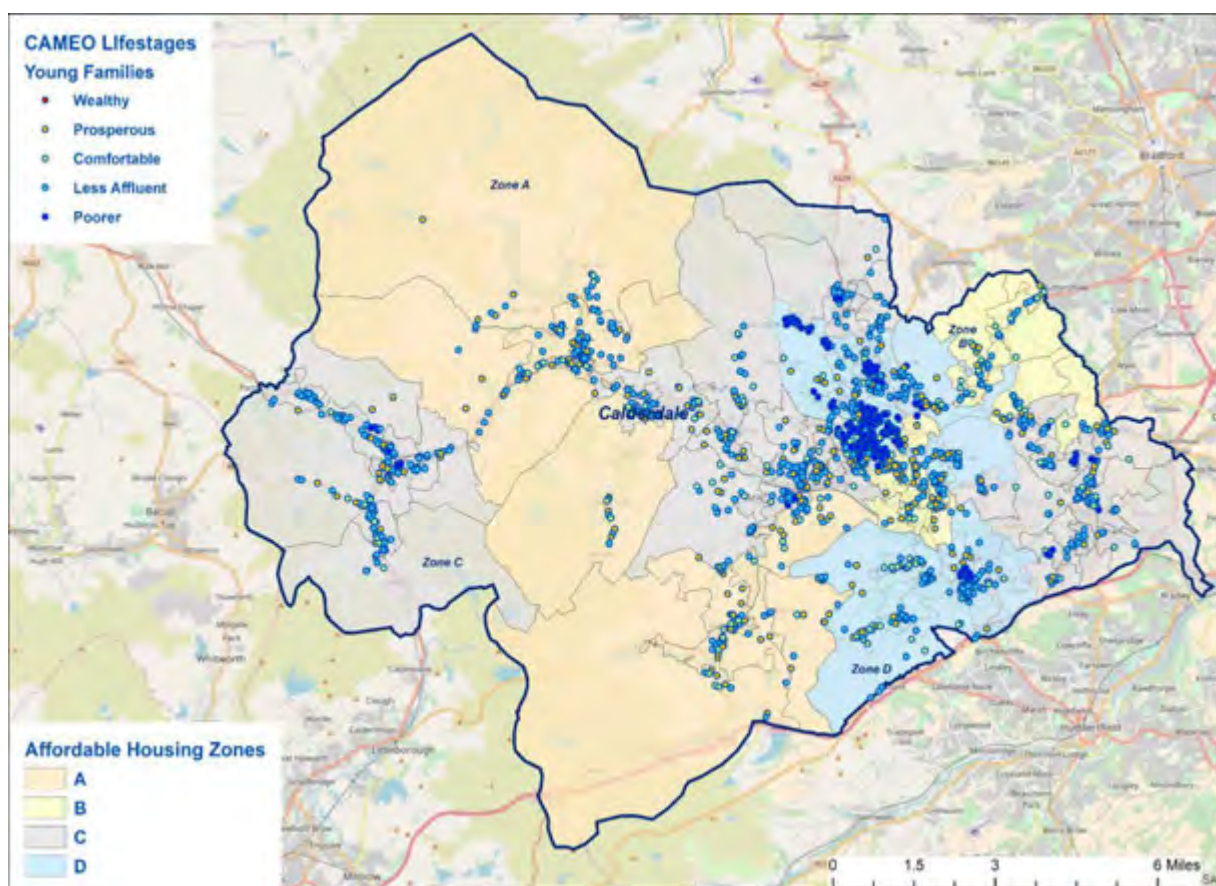
Map 3.5 **Distribution of Pre-Family households**



Source: CAMEO data

3.20 It is worth noting that CAMEO classifications are relative terms that are used to describe demographic clusters.

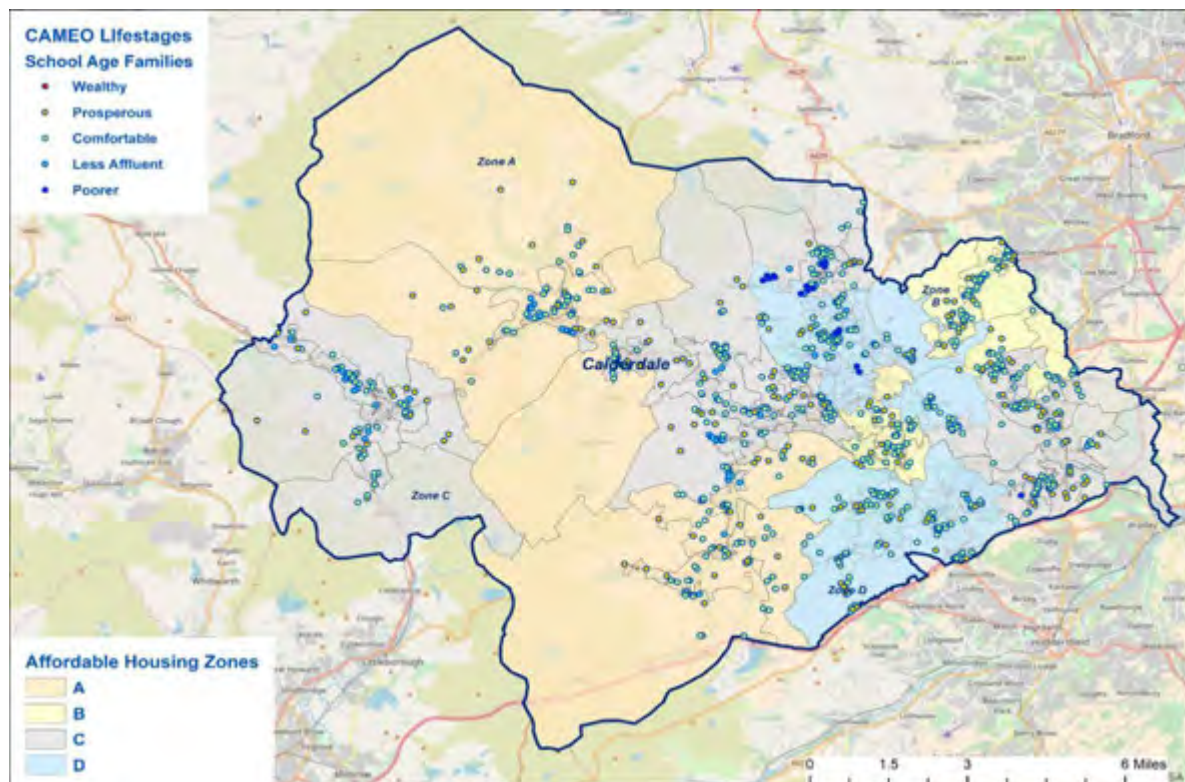
3.21 The young (pre-school) households (see Map 3.6) are much more widespread living slightly more outside the main centres and tend to be slightly better off than the pre-family households.

Map 3.6 Distributions of *Pre-School* households

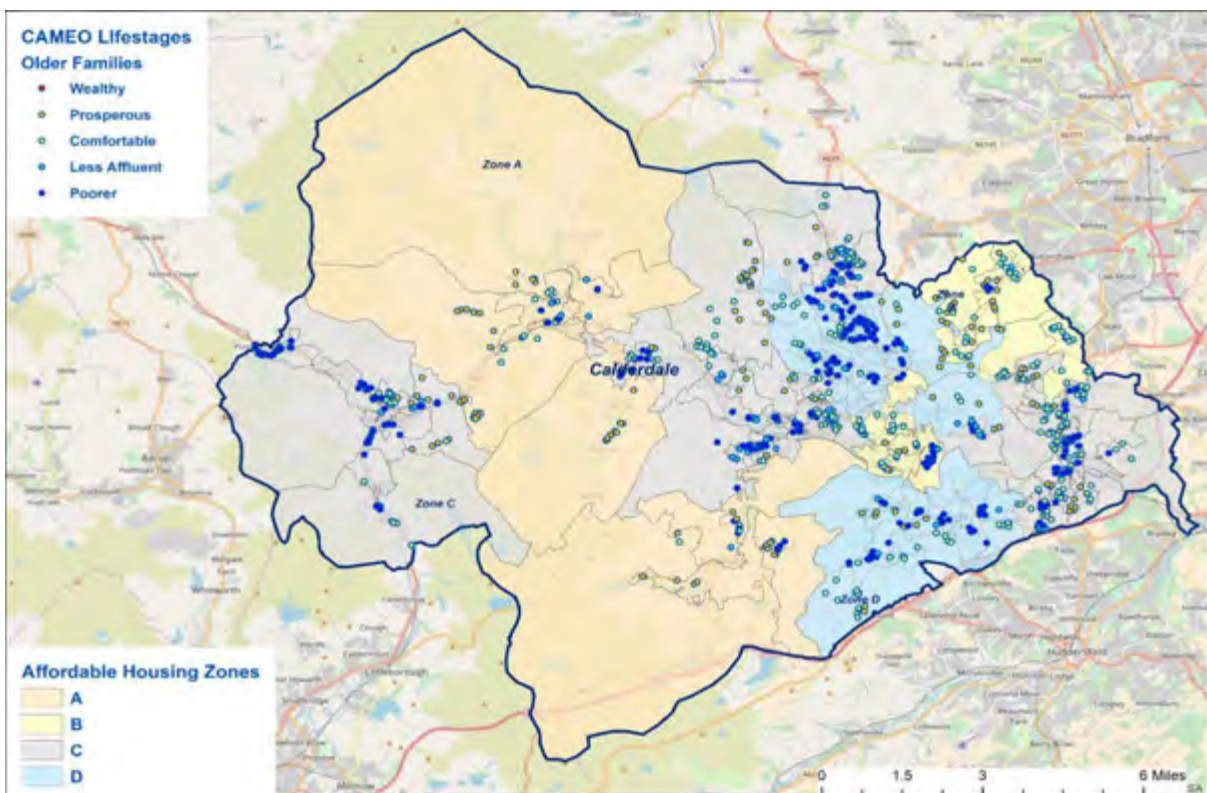
Source: CAMEO data

3.22 School age families are located outside the town centres (Map 3.7). They are more likely to be Comfortable or even Prosperous.

Map 3.7 Distributions of *School Age* households



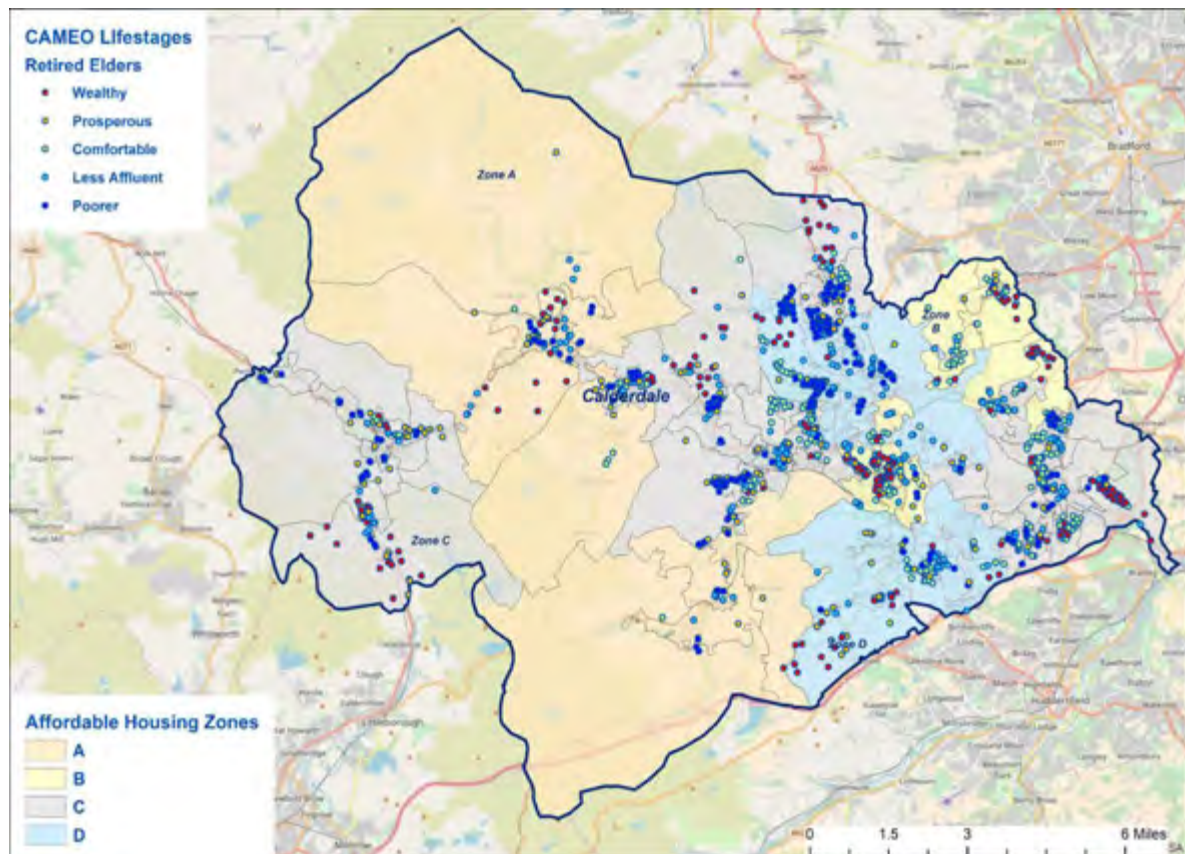
Map 3.8 Distribution of *Mature Families and Couples* households



Source: CAMEO data

- 3.23 Mature families tend to follow the pattern of school age families (Map 3.8). However, they are more likely to be poorer. Conversely, Older People in Retirement tend to lie across the spectrum from poorer to wealthy (Map 3.9).

Map 3.9 Distributions of Older People in Retirement



Source: CAMEO data

- 3.24 The distribution of Poorer, Less Affluent, etc. households is not consistent between the School Age, Mature Families and Older People in Retirement groups which may be due to various factors including in (and possibly out) migration dependent on household life stages.

4. Calderdale's Housing Market

Performance of the markets

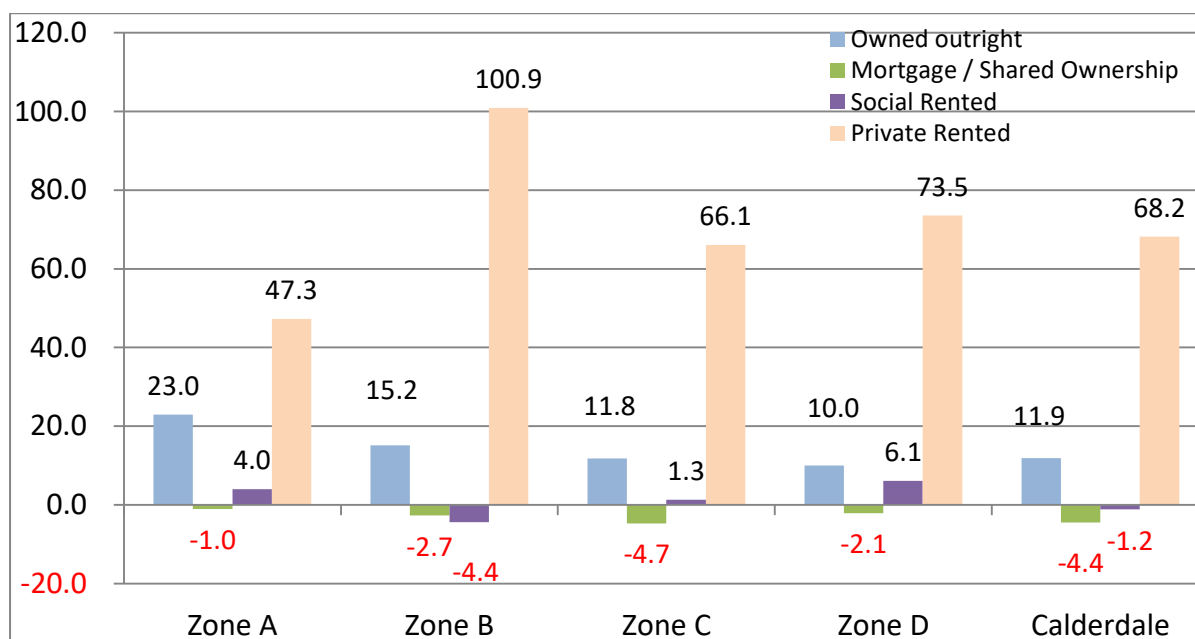
- 4.1 Table 4.1 shows Calderdale's housing markets by affordable housing zone. The 2011 census indicates that Calderdale's housing market is dominated by home ownership. Almost 7 in 10 households are owner-occupied. Of these, 31% own their home outright and a further 36% bought their home with a mortgage, loan or shared ownership. In 2011, the national average for owner-occupation was 64% so Calderdale was performing above the national average.
- 4.2 Table 4.1 also shows that whilst the percentage of private rented accommodation (17.8%) was in line with the national average (18%), social renting (15.2%) was slightly lower than the national average of 17.2%.

| Table 4.1 Calderdale housing tenure by affordable housing zone 2011 | | | | |
|---|----------------|-----------------------------|---------------|----------------|
| Affordable Housing Zone | Owned outright | Mortgage / Shared Ownership | Social Rented | Private Rented |
| Zone A | 36.5 | 39.8 | 7.9 | 15.8 |
| Zone B | 35.4 | 37.2 | 8.3 | 19.2 |
| Zone C | 32.3 | 36.1 | 15.2 | 16.3 |
| Zone D | 26.3 | 33.5 | 20.5 | 19.7 |
| Calderdale 2011 | 27,671 | 31,707 | 13,494 | 15,749 |
| As % | 31.2 | 35.8 | 15.2 | 17.8 |
| Calderdale 2001 | 24,725 | 33,178 | 13,652 | 6,594 |
| As % | 30.5 | 41.0 | 16.9 | 8.1 |
| England 2011 | 30.6% | 33.6% | 17.7% | 18.1 |

- 4.3 Chart 4.1 shows the percentage change in Calderdale's tenure by affordable housing zone between 2001 and 2011. Most noticeable is the significant increase in private renting across the borough of 68% between 2001 and 2011. The increase in private renting occurred across all affordable housing zones and range from a low of 47% in Zone A to a high of 101% in Zone B.
- 4.4 The private rented sector is growing; the 2011 Census set the sector at 18.1% of the UK housing market, an increase of 31.2% from 13.8% in 2001. Increasing house prices; continued turbulence in the sales market following the downturn in 2008; welfare reform; reduced access to social housing are all factors that have underpinned the growth of private renting and made it the destination market for many households. For many local authorities, the private rented sector plays a vital role in meeting housing needs as well as providing an alternative to homeownership.
- 4.5 Chart 4.1 also points out universal reduction in the proportion of households buying their homes with a mortgage, loan or through shared ownership. The largest decrease in this tenure (4.7%) was recorded in Zone C.

- 4.6 Although the number of social housing units remained relatively unchanged, the percentage of social housing in the borough fell slightly. Zone B was the only zone to record a numeric reduction of social housing households between 2001 and 2011.

Chart4.1 % change in housing tenure by affordable housing zone 2001 to 2011



- 4.7 Calderdale's 2015 SHMA suggests the reduction in the proportion of households buying their homes with a mortgage, loan or through shared ownership reflects the impact of the credit crunch and the subsequent risk-averse approach to lending by financial institutions - making it difficult for many households to get a mortgage.

Table 4.2 Change in tenure by regions 2001 to 2011

| Regions | Households | Owned outright | Owned with loan / mortgage | Social rented | Private rented |
|--------------------------|------------|----------------|----------------------------|---------------|----------------|
| North East | 6.0 | 19.9 | -8.2 | -11.9 | 130.5 |
| North West | 7.0 | 11.5 | -9.3 | -2.5 | 114.8 |
| Yorkshire and The Humber | 7.7 | 15.7 | -7.8 | -7.3 | 116.9 |
| East Midlands | 9.4 | 16.4 | -8.9 | -1.0 | 123.7 |
| West Midlands | 6.6 | 13.7 | -11.6 | -1.9 | 134.4 |
| East | 8.6 | 16.4 | -10.4 | 3.2 | 110.8 |
| London | 8.3 | 3.7 | -14.7 | -0.6 | 89.4 |
| South East | 8.2 | 12.4 | -11.0 | 6.2 | 100.8 |
| South West | 8.6 | 12.8 | -10.8 | 6.8 | 93.3 |
| Wales | 7.7 | 12.3 | -7.5 | -0.7 | 105.1 |

Source: Census 2001 & 2011

- 4.8 Table 4.2 supports this SHMA view. The pattern observed in Calderdale is repeated across all regions. Anecdotal evidence from estate and lettings agents across the country suggests that another consequence of the credit crunch has been a change in approach of homeseekers. Instead of buying a starter home with the intention of moving as the size of their family grows, homebuyers were now looking to ‘future-proof’ their home at the point of purchase; buying larger properties and growing their family in-situ.
- 4.9 The increase in households owning their homes outright is likely to be older households paying off their mortgages / loans in-between censuses. This view is supported by the number of wealthy Older People in Retirement illustrated on Map 3.9.

Properties coming onto the market

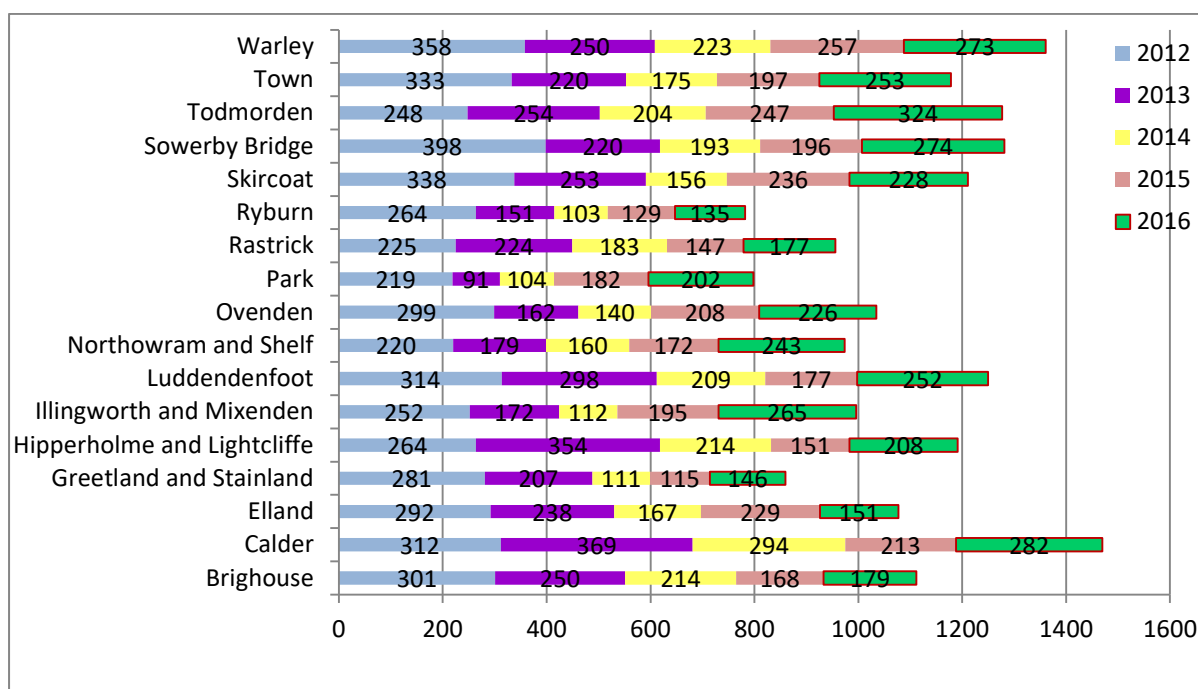
- 4.10 Table 4.3 shows the properties coming onto the open sales and private rented market by affordable housing zones between 2012/3 and 2016/7.

| Table 4.3a Properties coming onto the open sales market 2012/3 to 2016/7 | | | | | | | |
|--|------|------|------|------|------|-----------|-----------------------|
| Zone | 2012 | 2013 | 2014 | 2015 | 2016 | Row Total | % of Calderdale total |
| Zone A | 516 | 453 | 354 | 293 | 338 | 1,954 | 10.4 |
| Zone B | 646 | 507 | 386 | 452 | 613 | 2,604 | 13.8 |
| Zone C | 2157 | 1890 | 1420 | 1383 | 1767 | 8,617 | 45.8 |
| Zone D | 1599 | 1042 | 802 | 1091 | 1100 | 5,634 | 30.0 |
| Calderdale | 4918 | 3892 | 2962 | 3219 | 3818 | 18,809 | 100.0 |

| Table 4.3b Properties coming onto the private rented market 2012/3 to 2016/7 | | | | | | | |
|--|-------|-------|-------|-------|-------|-----------|-----------------------|
| Zone | 2012 | 2013 | 2014 | 2015 | 2016 | Row Total | % of Calderdale total |
| Zone A | 212 | 187 | 175 | 137 | 108 | 819 | 7.5 |
| Zone B | 668 | 411 | 504 | 403 | 422 | 2,408 | 21.9 |
| Zone C | 1,192 | 799 | 1,025 | 664 | 540 | 4,220 | 38.4 |
| Zone D | 1,021 | 631 | 716 | 667 | 502 | 3,537 | 32.2 |
| Calderdale | 3,093 | 2,028 | 2,420 | 1,871 | 1,572 | 10,984 | 100.0 |

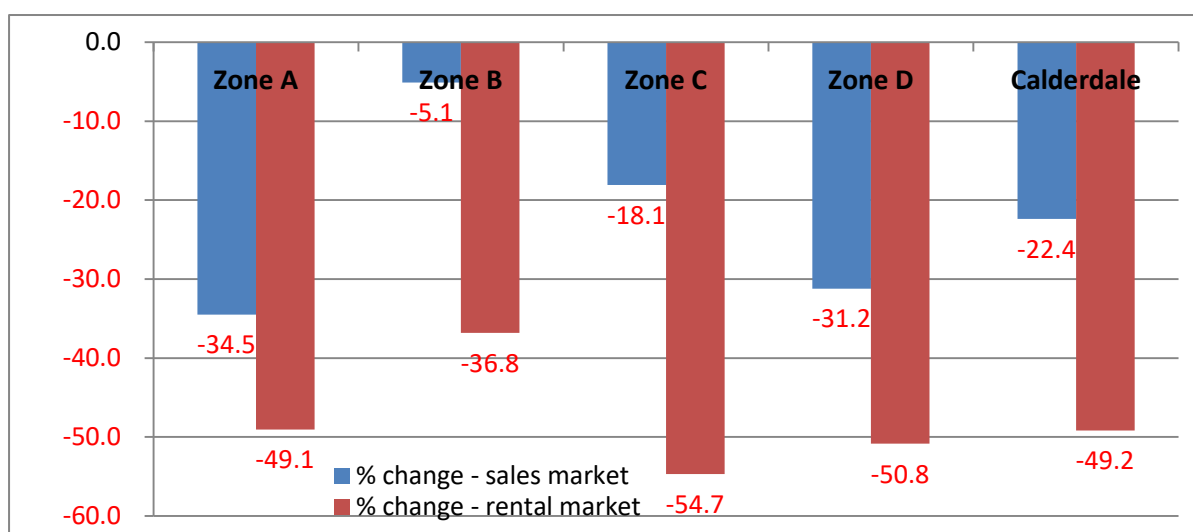
Source: Zoopla

- 4.11 According to Zoopla data, almost 19,000 properties came onto the sales market between 2012/3 and 2016/7 at an average of more than 3,750 properties each year. As Table 4.3a shows, Zone C (46%) was responsible for almost half the properties coming onto the sales market over the 5 year period. Chart 4.2 shows properties coming onto the sales market by Wards.

Chart 4.2 Properties coming onto the sales market by Wards

Source: Zoopla

4.12 Between 2012/3 and 2016/7, almost 11,000 properties came onto the private rented market at an average annual rate of 2,200 properties each year. Despite the growth of the private rented sector between censuses, Table 4.3b indicates a decline in properties coming onto the private rental market since 2012/3. Chart 4.3 illustrates the change in the percentage of properties coming onto the open sales and private rented market by affordable housing zones across Calderdale.

Chart 4.3 % change in properties coming onto the housing market 2012/3 to 2016/7

Source: Zoopla

- 4.13 In the 5 year period between 2012/3 and 2016/7, homes coming onto the sales and private rental markets reduced considerably across Calderdale. Properties for open sale reduced by more than 20% across the borough. The smallest reduction (-5%) was in Zone B, while reductions of more than -30% were recorded in Zone A and Zone D.
- 4.14 However, this reduction appears conservative in comparison to the 50% reduction in properties coming onto the private rental market over the same period. A reduction of almost 50% was recorded in 3 of the affordable housing zones. The smallest reduction (-37%) was recorded in Zone B.
- 4.15 It has earlier been suggested that the credit crunch and subsequent recession had an adverse impact on households buying a home with a mortgage; loan or shared ownership across the borough. Conversations with estate and lettings agents suggest a key challenge, especially for first time buyers, is finding a suitable property on the market and having the deposit to obtain the mortgage. Consequently, households who would ordinarily have bought their homes now find themselves in rented accommodation in an attempt to save money for a deposit. A lack of social and other affordable housing means more households are ending up in the market rented sector.

Type and size of properties coming onto the market

- 4.16 Between 2012/3 and 2016/7, houses accounted for over 90% of properties coming onto the sales market in Calderdale. Table 4.4 highlights that unsurprisingly, the reduction in properties coming to the sales market is largely due to a reduction in the supply of houses coming to market, especially of 2-bed, 3-bed and 4+bed houses coming to market. There has also been a sizeable reduction in 3-bed flats coming to the sales market.

| Table 4.4 Type and size of properties coming to sales market 2012/3 to 2016/7 | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|---------------|--------------|-------------------------|--------------|
| Property type | 2012/3 | 2013/4 | 2014/5 | 2015/6 | 2016/7 | Row total | as % of type | Change 2012/3 to 2016/7 | |
| | | | | | | | | No. | % |
| Flats | 364 | 283 | 197 | 296 | 363 | 1,503 | 8.0 | -1 | -0.3 |
| 1-bed flat | 77 | 60 | 31 | 78 | 94 | 340 | 22.6 | 17 | 22.1 |
| 2-bed flat | 244 | 201 | 146 | 201 | 252 | 1,044 | 69.5 | 8 | 3.3 |
| 3-bed flat | 43 | 22 | 20 | 17 | 17 | 119 | 7.9 | -26 | -60.5 |
| Houses | 4,520 | 3,566 | 2,713 | 2,871 | 3,378 | 17,048 | 91 | -1,142 | -25.3 |
| 1-bed house | 134 | 126 | 87 | 102 | 135 | 584 | 3.4 | 1 | 0.7 |
| 2-bed house | 1,523 | 1,113 | 922 | 934 | 1,065 | 5,557 | 32.6 | -458 | -30.1 |
| 3-bed house | 1,781 | 1,533 | 1,128 | 1,149 | 1,227 | 6,818 | 40.0 | -554 | -31.1 |
| 4+ bed house | 1,082 | 794 | 576 | 686 | 951 | 4,089 | 24.0 | -131 | -12.1 |
| Calderdale | 4,918 | 3,892 | 2,962 | 3,219 | 3,818 | 18,809 | 100 | -1,100 | -22.4 |

Source: Zoopla

- 4.17 Generally, the lack of available family-sized accommodation restricts the market's ability to operate effectively. First-time movers are unable to find larger properties for trading up so more are staying put in their homes. This lack of movement means there are fewer properties available for first-time buyers and also for investors who traditionally buy these starter homes usually for private renting.
- 4.18 The shortage of suitable accommodation for older households (bungalows, suitable ground floor accommodation and specialist supported housing) makes it less likely older persons will right-size into bungalows or flats meaning they are likely to remain longer in their current (usually) larger 3-bed / 4-bed homes exacerbating problems of supply of larger sized properties.

| Table 4.5 Type and size of properties on the private rental market 2012/3 to 2016/7 | | | | | | |
|---|--------------|--------------|--|-------------------|--|-------------------|
| Property type | 2012/13 | 2016/17 | Properties on private rental market 2012/3 to 2016/7 | | Change in properties on PRS 2012/3 to 2016/7 | |
| | No. | No. | No. | % of type in Zone | No. | % of type in Zone |
| Flat | 68 | 34 | 260 | 31.7 | -34 | -50.0 |
| 1 | 18 | 8 | 66 | 25.4 | -10 | -55.6 |
| 2 | 50 | 25 | 182 | 70.0 | -25 | -50.0 |
| House | 144 | 74 | 559 | 68.3 | -70 | -48.6 |
| 1 | 18 | 6 | 48 | 8.6 | -12 | -66.7 |
| 2 | 72 | 28 | 247 | 44.2 | -44 | -61.1 |
| 3 | 37 | 30 | 189 | 33.8 | -7 | -18.9 |
| 4+ | 17 | 7 | 59 | 10.6 | -10 | -58.8 |
| Zone A | 212 | 108 | 819 | 7.5 | -104 | -49.1 |
| Flat | 369 | 257 | 1,259 | 52.3 | -112 | -30.4 |
| 0 | 15 | 10 | 36 | 2.9 | -5 | -33.3 |
| 1 | 164 | 118 | 531 | 42.2 | -46 | -28.0 |
| 2 | 182 | 121 | 660 | 52.4 | -61 | -33.5 |
| 3 | 8 | 6 | 30 | 2.4 | -2 | -25.0 |
| House | 299 | 165 | 1,149 | 47.7 | -134 | -44.8 |
| 0 | 8 | 7 | 34 | 3.0 | -1 | -12.5 |
| 1 | 36 | 24 | 149 | 13.0 | -12 | -33.3 |
| 2 | 126 | 71 | 487 | 42.4 | -55 | -43.7 |
| 3 | 89 | 46 | 331 | 28.8 | -43 | -48.3 |
| 4+ | 40 | 17 | 148 | 12.9 | -23 | -57.5 |
| Zone B | 668 | 422 | 2,408 | 21.9 | -246 | -36.8 |
| Flat | 369 | 182 | 1,302 | 30.9 | -187 | -50.7 |
| 0 | 6 | 6 | 17 | 0.7 | 0 | 0.0 |
| 1 | 93 | 63 | 382 | 15.9 | -30 | -32.3 |
| 2 | 253 | 110 | 837 | 34.8 | -143 | -56.5 |
| 3 | 17 | 3 | 64 | 2.7 | -14 | -82.4 |
| House | 823 | 358 | 2,918 | 69.1 | -465 | -56.5 |
| 0 | 7 | 2 | 24 | 0.8 | -5 | -71.4 |
| 1 | 74 | 30 | 271 | 9.3 | -44 | -59.5 |
| 2 | 372 | 167 | 1,348 | 46.2 | -205 | -55.1 |
| 3 | 266 | 112 | 924 | 31.7 | -154 | -57.9 |
| 4+ | 104 | 47 | 351 | 12.0 | -57 | -54.8 |
| Zone C | 1,192 | 540 | 4,220 | 38.4 | -652 | -54.7 |
| Flat | 387 | 207 | 1,293 | 36.6 | -180 | -46.5 |
| 1 | 78 | 42 | 266 | 20.6 | -36 | -46.2 |
| 2 | 277 | 147 | 943 | 72.9 | -130 | -46.9 |
| 3 | 26 | 15 | 72 | 5.6 | -11 | -42.3 |
| House | 634 | 295 | 2,244 | 63.4 | -339 | -53.5 |
| 0 | 13 | 2 | 28 | 1.2 | -11 | -84.6 |
| 1 | 51 | 32 | 173 | 7.7 | -19 | -37.3 |
| 2 | 321 | 147 | 1,145 | 51.0 | -174 | -54.2 |
| 3 | 192 | 85 | 694 | 30.9 | -107 | -55.7 |
| 4+ | 57 | 29 | 204 | 9.1 | -28 | -49.1 |
| Zone D | 1,021 | 502 | 3,537 | 32.2 | -519 | -50.8 |
| Calderdale | 3,093 | 1,572 | 10,984 | 100.0 | -1,521 | -49.2 |

Source: Zoopla

- 4.19 Table 4.5 shows the types and sizes of properties coming onto the private rented market between 2012/3 and 2016/7. Perhaps the most striking difference between changes in properties coming onto the sales and the rental market (see Table 4.4) is that there has been a universal reduction across all property types and sizes in all locations in the private rented market. In this type of market, households looking to rent may become more accepting of properties in lesser conditions whilst households renting better quality properties in desirable locations are likely to stay longer in their tenancies.
- 4.20 Local lettings agents reported that they are witnessing more families moving into the private rented sector and staying longer. Average tenancy duration in Calderdale's private rented sector is increasing and is now approximately 35 months.

Median sales values

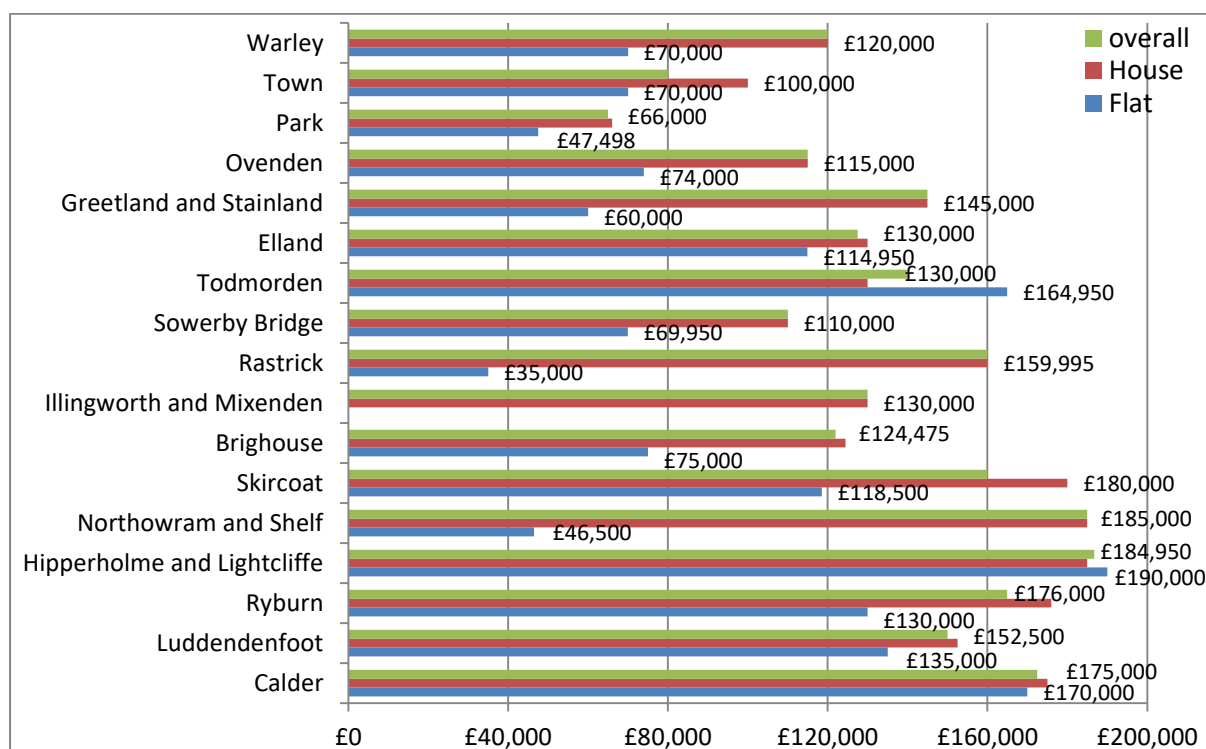
- 4.21 Table 4.6 shows the median sold price achieved across Calderdale and the affordable housing zones.

| Table 4.6 Property Values on the Sales Market 2012/3 to 2016/7 | | | | | | | |
|--|----------|----------|----------|----------|----------|-------------------------|-------|
| Apartments | 2012 | 2013 | 2014 | 2015 | 2016 | Change 2012/3 to 2016/7 | |
| | | | | | | No. | % |
| Zone A | £115,000 | £120,000 | £110,000 | £132,498 | £147,500 | £32,500 | 28.3 |
| Zone B | £105,000 | £120,000 | £144,973 | £99,973 | £100,000 | -£5,000 | -4.8 |
| Zone C | £92,475 | £103,498 | £90,000 | £95,000 | £90,000 | -£2,475 | -2.7 |
| Zone D | £85,000 | £99,500 | £89,973 | £85,000 | £75,000 | -£10,000 | -11.8 |
| Calderdale | £99,750 | £107,000 | £102,500 | £95,000 | £94,950 | -£4,800 | -4.8 |
| Houses | 2012 | 2013 | 2014 | 2015 | 2016 | Change 2012/3 to 2016/7 | |
| | | | | | | No. | % |
| Zone A | £159,995 | £177,500 | £165,000 | £195,000 | £200,000 | £40,005 | 25.0 |
| Zone B | £149,995 | £149,975 | £147,500 | £139,995 | £159,950 | £9,955 | 6.6 |
| Zone C | £120,000 | £125,000 | £125,000 | £125,000 | £130,000 | £10,000 | 8.3 |
| Zone D | £99,950 | £109,950 | £97,725 | £95,000 | £104,000 | £4,050 | 4.1 |
| Calderdale | £120,000 | £128,000 | £125,000 | £125,000 | £134,950 | £14,950 | 12.5 |
| All types | 2012 | 2013 | 2014 | 2015 | 2016 | Change 2012/3 to 2016/7 | |
| | | | | | | No. | % |
| Zone A | £150,000 | £165,000 | £157,500 | £185,000 | £190,000 | £40,000 | 26.7 |
| Zone B | £145,000 | £149,000 | £147,500 | £135,000 | £152,475 | £7,475 | 5.2 |
| Zone C | £119,950 | £125,000 | £125,000 | £125,000 | £129,950 | £10,000 | 8.3 |
| Zone D | £99,250 | £109,950 | £95,750 | £95,000 | £99,998 | £748 | 0.8 |
| Calderdale | £119,950 | £125,000 | £125,000 | £120,000 | £129,950 | £10,000 | 8.3 |

Source: Zoopla

- 4.22 The figures in Table 4.6 are based on median prices achieved at sale for properties that have appeared on the Zoopla database in that period. The median sale price should not to be confused with property valuation which can vary dependent on location; type and size of property.
- 4.23 Across Calderdale, the shortage of adequate supply appears to have had some upward pressure on sale property prices which have risen 8% in the past 5 years. The increase in property prices has been driven by houses. With the exception of Zone A where sale valuation for apartments increased by 28%, the median value of apartments sold between 2012/3 and 2016/7 fell across the other 3 affordable housing zones and overall by 5%. Median house prices increased across all housing zones by 12.5%. The largest increase in median house prices was in Zone A (25%) and the smallest increase was recorded in Zone D (4.1%).
- 4.24 Zone A (£190k) achieved the highest overall median sold price in 2016/17 which was significantly higher than Zone D (100k). Zone A also achieved the highest median sold price for apartments (£148k) and houses (£200k) in the borough. The median sold price for a house in Calderdale was £135k which was £15k higher than in 2012/3 – an increase of 13%.
- 4.25 Chart 4.4 shows the median sold price by ward. In most wards it is evident that the median sale price has been heavily influenced by the median house price. There are some notable exceptions. In Todmorden, Hipperholme and Lightcliffe and in Calder, the median values for flats and houses are similar. In fact Todmorden and Hipperholme and Lightcliffe are both showing higher median values for the sale of apartments than for houses.

Chart 4.4 Median sales values achieved by wards (2017/8)



Source: Zoopla

- 4.26 Table 4.7 shows that overall private sector rents increased by less than 5% between 2012/3 and 2016/7.

| Table 4.7 Median Rents 2012/3 to 2016/7 | | | | | | | |
|---|------|------|------|------|------|---------------------------|------|
| Flats | 2012 | 2013 | 2014 | 2015 | 2016 | Change 2012/3 to 2016/7 | |
| | | | | | | No. | % |
| Zone A | £494 | £481 | £477 | £498 | £537 | £43.00 | 8.7 |
| Zone B | £451 | £477 | £451 | £494 | £451 | £0.00 | 0.0 |
| Zone C | £451 | £451 | £451 | £451 | £477 | £26.00 | 5.8 |
| Zone D | £446 | £425 | £451 | £451 | £477 | £31.00 | 7.0 |
| Calderdale | £451 | £451 | £451 | £468 | £477 | £26.00 | 5.8 |
| Houses | 2012 | 2013 | 2014 | 2015 | 2016 | % change 2012/3 to 2016/7 | |
| | | | | | | No. | % |
| Zone A | £550 | £550 | £594 | £594 | £624 | £74.00 | 13.5 |
| Zone B | £494 | £524 | £498 | £498 | £516 | £22.00 | 4.5 |
| Zone C | £494 | £494 | £494 | £494 | £524 | £30.00 | 6.1 |
| Zone D | £451 | £468 | £451 | £477 | £477 | £26.00 | 5.8 |
| Calderdale | £494 | £494 | £494 | £494 | £498 | £4.00 | 0.8 |
| Overall | 2012 | 2013 | 2014 | 2015 | 2016 | % change 2012/3 to 2016/7 | |
| | | | | | | amount | % |
| Zone A | £524 | £524 | £550 | £550 | £598 | £74.00 | 14.1 |
| Zone B | £472 | £494 | £477 | £494 | £477 | £5.00 | 1.1 |
| Zone C | £494 | £481 | £477 | £477 | £498 | £4.00 | 0.8 |
| Zone D | £451 | £451 | £451 | £451 | £477 | £26.00 | 5.8 |
| Calderdale | £477 | £477 | £477 | £477 | £494 | £17.00 | 3.6 |

Source: Zoopla

- 4.27 The relatively modest increases suggest that the declining supply of private rented accommodation coming to the market is having only limited upward pressure on rents. The overall median rent levels in 2016/7 were £494. Higher median rent levels were recorded in Zone A and Zone C. Median rents in Zone B and Zone D (both £477) are below the borough average.
- 4.28 Table 4.8 compares the median rent across the affordable housing zones in 2017 to the Local Housing Allowance (LHA) rates as published by Calderdale MBC in its “Housing Benefit and Council Tax Reduction Information Sheet” for April 2017 onwards.
- 4.29 The table shows that the LHA is within 80% of the median rent on 15 of 19 instances across the affordable housing zones. In one instance (4+ beds in Zone D) the LHA rate appears to exceed the median rent. The suggestion is that affordability in Calderdale’s private rented sector isn’t significantly different to affordable housing

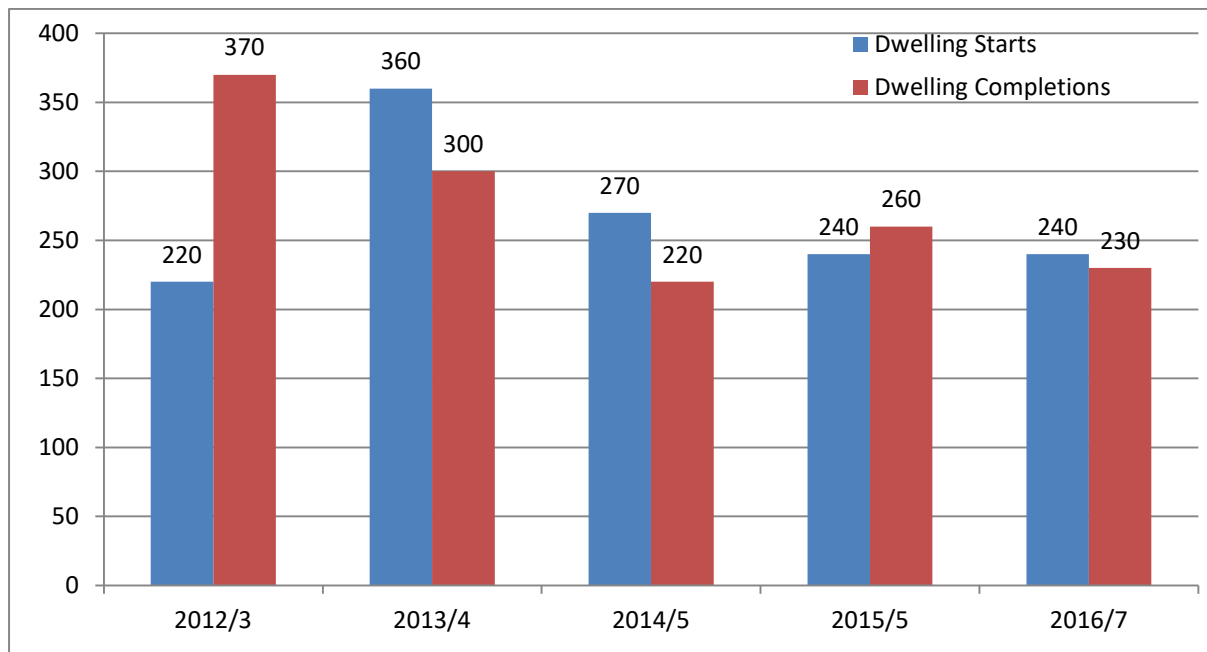
rent levels. Zone A appears to have the largest variances between the median rent and LHA.

| Table 4.8 Median rent compared to LHA rates 2017 | | | | |
|---|------|------------------------|--------------------|---|
| Zones | Size | Units on Market (2017) | Median Rent (2017) | LHA rate as % of median rent April 2017 |
| Zone A | 1 | 15 | 477.0 | 73.2 |
| | 2 | 34 | 524.0 | 80.9 |
| | 3 | 14 | 689.0 | 72.4 |
| | 4+ | 7 | 849.0 | 76.4 |
| Zone B | 0 | 12 | 325.0 | 86.2 |
| | 1 | 116 | 377.0 | 92.6 |
| | 2 | 134 | 494.0 | 85.8 |
| | 3 | 44 | 596.0 | 83.7 |
| | 4+ | 15 | 849.0 | 76.4 |
| Zone C | 0 | 9 | 351.0 | 79.8 |
| | 1 | 85 | 399.0 | 87.5 |
| | 2 | 251 | 477.0 | 88.9 |
| | 3 | 97 | 598.0 | 83.4 |
| | 4+ | 41 | 750.0 | 86.4 |
| Zone D | 0 | 3 | 325.0 | 86.2 |
| | 1 | 53 | 377.0 | 92.6 |
| | 2 | 227 | 451.0 | 94.0 |
| | 3 | 77 | 524.0 | 95.2 |
| | 4+ | 14 | 598.0 | 108.4 |
| LHA rates (pcm) | | | | |
| Shared - £280.11 / 1-bed - £349.05 / 2-bed - £423.84 / 3-bed - £498.64 / 4+ bed - £648.22 | | | | |

Source: Zoopla / Calderdale MBC "Housing Benefit and Council Tax Reduction Information Sheet" - April 2017 onwards

Newbuilds

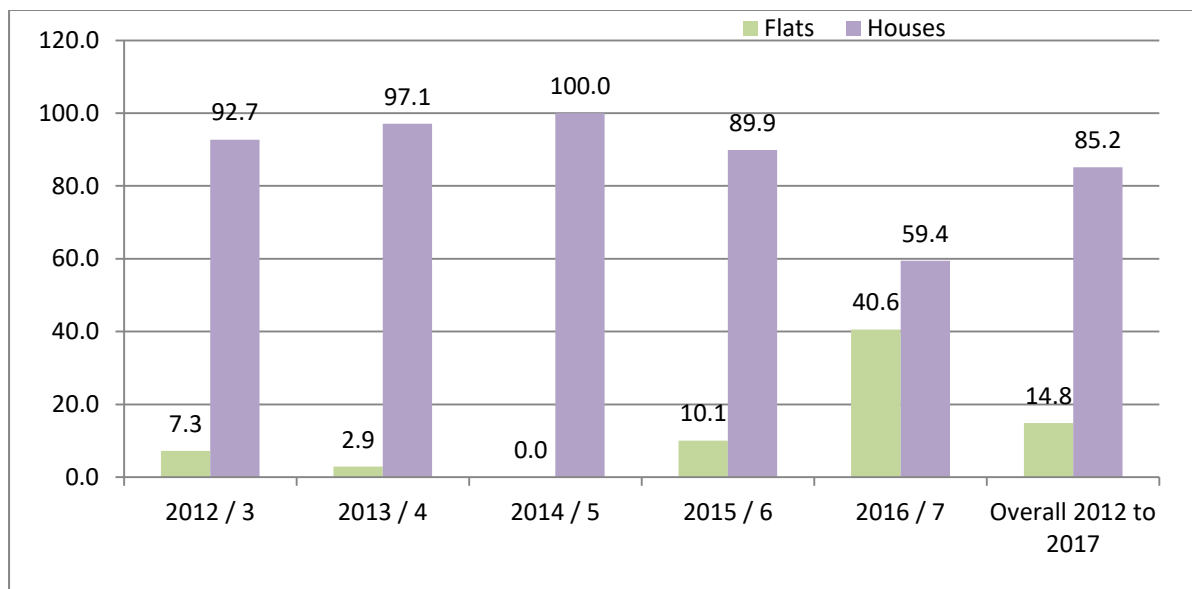
- 4.30 The government provides quarterly figures on dwelling starts and completions. These figures have been used to produce Chart 4.5 which shows dwelling starts and completions for Calderdale. According to these government statistics, between 2012/3 and 2016/7, almost 1,400 properties were completed in Calderdale and 1,300 were started. The annual completion figures are significantly short of the 840 identified in the SHMA 2015 as being required to meet the borough's annual housing need.
- 4.31 The figures provided by the government's house-building statistics provide data at local authority level and it is not possible to use this source for further subdivision of the data.

Chart 4.5 New build properties coming onto the sales market 2012/3 to 2016/7

Source: Government Housing Statistics (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>)

4.32 By using Zoopla data it is possible to examine the type and size of new build properties coming onto the market in Calderdale. This is provided in Chart 4.6 and 4.7 below.

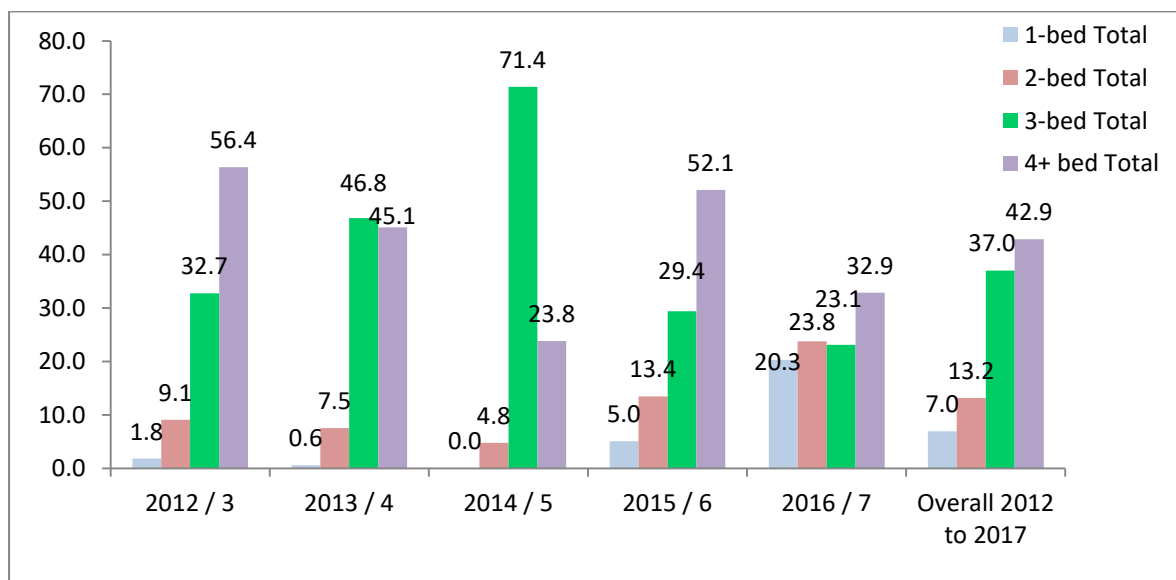
4.33 Chart 4.6 shows the type of new build completions between 2012/3 and 2016/7.

Chart 4.6 Type of new build in Calderdale 2012/3 to 2016/7

Source: Zoopla data

- 4.34 Over the 5 year period between 2012/3 and 2016/7 more than 85% of these new build properties were houses. However, Chart 4.6 seems to suggest a change in this emphasis with the last 2 years delivering fewer houses and more flats than at other times during the period. In 2016/7 more than 4 in 10 new build properties were flats.
- 4.35 Chart 4.7 shows the size of new property completions in Calderdale between 2012/3 and 2016/7.

Chart 4.7 Size of new build in Calderdale 2012/3 to 2016/7



Source: Zoopla data

- 4.36 The figures suggest a more even distribution of property sizes being delivered in the borough. Whereas the early years of the period saw 90% plus 3-bed and 4-bed units being built, by 2016/7 the figure had reduced to 56% of new build units having 3 or 4 bedrooms which more closely reflects the needs as outlined in the borough's SHMA.

5. Consultation with stakeholders

The view of local agents

- 5.1 Interviews were conducted with local estate and lettings agents to obtain their perceptions of housing market activity, trends and drivers and to bring a qualitative perspective to the secondary data and evidence presented. Agents may be based in a specific location but their range can often cover large areas. So, for example, an estate agent may be based in Hebden Bridge and may, for reasons of economy, cover Todmorden; West Calder; Sowerby.
- 5.2 Local estate agents do not work to the Council's affordable housing zones. They were clear that Calderdale's housing market has 3 distinct sub-areas:
- The valley towns of Todmorden, Hebden Bridge and Sowerby Bridge plus their surrounding villages;
 - Halifax; and
 - Elland and Brighouse.
- 5.3 A factor common to the spatial analysis below is that there is relatively little new build occurring in the district. An interview was achieved with an agent regarding housing under construction. The agents advised that generally development was small scale and limited by the topography, especially in the valley.

The Valley Towns

- 5.4 Agents in the valley towns explained that the towns were becoming attractive to in-commuters because of the rail link connecting the towns to Manchester and Leeds and that around half of re-sale and rental transactions were made to incomers from Leeds and Manchester - mainly Manchester.
- 5.5 Prices were weakest in Todmorden and higher in Hebden Bridge however all agents reported rising prices and rentals. Hebden Bridge is popular with visitors and the expectation is that some will seek to re-locate to the area. A common concern across the towns is the high proportion of terraced houses and former mills converted into flats. As a consequence, there is a smaller proportion of semi-detached and detached houses and bungalows. Agents believe this is the key gap slowing the market down as it results in a lack of move on accommodation for first time movers and those seeking to have larger families. A further lack in the market is of suitable housing for older people. Agents believe there is a local resistance to flats amongst older households and bungalows are a rarity. Many older person households stay in their family homes unless they decide to go into a care home.
- 5.6 An interview was secured with the sales agent at a housing development in Todmorden. The agent advised that there is strong interest in the development from people living in Leeds and Manchester and the agent made clear that the development is proving popular and will sell very quickly as it is filling a gap in the

local market. The first release is of 4-bedroom town houses. They are competitively priced in relation to the re-sale market for town dwellings within the town.

Town level information

- 5.7 Dwellings in the countryside attract much higher prices where there are some premium homes on offer. Whilst there is property on the market at around £45,000 or less the entry level asking price for housing in decent condition is at £80,000. Agents informed that this is within reach of first time buyers with a deposit. Other properties will go for market renting as rentals were in high demand. Average tenancy duration is increasing and latest estimates are that average tenancy length was approximately 35 months.
- 5.8 At Hebden Bridge, prices were significantly higher than Todmorden - some 50% higher for terraced housing on a like for like basis. Agents advised that the gap in Hebden Bridge is for products and property offerings for first-time buyers who are less able to access the market. The agent also surmised that because older people rarely moved home, there were implications for conveyancing chains. One agent concluded that what was needed locally was more social and affordable housing including products that are suitable for older households. An agent informed that whilst there was a place for shared ownership, some re-sales had been problematic and were slow to sell.

Sowerby Bridge

- 5.9 Prices and property offering were similar to Todmorden. The agents believed that the gap in Sowerby Bridge was for 3-bedroom semi-detached homes with off street parking, priced between £140,000 and £200,000. The shortage of supply of properties on the market is bringing about a change in the behaviour of homeseekers. Some have sold their properties and are renting temporarily so that they can act quickly when a suitable property comes onto the market. Housing in Sowerby Bridge is in demand due to a combination of low prices, rail commuting, attractive countryside and good schools.

Halifax market

- 5.10 Agents cited weak local economy as the main reason that house valuations are low and stagnant in the town and pointed out that demand for rented housing is such that rents are rising. This is supported by evidence from Rightmove, with around one third of dwellings offered for sale (approximately 250 homes) with an asking price under £100,000.
- 5.11 Agents explained that until the credit crunch, Halifax attracted incomers mostly employed in the banking sector. The credit crunch led to rationalisation of the banking sector; loss of jobs and future opportunities. The impact was such that

there is little interest from incomers and the re-sale and re-let market is mostly local churn. Town house prices have barely recovered from credit crunch lows. A further consequence of the economic situation is that there are fewer first time buyers mostly because many are not in a position to save a deposit. Those that can get on the ladder tend to 'cherry pick' the better quality terraced homes. Those unable to buy are mainly responsible for the increased demand for rented housing. Low purchase prices mean landlords can get between 7%-10% return on investment and they are continuing to purchase lower priced vacancies. Some first-time movers are leaving the town seeking opportunities in the surrounding villages or the northern part of Huddersfield where new build help-to-buy is available.

- 5.12 Agents pointed out several areas of better quality housing, notably on the border with Sowerby Bridge and around the hospital. Here households have registered an interest in future vacancies. Similarly, bungalows are much sought after by older people and again, agents hold lists of potential buyers.
- 5.13 Agents view is that the lack of properties has caused an upward pressure on rents which have risen to a level where the mortgage is cheaper – unfortunately, many households don't have the deposit or the means to save a deposit for a mortgage.
- 5.14 Agents also explained that some households were having difficulty accessing the private rented sector as they were on zero hours contracts and could not satisfy landlords of their ability to make rental payments. Generally, landlords were prepared to consider renters on a case by case basis. Agents agreed that there was a shortage of affordable housing in the town which was compounded by the economic situation. In general, agents were pessimistic about how the challenges within the Halifax housing market might be addressed.

Elland and Brighouse

- 5.15 Elland does not have a railway station. In some regards this restricts its appeal to in-commuters and there are relatively few incomers to the housing market. Agents believe that most transactions are local households 'rightsizing' and their offspring seeking to have a place of their own. Asking prices are similar to Sowerby Bridge. Agents stated that generally, entry level housing in reasonable condition was affordable to first time buyers. However, first time buyers were tended to ignore anything under £100,000. Investors would generally purchase homes priced below this level.
- 5.16 The real challenge is the shortage of housing for first-time movers. Most are seeking semi-detached homes with a garden and off-street parking. These households would seek housing in the £140,000 to £200,000 price range. There is also a gap of 'move on' housing for older people. Some aspire to live in a bungalow, which come onto the market rarely. One agent advised that they have 150 households who had registered their interest in bungalow vacancies. These appear to be an obvious gap in the market.
- 5.17 Agents at Brighouse believe the town has a more diverse housing stock - larger proportions of semi-detached, detached houses and bungalows especially to the

south of the town. Although the agents' view is that incomers were less prominent in the market than the valley towns, there had been a noticeable increase since the railway station re-opening in 2,000. There is a strong demand from households seeking to re-locate from Halifax. This allied to the railway line, close proximity to the M62 and easy commuting to Leeds, Bradford, Halifax and Huddersfield, meant the town's housing was in high demand. One agent said that it had hardly been affected by the recession.

- 5.18 Agents described two major gaps in this market. Firstly, downsizing accommodation for older people - the current McCarthy and Stone development was considered unaffordable to many households. Secondly trade-up accommodation for families. Agents considered that the latter would only be affordable to local first-time movers if priced at under £200,000. Agents cited recent small scale development of town houses that were slow to sell priced at nearly £270,000 and considered that these were too expensive. All agents noted strong demand for re-sale and rented housing, however re-sale supply was weak as chains were slow to complete. They thought that new build housing would help as long as it was in keeping with local needs and budgets. A small number of terraced homes were offered for sale at below £100,000 which agents believe would be bought by investors.

Feedback from online stakeholder consultation

- 5.19 To capture views from a wide range of interested parties on specific themes covering current and future housing trends in the borough, an online survey was sent to a list of 63 key stakeholders identified by Calderdale Council which included:
- Registered providers
 - Estate agents
 - Developers
 - Healthcare providers
 - Employment agencies
 - Planners
 - Residents groups
 - Local authority managers.
- 5.20 In total, 25 responses were received (response rate of 40%) of which 96% were from individuals or organisations operating in Calderdale as well as other local authority areas in West Yorkshire and the Leeds City Region.
- 5.21 The full set of responses is available to view at Appendix 1. The main findings from the online survey are highlighted below. Please note figures in (brackets) are % of respondents.

Priorities

- 5.22 Respondents indicated that they considered *high* priorities for Calderdale should include “Building affordable homes to rent” (82%); “Improving the quality of existing stock” (64%); “Building properties designed for older people” (64%); and “Building properties designed for people with specialist needs” (59%). Stakeholders felt these issues were priorities across the West Yorkshire Combined Authorities and were the types of activities that would create jobs locally; provide a boost to the local economy and provide greater choice to local residents seeking to access the housing market.
- 5.23 The type of housing built should also be given careful consideration. Some respondents commented on the logjam in the housing market partly caused by the inability of older persons who are “in homes that are far too big but who have to stay put because of a lack of suitable alternatives”. The price point for new homes is also critical as “local people are often priced out of the market as out of town buyers tend to have higher salaries and can afford more”.
- 5.24 Two thirds of respondents (64%) felt that “Improving the quality of existing stock” would go some way to providing affordable housing of acceptable quality. Households on low incomes are often forced into accepting properties that are “difficult to let” in Central Halifax. The view was expressed that there are many properties in the central Halifax location that “fall well below standard of rentable accommodation”. Many of these properties have high vacancy and turnover rates “which deters others from taking up tenancies”.
- 5.25 There was some concern expressed that there has been little mention of finding appropriate accommodation for younger single people who are increasingly “unable to access housing due to supply and rising costs”.

Housing Market Demand

- 5.26 Respondents cited demand in Calderdale was being driven by the impact of locations such as Bradford, Leeds and Manchester. As it becomes increasingly expensive to live in those areas buyers are turning their attention to areas like Calderdale “still has a selection of quality housing in nice areas which are still close to the towns”. Calderdale’s semi-rural location and its good rail and road transport links “makes it a real appeal for more and more people”.
- 5.27 An alternative view was that the lack of suitable stock for sale on the market, little new build development and a lack of affordable homes for rent has been a challenge in recent years. This has been exacerbated by a shortage of developable land and falling grant rates which has impacted adversely on “affordability/quality and suitability”.
- 5.28 Some respondents were keen to point out that Calderdale is varied with a number of “small communities all of which have very different characteristics”. Whatever developments take place should find ways to retain the distinctiveness of the local areas.

- 5.29 A recurring sentiment by responders was that Calderdale needed “full scale regeneration” with new build homes working “alongside comprehensive ... investment and area regeneration”.

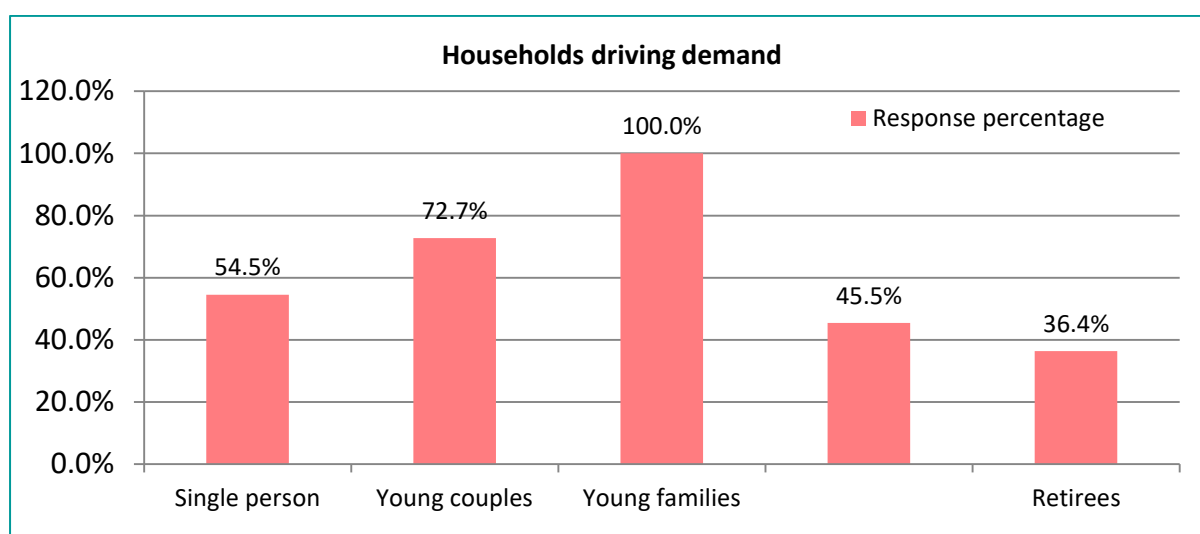
Areas of demand

- 5.30 Areas of high demand tend to be anywhere that retains a rural feel and has good transport links e.g. in the Upper and Lower Valleys; Hebden Bridge; Rishworth; Todmorden; Mytholmroyd; West Central Halifax whilst areas of low demand tend to be North Halifax; parts of Central Halifax; Mixenden; Ovenden & Illingworth.
- 5.31 Respondents believe demand for owner-occupation is largely driven by *schools* (79%); *quality of the local environment* (79%); *good transport links* (79%); and the *quality of accommodation* (71%). Respondents felt *schools* was less of a consideration for market renters with only half (50%) citing it as important. The view was that *good transport links* (80%); *quality of accommodation* (70%); and *location* (80%) were the important drivers of demand for market renters.

| Table 5.1 Drivers of housing demand | | |
|-------------------------------------|------------------|----------------|
| Factors influencing demand | Owner Occupation | Market Renting |
| Schools | 78.6% | 50.0% |
| Quality of the local Environment | 78.6% | 40.0% |
| Good transport links | 78.6% | 80.0% |
| Quality of accommodation | 71.4% | 70.0% |
| Regeneration activities | 21.4% | 30.0% |
| Value for money | 35.7% | 40.0% |
| Availability of properties | 42.9% | 30.0% |
| Other | 21.4% | 10.0% |

Source: arc⁴ online survey

- 5.32 Chart 5.1 shows the type of households that respondents believe are driving housing demand in Calderdale.

Chart 5.1 Households driving housing demand in Calderdale

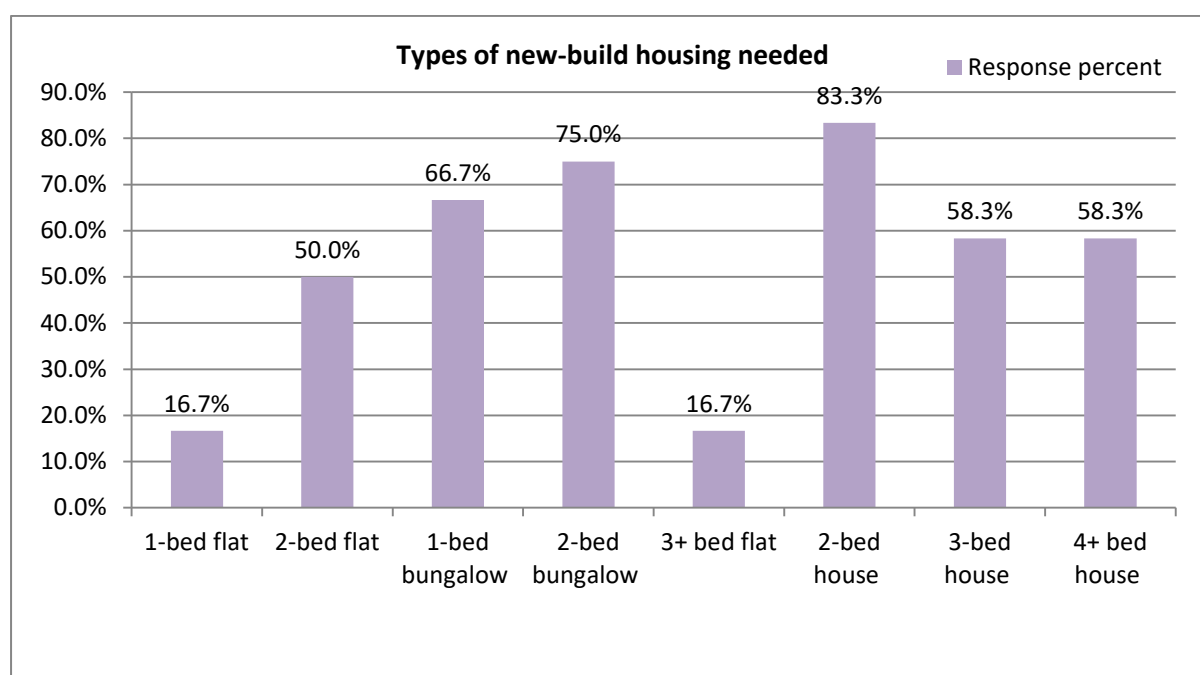
Source: arc⁴ online survey

5.33 Respondents believe that the main limitations of Calderdale's housing market were to do with:

- Local affordability – especially for young singles and couples seeking to access the market for the first time;
- The borough's topography - too many narrow roads and inaccessible terrain for building on or areas of land that are undevelopable due to flood risks;
- Access to facilities especially for those older persons living in rural areas;
- planning obstacles;
- Existing property offering – too many high rise, social rented properties; not enough family accommodation with gardens and off-street parking;
- Lack of housing for older persons / retired.

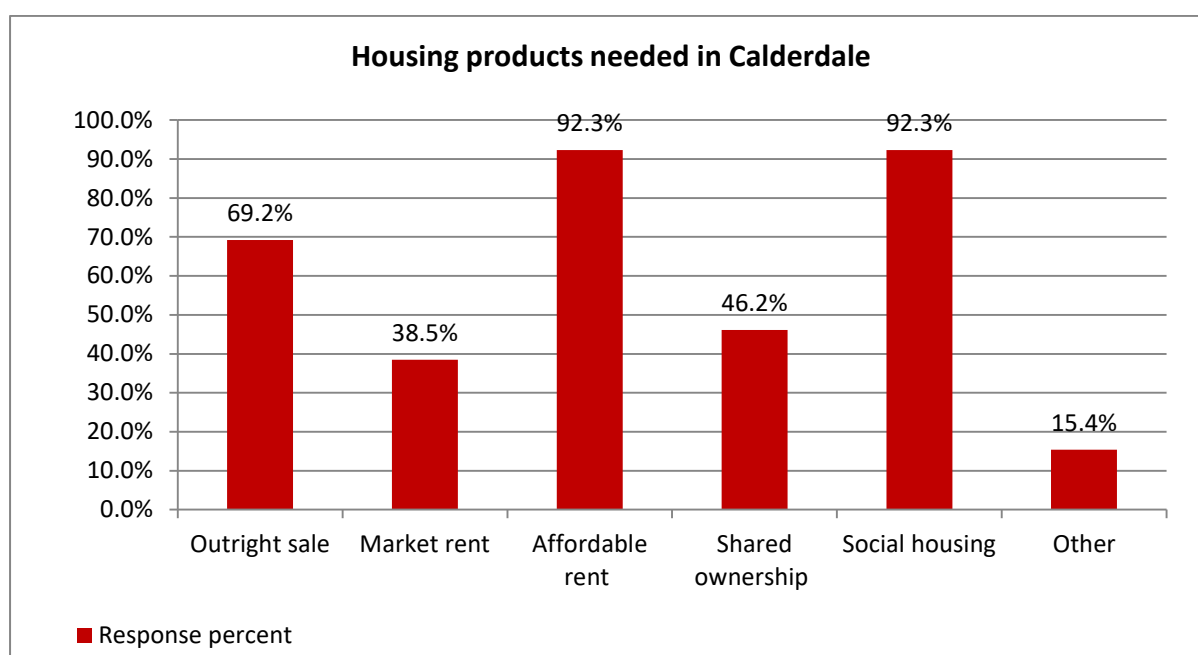
5.34 When asked about the main barriers to developing on the borough, respondents made reference to land availability; the cost of land; site assembly and the borough's planning policy. Some respondents suggested that dealing with internal politics was sometimes difficult for developers e.g. between "Planners and Highways" as "there are conflicting priorities for both" which ultimately impacts on scheme viability.

5.35 More than 8 out of 10 respondents (84.6%) believe there is a need for new build development in Calderdale MBC. Chart 5.2 shows the type of newbuild respondents believe is needed.

Chart 5.2 Type of new housing that should be built

Source: arc⁴ online survey of stakeholders

- 5.36 When asked “What types of new housing do you think should be built?” respondents highlighted 2-bedhouses (83%); 2-bed bungalows (75%); 1-bed bungalows (68%); 3-bed and 4-bed houses (58%).
- 5.37 However, when asked “What type of housing products are mainly needed in Calderdale?” respondents were clear that homes for affordable rent (92%) and social housing (92%) are what the borough needs – followed by homes for outright sale (69%).

Chart 5.3 **Type of housing product required**

Source: arc⁴ online survey of stakeholders

Specialist Housing

- 5.38 Respondents to arc⁴'s online survey believe there needs to be more specialist housing available within easy access of major centres with relevant services to help individuals with specialist needs to live independently. For example, younger people with special needs and little deposit who want to leave the parental home to access accommodation; level access accommodation close to good community facilities; etc.
- 5.39 Some respondents feel that the challenge of adequate specialist housing provision is exacerbated by funding gaps that have led to reduced capacity and rationalisation of certain services for some client groups. There is an appeal for a coordinated approach to make sure demand is adequate and that households needing specialist accommodation have suitable options. Good extra care schemes can be very expensive to build and "often results in high charges for residents" with insufficient support and funding to run such facilities.
- 5.40 Less than 4 in 10 people responding to the online survey (38%) felt there was an adequate supply of housing to meet the specialist needs of their client group(s). These respondents felt there has been increased demand for specialist housing especially from people with learning difficulties; suffering with mental health; older people with dementia; individuals with physical disabilities. Respondents commented that these groups need suitable housing and support to look after their "physical, psychological and social needs".

5.41 Respondents identified priority accommodation required to facilitate independent living as:

- Extra care;
- Adapted flats and bungalows;
- Accessible homes in suitable clusters throughout the community, coupled with appropriate support services to maintain and enhance independent living.

6. Calderdale's future housing need

6.1 In order to determine the potential range of new dwelling stock appropriate for Calderdale, analysis has considered:

- The current stock profile of Calderdale by type and size;
- The profile of households by age of Household Reference Person (HRP) and how this is expected to change over the period 2015 to 2035;
- The range of dwelling types and sizes occupied by households by HRP age band;
- Future requirements for dwelling types and sizes based on the anticipated change in household profile and the need for affordable housing.

Current stock profile of Calderdale by type and size

6.2 Latest data from the Valuation Office Agency (2016) on dwelling type and size is presented in Table 6.1. This data relates to all dwellings and not just occupied households and therefore may vary from other published sources of data such as the 2011 Census data.

6.3 Overall 77.5% of dwellings are houses (with 35.8% of all dwellings 3-bedroom houses and 25.3% 2-bedroom houses), 15.2% are flats and 7.3% are bungalows.

| Dwelling type | No. | % |
|----------------------|---------------|--------------|
| 1 Bed House | 3,420 | 3.7 |
| 2 Bed House | 23,380 | 25.3 |
| 3 Bed House | 33,060 | 35.8 |
| 4 or more Bed House | 11,720 | 12.7 |
| 1 Bed Flat | 7,100 | 7.7 |
| 2 Bed Flat | 6,140 | 6.7 |
| 3+ Bed Flat | 770 | 0.8 |
| 1-2 Bed Bungalow | 4,570 | 5.0 |
| 3+ Bed Bungalow | 2,150 | 2.3 |
| Total | 92,310 | 100.0 |
| Missing data/other | 2,270 | |
| Grand Total | 94,580 | |

Source: Valuation Office Agency 2016

Profile of households by age group 2015-2035

- 6.4 Using 2014-based household projections, Table 6.2 identifies the total number of households by age of the Household Reference Person (or Head of Household) in 2015 and 2035. Over this period, there is expected to be an overall increase of 14,604 households (15.9%). Growth is expected across most age groups, particularly across the 60+ age groups. The overall number of households with a HRP aged 65 and over is expected to increase markedly over this period (50.8%). The number of households with a HRP aged 25-34 and 45-54 is expected to decline.

| Table 6.2 Change in number of households by age group of HRP | | | | |
|--|----------------------|----------------|----------------|------------------|
| Age Group of HRP | Number of households | | | |
| | 2015 | 2035 | Change 2015-35 | % Change 2015-35 |
| 15-24 | 3,067 | 3,267 | 200 | 6.5 |
| 25-34 | 11,576 | 10,408 | -1168 | -10.1 |
| 35-44 | 16,092 | 17,656 | 1564 | 9.7 |
| 45-54 | 19,184 | 18,742 | -442 | -2.3 |
| 55-59 | 8,579 | 8,780 | 201 | 2.3 |
| 60-64 | 7,308 | 8,329 | 1021 | 14.0 |
| 65-74 | 13,831 | 17,614 | 3783 | 27.4 |
| 75-84 | 8,565 | 13,558 | 4993 | 58.3 |
| 85 and over | 3,632 | 8,084 | 4452 | 122.6 |
| Total | 91,834 | 106,438 | 14604 | 15.9 |

Range of dwelling types and sizes occupied by households by age and type

- 6.5 There is a range of secondary data available including the English Housing Survey and the 2011 Census which can provide data relating to dwelling type and size. That said, the link between HRP age and dwelling type/size is more difficult to ascertain from these sources. However, data from other arc⁴ studies can be used to determine this link. Data from five recent household surveys has been assembled to explore the relationships between dwelling type/size and household type/age. Given that this results in a combined sample of 36,714 household interviews weighted to reflect a total of 1.17m households, this is a reasonable dataset from which relationships can be established. The profile of dwelling type and size by HRP derived from the household survey datasets is presented in Table 6.3.
- 6.6 A further adjustment to the data was necessary to take account of underlying variations between stock profiles in Calderdale compared with the national data. Calderdale has proportionately more 1-bed apartments and 3-bed houses compared with the national data.

| Table 6.3 Dwelling type and size by Household Reference Person | | | | | | | |
|---|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Dwelling type | Household Reference Person (HRP) Age Group | | | | | | Total |
| | 15-24 | 25-34 | 35-44 | 45-59 | 60-84 | 85+ | |
| 1 Bed House | 1.0 | 1.6 | 1.1 | 1.2 | 1.0 | 0.4 | 1.1 |
| 2 Bed House | 25.7 | 25.9 | 17.6 | 16.4 | 13.3 | 12.3 | 16.7 |
| 3 Bed House | 18.5 | 38.9 | 40.2 | 39.1 | 37.0 | 28.0 | 37.7 |
| 4 or more Bed House | 12.7 | 9.6 | 24.5 | 24.2 | 16.4 | 6.7 | 18.9 |
| 1 Bed Flat | 22.0 | 9.5 | 6.7 | 6.8 | 7.1 | 11.8 | 7.7 |
| 2 Bed Flat | 17.8 | 10.9 | 6.1 | 5.8 | 6.6 | 10.8 | 7.2 |
| 3+ Bed Flat | 1.1 | 1.0 | 1.0 | 0.6 | 0.5 | 0.9 | 0.7 |
| 1-2 Bed Bungalow | 0.6 | 1.4 | 1.1 | 3.3 | 11.6 | 22.4 | 6.2 |
| 3+ Bed Bungalow | 0.0 | 0.5 | 1.2 | 2.2 | 5.8 | 5.6 | 3.2 |
| 1 Bed Other | 0.0 | 0.5 | 0.1 | 0.1 | 0.1 | 0.4 | 0.1 |
| 2 Bed Other | 0.7 | 0.0 | 0.4 | 0.2 | 0.4 | 0.5 | 0.3 |
| 3+ Bed Other | 0.0 | 0.2 | 0.1 | 0.1 | 0.3 | 0.1 | 0.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

Source: arc⁴ household surveys

Future dwelling requirements based on the anticipated change in household profile

- 6.7 Table 6.4 summarises the overall profile of dwellings based on the likely profile of households by HRP and household type in Calderdale. It uses the 2015 to 2035 data from 2014-based DCLG household projections as a base and the proportion of households by HRP age is derived from the combined household survey data. The same proportions are applied to the 2035 household data to establish the range of additional dwellings that are likely to be required to support the changing demography of Calderdale. In addition, the analysis takes account of the underlying profile of existing dwelling stock in Calderdale to derive a proposed dwelling stock profile based on these data.

| Table 6.4 Overall dwelling requirements by type and size | | | | | | |
|--|--------------|---------------|--------------|---|--------------------------------------|-------------------------|
| Dwelling type and size | 2015 | 2035 | Change | Adjustment to reflect local stock profile | Final proposed dwelling requirements | % of new dwelling stock |
| 1 Bed House | 1043 | 1158 | 115 | 4.717 | 541 | 3.7 |
| 2 Bed House | 15563 | 17398 | 1836 | 2.015 | 3699 | 25.3 |
| 3 Bed House | 34400 | 39389 | 4988 | 1.048 | 5230 | 35.8 |
| 4 or more Bed House | 17283 | 19424 | 2141 | 0.866 | 1854 | 12.7 |
| 1 Bed Flat | 7274 | 8518 | 1244 | 0.903 | 1123 | 7.7 |
| 2 Bed Flat | 6736 | 7851 | 1114 | 0.872 | 971 | 6.7 |
| 3+ Bed Flat | 669 | 765 | 96 | 1.273 | 122 | 0.8 |
| 1-2 Bed Bungalow | 5527 | 7652 | 2126 | 0.340 | 723 | 5.0 |
| 3+ Bed Bungalow | 2789 | 3612 | 823 | 0.413 | 340 | 2.3 |
| 1 Bed Other | 134 | 158 | 24 | | | |
| 2 Bed Other | 265 | 332 | 66 | | | |
| 3+ Bed Other | 151 | 181 | 30 | | | |
| Total | 91834 | 106438 | 14604 | | 14,604 | 100.0 |

NOTE: Directly comparable data on 'other' dwelling types is not available from the VOA

- 6.8 On the basis of this analysis, it is suggested that over one-third of new dwellings over the period 2015-35 (35.8%) should be houses with 3 bedrooms, 29% houses with fewer than 3 bedrooms; 12.7% houses with 4 or more bedrooms, 15.2% flats and 7.3% bungalows.

Link to future housing need

- 6.9 The evidence relating to dwelling type and mix can be further analysed based on the annual housing need figure of 840 (established using CLG methodology as set out in its housing need consultation paper) and also consider the mix between market and affordable dwellings assuming a 25% average affordable housing target (which recognises there is a range of between 20% and 35% across Calderdale).
- 6.10 Data on affordable housing need can be sourced from Keychoice (Choice Based Lettings system). Using published data from the Local Authority Housing Statistics, the number of bedrooms required can be established. Table 6.5 shows this data using data over the period 2013/14 to 2016/17.

Table 6.5 Need for affordable housing according to *Keychoice* data

| No. bedrooms required | % |
|-----------------------|-------|
| 1 | 43.7 |
| 2 | 33.4 |
| 3 | 18.8 |
| 3+ | 4.1 |
| TOTAL | 100.0 |

Source: Local Authority Housing Statistics 2013/14 to 2016/17

- 6.11 There is no further breakdown by type of dwelling from the LAHS; assumptions have been made on dwelling stock breakdown for newbuild affordable stock (Table 6.6).

Table 6.6 Suggested breakdown of newbuild affordable dwellings by dwelling type

| Dwelling type | No. Bedrooms and split by % dwelling type | | | |
|---------------|---|-----|-----|-----|
| | 1 | 2 | 3 | 3+ |
| House | 0 | 50 | 100 | 100 |
| Flat | 60 | 20 | | |
| Bungalow | 40 | 30 | | |
| Total | 100 | 100 | 100 | 100 |

- 6.12 In order to determine the potential range of new dwelling stock appropriate for Calderdale, analysis has considered:
- 6.13 On the basis of a 75% market 25% affordable split, the annual housing need figure of 840 is broken down between market dwellings and affordable dwellings as shown in Table 6.7.
- 6.14 The starting point is the overall dwelling stock breakdown derived in Table 6.4. However, the analysis factors in affordable need and this can sometimes show a higher number of dwellings of a particular type (e.g. 1-bed flat) relative to overall need. This table should be seen as a general guide to the range of dwellings that are appropriate for delivery but there will be some variations in the absolute numbers of dwellings built each year and by dwelling type and size.

Table 6.7 Suggested breakdown of newbuild affordable dwellings by dwelling type

| Dwelling type | Annual Housing Need 840 | Tenure | | |
|---------------------|----------------------------|-----------------------|---------------------------|------------|
| | | Market 75% overall | Affordable 25% overall | Total |
| 1 Bed House | 31 | 31 | 0 | 31 |
| 2 Bed House | 213 | 171 | 42 | 213 |
| 3 Bed House | 301 | 253 | 47 | 301 |
| 4 or more Bed House | 107 | 96 | 10 | 107 |
| 1 Bed Flat | 65 | -1 | 66 | 65 |
| 2 Bed Flat | 56 | 39 | 17 | 56 |
| 3+ Bed Flat | 7 | 7 | 0 | 7 |
| 1-2 Bed Bungalow | 42 | -2 | 44 | 42 |
| 3+ Bed Bungalow | 20 | -6 | 25 | 20 |
| Total | 840 | 588 | 252 | 840 |

Concluding comments

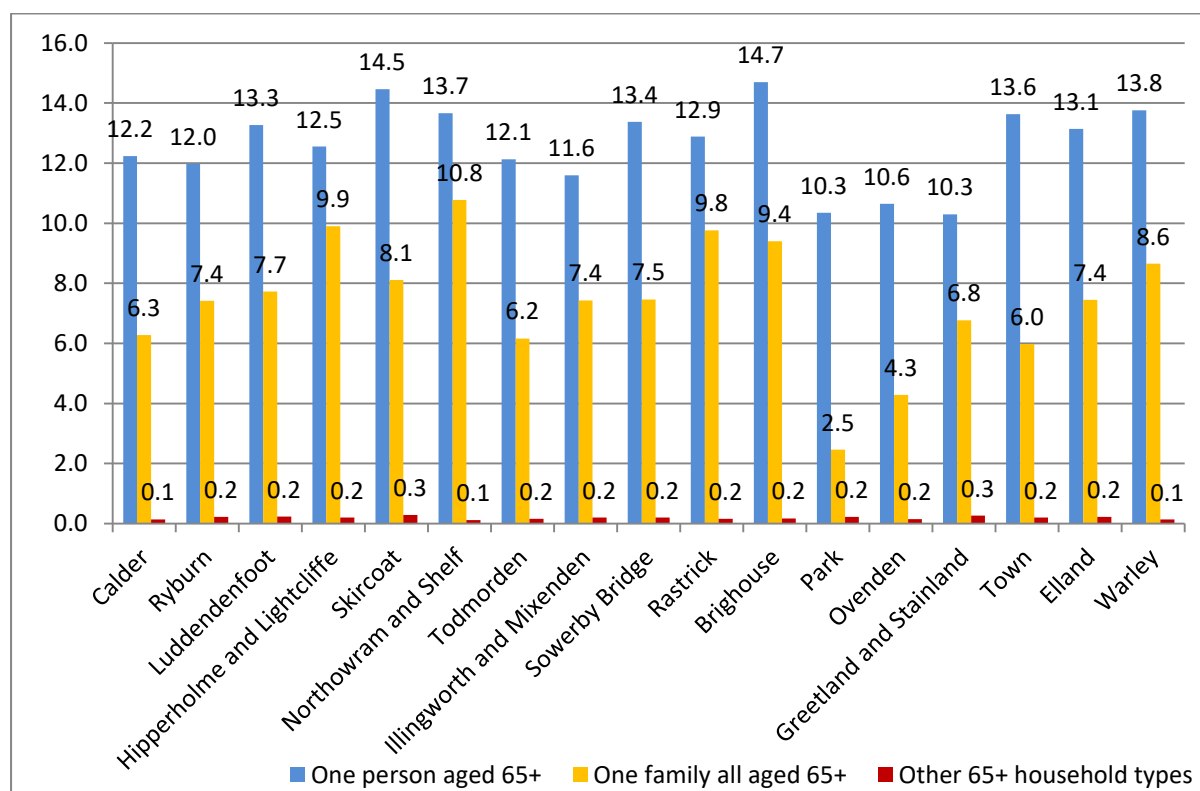
- 6.15 The purpose of this analysis has been to consider the likely dwelling type and size requirements of households in Calderdale linked to the anticipated increase in 14,604 households over the period 2015 to 2035. In the absence of locally sourced data, national data derived from arc⁴ studies has been used. Analysis considered the profile of dwelling stock occupied by households by HRP. This data was applied to future household numbers using 2014-based DCLG household projection data and the underlying dwelling profile of Calderdale was taken into account in analysis. This helps to indicate the likely change in dwelling requirement by type and size over the period 2015 to 2035.
- 6.16 Analysis has then considered annual housing need to establish an overall dwelling mix by dwelling type and size for market and affordable housing.
- 6.17 The analysis concludes that the following dwelling types particularly are required across Calderdale:
- 2 and 3-bedroom houses across both market and affordable tenures;
 - 1 and 2-bedroom flats – particularly across the affordable sector;
 - 4+ bedroom market houses;
 - Affordable 1-bed and 2-bed bungalows; in addition to on-going development of other property types and sizes as illustrated in Table 6.7.

Older persons housing options

- 6.18 Calderdale's Clinical Commissioning Group and the Better Care Fund Plan has ambitions to assist people with a long term illness and older people to remain independent, either at home with their families for as long as possible, or in homes that mix independence with specialist support when it's needed.

- 6.19 Chart6.1 shows the profile of older person households in Calderdale. Current estimates suggest 18% of the population in Calderdale is aged 65 or over. By 2037 the ONS estimate 25% of Calderdale's population (an additional 21,000 people) will be aged 65 or over. The wards with the highest proportion of persons aged 65 and over are Northowram and Shelf (24.6%), Brighouse (24.3%), Skircoat (22.9%) and Rastrick (22.8%).

Chart6.1 Profile of Calderdale's older person households



- 6.20 According to the 2011 Census, 26% of households in Calderdale have at least one member living with a long-term health problem or disability. The wards with the highest concentration of this household type are Park (29.8%), Illingworth & Mixenden (28.9%), Todmorden (28.7%) and Town (28.6%). The wards with the lowest percentage of this household type are Northowram & Shelf (22.5%), Greetland & Stainland (23.1%) and Ryburn (23.2%).
- 6.21 As the risk of disability increases with age, it is likely that areas with high proportions of older residents will have an increased need for specialist provision to enable these households to continue to live independently.
- 6.22 The borough's market position statement 2015/6 reported that 200 people were waiting to be allocated an extra care apartment and a further 171 people were being supported to live in their own tenancies.
- 6.23 For context, Table 6.8 shows a range of health & wellbeing statistical indicators designed by Public Health England to support Joint Strategic Needs Assessments.

Table 6.8 Adult Social Care Statistics for Calderdale

| Public Health Indicator | Period | Calderdale | Region | England | Worst/ Lowest | Best/ Highest |
|---|---------|------------|--------|---------|------------------|------------------|
| Prevalence of learning disabilities (%) | 2014/15 | 0.0049 | 0.005 | 0.0044 | 0.0007 | 0.0078 |
| People aged 18-64 registered blind or partially sighted (per 100,000) | 2013/14 | 203.3 | 237 | 214.1 | 0 | 451.3 |
| People aged 65-74 registered blind or partially sighted (per 100,000) | 2013/14 | 506 | 596 | 569 | 0 | 1,436 |
| People aged 75+ registered blind or partially sighted (per 100,000) | 2013/14 | 3,546 | 4,449 | 4,255 | 0 | 10,403 |
| Adults with physical disabilities supported throughout the year (per 100,000) | 2013/14 | 291 | 447 | 462 | 178 | 1,601 |
| Adults with learning disabilities supported throughout the year (per 100,000) | 2013/14 | 582 | 432 | 414 | 0 | 800.6 |
| Adults with mental health problems supported throughout the year per 100,000 | 2013/14 | 1,060 | 540 | 391 | 0 | 2,333 |
| Older people (65+) supported throughout the year (per 100,000) | 2013/14 | 9,318 | 10,310 | 9,781 | 4,187 | 22,713 |
| People aged 65+ in receipt of Attendance Allowance (per 100,000) | 2014/15 | 127.1 | 139.4 | 149.9 | 99.5 | 221.3 |
| Receiving DLA Pensionable Age (per 1,000) | 2014/15 | 80.7 | 99.4 | 80.9 | 16.3 | 241.9 |
| Receiving DLA Working Age (per 1,000) | 2014/15 | 47.1 | 49.8 | 45.5 | 15.3 | 90.1 |

Source: Health and Social Care Information Centre - RAP P1

Please use link below for additional information and definitions of indicators.

<https://fingertips.phe.org.uk/profile/adultsocialcare/data#page/3/gid/1000105/pat/6/par/E12000003/ati/102/are/E08000033/iid/1167/age/27/sex/4>

- 6.24 The information presented in Table 6.8 is sourced from the DWP, the Health & Social Care Centre and the Quality Outcomes Framework and shows data for Calderdale, the Yorkshire and Humber Region and England as a whole to enable meaningful comparisons to be made.
- 6.25 Feedback from arc⁴'s online stakeholder survey indicates that more than 6 in 10 respondents (63%) felt the current supply of housing for meeting the specialist needs of their client group(s) was inadequate. They cite a growth of people in specialist care who are unable to access properly adapted homes. This is especially true for "people suffering with mental health and generally needing more support than we can offer in general needs housing" as floating support doesn't always cover the support that's needed. Respondents working with groups requiring specialist housing felt to enable households to continue to live independently there needed to be increased provision of:

- 4+ bedroom market houses;
 - Extra care;
 - Adapted flats and bungalows;
 - Accessible homes in suitable clusters throughout the community, coupled with appropriate support services to maintain and enhance independent living.
- 6.26 Table 6.9 considers future housing options of older people based on data collected from arc⁴ household surveys. The findings are based on a weighted sample of households surveys carried out across the country. Even though the results aren't specific to Calderdale – it is anticipated that the findings will resonate with views of older persons in the borough.
- 6.27 Overall, the majority of older person households want to continue to live in their current home with support when needed (67.6%). A further 21.1% would consider buying a property on the open market. Renting sheltered accommodation, a housing association and extra care housing are the next most frequently mentioned options.
- 6.28 This information provides helpful guidance regarding the range of older person options being considered by older people across the UK which can be reasonably applied to Calderdale when considering older persons' housing delivery

Table 6.9 Future housing options for older people households

| Older persons housing options | % of respondents |
|--|------------------|
| Continue to live in current home with support when needed | 67.6 |
| Buying a property on the open market | 21.1 |
| Rent a property from a private landlord | 7.0 |
| Rent from HA / RSL / Registered Provider | 15.1 |
| Sheltered accommodation - To Rent | 20.5 |
| Sheltered accommodation - To Buy | 11.9 |
| Sheltered accommodation - Part Rent/Buy (shared ownership) | 5.4 |
| Extra care housing - To Rent | 14.4 |
| Extra care housing - To Buy | 8.6 |
| Extra care housing - Part Rent/Buy (shared ownership) | 3.7 |
| Residential care home | 5.6 |
| Co-housing | 9.9 |

Source: arc⁴ surveys

Note: Households could pick more than one option so the % column does not add up to 100%

- 6.29 The figures support the ambitions of the Better Care Fund Plan to assist households to remain independent. However, they also suggest sufficient interest in sheltered and extra-care facilities to rent and to buy.

7. Summary and conclusions

In summary

- 7.1 Calderdale is a rural district with an urbanised population. It has good connections to the region and other regional centres e.g. in Greater Manchester and Lancashire.
- 7.2 Calderdale is an important centre for financial services, advanced engineering and manufacturing. It has a thriving visitor economy and there are plans for a Vocational Higher Education Institution for Digital Manufacturing. The borough needs to be able to capitalise on planned improvements to local and regional transport infrastructure in order to realise some of its economic objectives.
- 7.3 A third of the borough's households are single person households and more than 6 in 10 of these single person households are aged 65 and over. The number of older persons in Calderdale has grown over recent years and is projected to increase significantly. By 2024, the population aged "75 to 84 years" is projected to increase by 42% and those aged "85 and over" is projected to increase by 30%. This increase in older residents is likely to be accompanied by increases in households with long term illness or a disability which would indicate increased need for specialist accommodation for these household types
- 7.4 The borough's housing markets have changed significantly between censuses. Perhaps the most significant change has been the rise of the private rented sector. In Calderdale the increase of 68% came at the expense of households "buying with a mortgage, a loan or shared ownership" and "social housing" – both of which reduced inter-census.
- 7.5 At the same time, there has been a change in the volume of properties coming onto the sales and private rented market. The reduced supply of properties on the sales market has driven households to private renting or to making improvements to their existing homes with a view to remaining for the longer term unless exceptional value can be found on the market.
- 7.6 Despite the slowdown in properties coming to market there appears to have been little significant upward pressure on rents and sales prices. In most areas, LHA rates are within 80% of the median rent which suggests that for many households, affordability is in line with affordable renting levels.
- 7.7 In terms of housing needs, the projections are for 14,604 additional households between 2015 and 2035 and an annual housing requirement of 840 of which 75% should be market housing and 25% affordable housing. The property offering is suggested as:
 - 2 and 3-bedroom houses across both market and affordable tenures;
 - 1 and 2-bedroom flats – particularly across the affordable sector;
 - 4+ bedroom market houses;
 - Affordable 1-bed and 2-bed bungalows.

In conclusion

- 7.8 This report has set out evidence of a stalled sales market which no longer meets the needs of first time buyers or first time movers; of a rental market that instead of being a transitional market for aspiring homeowners, is rapidly becoming a destination market for an increasing number of households; and of a market where the needs of older persons are not sufficiently well catered for resulting in their continued occupation of homes that are unsuited to their life-stage.
- 7.9 There is also evidence of a market where households with specialist housing requirements are unable to afford or access suitable accommodation in areas with adequate support infrastructure e.g. transport; healthcare; shopping facilities; and, equally importantly, family network.
- 7.10 It is likely that stimulation of the resale market will help to ease the pressure on first-time buyers and home movers. The evidence suggests that there is a need for rightsizing products e.g. 1-bed and 2-bed bungalows to provide choice to older people who may be under-occupying their current homes. Local estate agents are maintaining lists of older person households waiting for bungalows to become available on the market.
- 7.11 There is a growing trend towards *future-proofing* homes at the point of purchase. Estate agents speak of first-time buyers (some without dependent children) looking to buy 3-bed or 4-bed properties with the intention of growing their family in the home rather than moving as the size of the family increases and save on the costs of associated with moving home. This trend is likely to require more 3-bed and 4-bed properties in the medium to long term.
- 7.12 There is evidence that households with support needs are prepared to purchase extra-care and sheltered housing that is appropriately located and priced. This would go some way to delivering the Council's ambitions to help individuals with support needs to live independently whilst at the same time free up much needed family sized accommodation.
- 7.13 The borough's housing stock consists of older smaller terraced homes which would greatly benefit from a regeneration programme to improve the efficiency of the properties and their accessibility. Additional to this, Calderdale Council believes that "a pool of attractive new homes" is needed to realise ambitions for *growing the economy*; supporting *vulnerable people*; and *creating a sustainable environment*.
- 7.14 The 2015 SHMA has established a need for 840 dwellings each year to meet the housing need of the borough. Calderdale's housing market has consistently under-delivered on the annual housing requirement to meet existing and future housing needs in the borough. Government housebuilding statistics show that between 2012/3 and 2016/7 the most properties delivered in any single year was 360 in 2012/3. Partly in response to a lack of new houses being built, the Council resolved to set up its own local housing delivery company to meet the needs and aspirations of Calderdale's residents and increase housing supply across the borough.
- 7.15 Estate agents and stakeholders in their responses to arc⁴'s online survey indicated that whilst the eastern valley towns remain attractive to incomers, Halifax (especially

the central area) lacks good quality housing needed to help drive the Council's desire for economic development.

- 7.16 Addressing this challenge will require a focus on poor quality homes in areas with high concentrations of private rented housing. Facilitating housing options that meet the aspirations of older people will help to improve churn of existing stock mostly by releasing family homes onto the resale market.
- 7.17 The evidence supports Calderdale MBC's desire for intervention in the housing markets across the borough. A local housing delivery company with a broad remit that includes delivering the right mix of homes for local people and which is capable of supporting the Council's ambitions for economic development will greatly assist this endeavour.

8. List of appendices

Appendix 1 Stakeholder response to online survey