

Strategic Housing Market Assessments for Yorkshire & the Humber

Wakefield housing market area

June 2008
Final Report

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1. Introduction

- 1.1 This document is the first Strategic Housing Market Assessment (SHMA) for the Wakefield housing market area (HMA). It has been produced in accordance with Government guidance for the production of SHMAs.¹
- 1.2 This SHMA forms part of a suite of SHMAs for the Yorkshire and the Humber Region. Yorkshire and the Humber are seeking to develop a framework of SHMAs across the region which can provide comprehensive and consistent regional coverage.
- 1.3 Phase One of this study identified a need across some parts of the region for additional work to provide fit for purpose SHMAs corresponding to strategic housing markets. This work is recognised as building on the existing local studies.
- 1.4 This is not a local level SHMA but one of a suite of comparative regional reports which support a strategic overview for the region. This report does not replace the need for a local SHMA. An integral element of this strategic approach is the consideration of connections with a wider reference area and an analysis that looks beyond the boundaries of each district.
- 1.5 Key to this suite of reports is the need for comparability and consistency across the region to support a strategic overview. This report does not include primary data similar to that which might be collected as part of a more local assessment. In order to provide the comparators required across the region consistency has been the primary driver of the data assembled to inform this profile. It is recognised that more detailed local studies may have additional information which is either more recent, or finer grained, and can be used to further inform the understanding of the current and future operation of housing markets within this HMA.
- 1.6 For the purposes of this assessment, the Wakefield HMA is taken to be coterminous with Wakefield local authority area. A

¹ Communities and Local Government (2007) Strategic Housing Market Assessments: Practice Guidance. April 2007.

justification for this is provided In Chapter 3. The research has also identified a wider reference area encompassing Leeds and Bradford. Where possible comparator data for this reference area is included as well as for the Wakefield HMA.

2. Summary

- Wakefield consists of a range of urban and rural settlements, including the city of Wakefield itself. Some 70% of the rural area of the district is designated green belt. Over the past 10 years house prices have risen slower in Wakefield than across the rest of the region as a whole. At £136,381 in 2007, average prices are now 8% lower than the regional and reference area averages, although this average masks a high degree of variation between settlements.
- There are currently around 139,500 households in Wakefield, an increase of 5.1% since 2001. Rising net migration levels to the district has been impacting significantly on population and household growth over recent years, and this trend seems set to continue.
- There are concentrations of poverty and deprivation, but overall Wakefield has enjoyed relatively healthy economic growth in recent years. However, despite a net in-flow of higher order occupational groups (SOC 1-3) these jobs remain underrepresented compared to the regional average. The proportion of lower order occupations (SOC 6-9) in the district is above the regional average, and incomes are £17 per week lower than the regional average.
- Semi-detached housing is the majority housing stock, making up 45% of all housing – higher than the regional average. Owner occupation is the predominant housing tenure (65%). Social renting (28%) makes up a slightly higher proportion than across the region as a whole.
- Overall, overcrowding is not a major issue. However, it is a problem in some concentrated areas. This is particularly the case in BME neighbourhoods to the west of Wakefield city centre.
- The population is expected to grow by 37,000 persons between 2007 and 2029. Nearly 80% of this increase will be accounted for by a growing older population. Migration from

other areas of the UK to the district is expected to be most significant in driving this population growth.

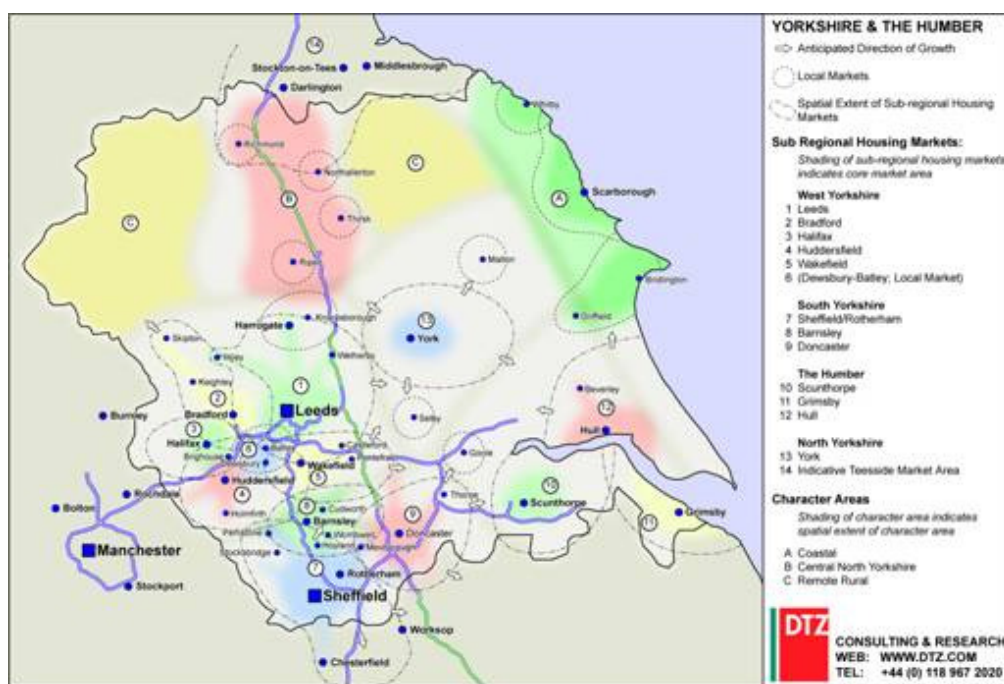
- Population growth is anticipated to translate into demand for an additional 26,800 households.
- RSS requirement is for an annual new build rate of 1,600 per year over the period 2008-2026: broadly in line with projected household growth but higher than recent build rates.
- The most recent housing needs survey estimates an annual shortfall of 971 affordable housing units. The total NAHP allocation for Wakefield for 2006/08 is 269 units, falling from 227 in 2006/07 to 42 in 2007/08. Clearly, the balance of affordable housing will need to be delivered from alternative programmes, mainly through S.106 planning obligations.
- Families make up a slightly more significant proportion of all households in Wakefield than across the region as a whole. Demand for affordable family housing is expected to be strong in the future.
- Older people are also expected to grow in number and as a proportion of all households in future years. The housing requirements of these groups require further investigation.
- The BME (non-white) population of Wakefield is small. However, these (mainly Pakistani) households suffer disproportionately from poor housing conditions and overcrowding, and these problems need to be addressed as a priority.

3. Context

Rationale for the boundary

- 3.1 Research undertaken by DTZ Consulting² suggests that the Wakefield HMA (whose indicative boundary is shown Map 3.1 below) is broadly coterminous with the Wakefield Metropolitan Borough Council local authority area.

Map 3.1. Indicative Housing Market Areas and Character Areas



Source: DTZ

- 3.2 This work did not provide a practical basis for housing market assessments because it did not set precise boundaries for the assessments. Further work was therefore carried out by ECOTEC and Sheffield University using travel to work and migration Market data to refine the DTZ analysis.³
- 3.3 There are some overlaps with adjacent areas but these not major compared with some other HMAs in the region. The further validation and testing of HMA boundaries⁴ that we have

² DTZ 2007 *Mapping Housing Markets in the Yorkshire and the Humber Region*.

³ See ECOTEC et al Stage 1 report to Yorkshire and Humber Assembly.

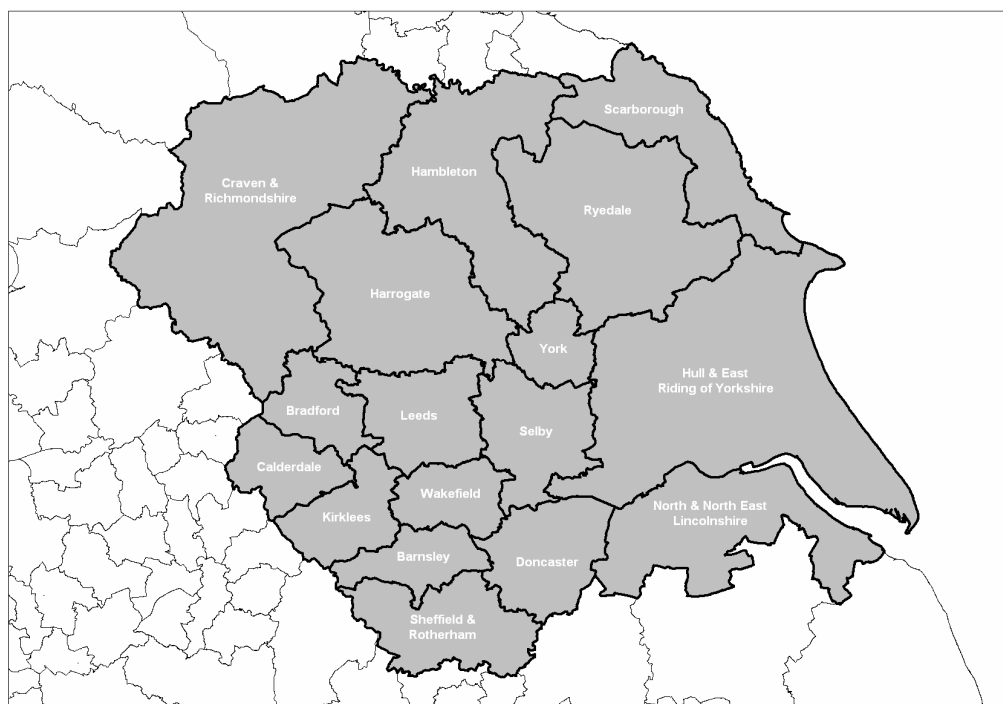
⁴ ECOTEC et al stage one report to YHRA

conducted confirms the relevance and practical applicability of the chosen boundary.

3.4 Following official guidance, and taking into account travel to work and migration patterns, the research defined HMA by aligning them with whole local authorities or groups of local authorities (Map 3.2). In West Yorkshire this has led to identification of five HMAs, made up as follows:

- Leeds;
- Bradford;
- Calderdale;
- Kirklees; and
- Wakefield.

Map 3.2. Yorkshire and the Humber: housing market area boundaries

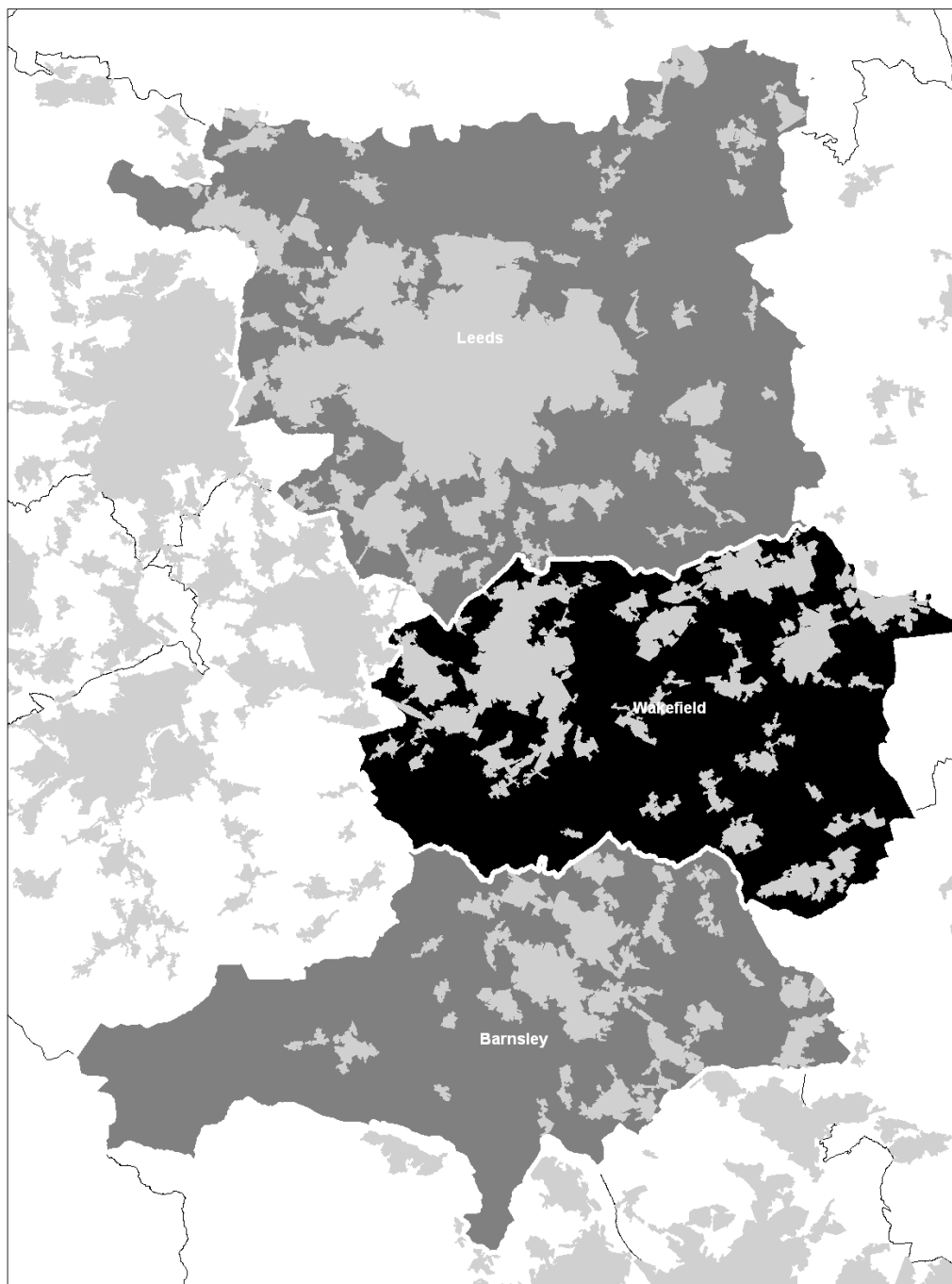


Connections with other areas

3.5 Although the boundaries of the Wakefield HMA coincide with the district boundary, it is recognised that there are important overlaps with adjacent areas. These are examined in this assessment and must be taken into account in the subsequent development of LDF and housing policies.

3.6 Phase One of this research identified a 'reference area' for each of the HMAs based on the strongest connections with adjacent areas. This reference area for Wakefield includes Leeds and Bradford as well as Wakefield itself. This reference area is shown in Map 3.3.

Map 3.3. Wakefield HMA and associated districts



Data source: Ordnance Survey.

- 3.7 The Wakefield HMA represents a relatively self-contained housing market. According to the 2001 Census, 61.6 per cent of individuals' most recent moves in the year prior to the Census both originated and ended in the Wakefield HMA. Despite this self-containment there are clearly links with other areas, particularly the adjacent housing market areas.
- 3.8 These districts are highlighted above in Map 3.3. As this suggests, the links between these districts are likely to be heavily influenced by the proximity of settlements in the north of the Wakefield district to the major sub-regional centres of Leeds and Bradford.

4. The current market

Background

- 4.1 Wakefield forms the south-eastern segment of the five constituent districts that make up the West Yorkshire sub-region. Wakefield consists of a range of settlements including the city of Wakefield. The district covers some 350 square kilometres and is home to 315,000 people in a diverse range of city, urban and rural communities, an amalgam of what were previously 14 different local authorities.
- 4.2 The north-west of the district includes Horbury, Ossett, Wrenthorpe, Stanley and Altofts, while Normanton, Castleford, Pontefract, Knottingley, Featherstone and a host of smaller settlements make up the five towns. In the south east, there are the towns of Hemsworth, South Kirkby and South Elmsall as well as other communities.
- 4.3 Some 70 per cent of the rural communities of the district is designated as green belt.
- 4.4 Wakefield's housing stock was transferred to Wakefield and District Housing (WDH) in 2005. WDH now has responsibility for over 31,000 homes in the Wakefield District. Although WDH is responsible for the majority of the stock in the district, a number of other Housing Associations with varying remits also operate in the area.
- 4.5 Over the past ten years house prices in Wakefield have risen slower than across the rest of the region and the reference area (average 11.5% increase per annum since 1997). As with other areas, the most pronounced increases were during the period 2001-2004. At £136,381 in 2007, average house prices are now 8% lower than the regional and reference area averages. However, average prices disguise local variations. There are hot-spots of high priced areas, particularly in the north of the district—where affordability is a major issue particularly for newly forming households. Weaker markets tend to be concentrated in the south and the east of the district.

- 4.6 The current Wakefield Housing Strategy identifies a shortage of affordable housing in many areas as a key issue which needs to be addressed. Overcrowding and poor housing conditions are particular issues in some BME neighbourhoods, particularly in Wakefield itself.

Population

- 4.7 Table 4.1 shows past trends in the overall population and number of households in the Wakefield HMA, drawing on ONS and DCLG estimates. Overall, the population of Wakefield increased by nearly 7,000 since 1981, despite having experienced a period of decline during the 1980's. The most recent population projections suggest an increase in population of nearly 37,000 by 2029. The implications of such rapid population growth for the future housing market are discussed in Chapter 4.

Table 4.1 Population and households in Wakefield HMA, 1981-2007

| Year | Mid-year population | % increase on previous year | Mid-year households | % increase on previous year | Average household size |
|------|---------------------|-----------------------------|---------------------|-----------------------------|------------------------|
| 1981 | 314,500 | - | 115,000 | - | 2.73 |
| 1982 | 313,500 | -0.32 | 116,000 | 0.87 | 2.70 |
| 1983 | 311,600 | -0.61 | 116,000 | 0.00 | 2.69 |
| 1984 | 309,900 | -0.55 | 117,000 | 0.86 | 2.65 |
| 1985 | 309,100 | -0.26 | 117,000 | 0.00 | 2.64 |
| 1986 | 307,700 | -0.45 | 118,000 | 0.85 | 2.61 |
| 1987 | 308,300 | 0.19 | 120,000 | 1.69 | 2.57 |
| 1988 | 309,300 | 0.32 | 121,000 | 0.83 | 2.56 |
| 1989 | 311,600 | 0.74 | 123,000 | 1.65 | 2.53 |
| 1990 | 313,100 | 0.48 | 125,000 | 1.63 | 2.50 |
| 1991 | 314,300 | 0.38 | 126,000 | 0.80 | 2.49 |
| 1992 | 314,800 | 0.16 | 127,000 | 0.79 | 2.48 |
| 1993 | 314,300 | -0.16 | 127,000 | 0.00 | 2.47 |
| 1994 | 313,600 | -0.22 | 128,000 | 0.79 | 2.45 |
| 1995 | 312,900 | -0.22 | 128,000 | 0.00 | 2.44 |
| 1996 | 312,600 | -0.10 | 129,000 | 0.78 | 2.42 |
| 1997 | 312,200 | -0.13 | 129,000 | 0.00 | 2.42 |
| 1998 | 313,300 | 0.35 | 130,000 | 0.78 | 2.41 |
| 1999 | 313,900 | 0.19 | 130,000 | 0.00 | 2.41 |
| 2000 | 314,300 | 0.13 | 131,000 | 0.77 | 2.40 |
| 2001 | 315,400 | 0.35 | 132,000 | 0.76 | 2.39 |
| 2002 | 316,800 | 0.44 | 134,000 | 1.52 | 2.36 |
| 2003 | 318,300 | 0.47 | 135,000 | 0.75 | 2.36 |
| 2004 | 319,400 | 0.35 | 137,000 | 1.48 | 2.33 |
| 2005 | 320,300 | 0.28 | NA | NA | NA |
| 2006 | 321,200 | 0.28 | NA | NA | NA |

Sources: ONS mid-year population estimates, DCLG household estimates. NA Data not yet available

4.8 The average household size in the HMA has fallen from 2.73 persons in 1981 to 2.33 persons in 2004. As a result, household growth has been at a much faster rate than population growth, rising from 115,000 in 1981 to 137,000 in 2004 (an increase of 22,000 households).

4.9 Table 4.2 shows the breakdown of population change in the Wakefield HMA, and the respective contribution of natural change (births and deaths) and migration over the period from 1991 to 2006. Over the whole period migration has, in effect, cancelled itself out whereas natural change accounted for an additional 6,300 persons. However, whilst natural change

declined as a driver of population growth from the late 1990's onwards, growth due to migration became a more significant factor.

Table 4.2 Components of population change

| Year | Natural change | Migration | Total change |
|------|----------------|-----------|--------------|
| 1991 | 1,200 | -800 | 400 |
| 1992 | 800 | -1,300 | -500 |
| 1993 | 700 | -1,500 | -700 |
| 1994 | 500 | -1,200 | -700 |
| 1995 | 500 | -900 | -300 |
| 1996 | 600 | -1,000 | -400 |
| 1997 | 300 | 800 | 1,100 |
| 1998 | 200 | 400 | 600 |
| 1999 | 300 | 100 | 400 |
| 2000 | 0 | 1,000 | 1,000 |
| 2001 | -100 | 1,500 | 1,400 |
| 2002 | 100 | 1,300 | 1,400 |
| 2003 | 400 | 700 | 1,100 |
| 2004 | 300 | 600 | 900 |
| 2005 | 500 | 300 | 900 |

Source: ONS

4.10 Table 4.3 shows migration by occupational type in 2001. For all groups apart from the long term unemployed and students, there was a net inflow. Of particular significance was the large net inflow of lower managerial and professional groups to Wakefield. Indicative of the attractiveness of the district to medium-income professionals working in Leeds and Bradford, the increasing dormitory function performed by Wakefield is seen to have impacted on housing markets particularly in the north of the district.

Table 4.3 Migration by occupational type

| | Did not move or moved within LA | Moved in from within UK | Moved out to within UK | Net moves in from UK | Net moves as % of non-movers/movers within LA |
|---|---------------------------------|-------------------------|------------------------|----------------------|---|
| Higher managerial and professional | 7651 | 325 | 313 | 12 | 0.2 |
| Lower managerial and professional | 17410 | 594 | 478 | 116 | 0.7 |
| Intermediate | 6957 | 196 | 136 | 60 | 0.9 |
| Small employers and own account workers | 7491 | 133 | 112 | 21 | 0.3 |
| Lower supervisory and technical | 11123 | 163 | 115 | 48 | 0.4 |
| Semi-routine | 11670 | 190 | 170 | 20 | 0.2 |
| Routine | 16085 | 225 | 153 | 72 | 0.4 |
| Never worked or long-term unemployed | 2949 | 58 | 78 | -20 | -0.7 |
| Full-time students | 455 | 31 | 67 | -36 | -7.9 |
| Total | 81791 | 1915 | 1622 | 293 | -5.6 |

Source: 2001 Census. Note: the table excludes moves to and from areas outside the UK

4.11 Table 4.4 shows the changing age structure of the population of Wakefield over the period 2001-2007. The age profile of the district is comparable to that of the region, albeit with slightly fewer people in the 15-29 age group and 65+ age group.

Table 4.4 Age structure of the population 2001 and 2007

| Age Group | Wakefield | | Yorkshire and the Humber | |
|-----------|-----------|-------|--------------------------|-------|
| | 2001 | 2007 | 2001 | 2007 |
| 0 - 14 | 19.2 | 17.4 | 19.1 | 17.6 |
| 15 - 29 | 17.6 | 18.5 | 18.8 | 20.2 |
| 30 - 44 | 23.1 | 21.9 | 22.0 | 20.7 |
| 45 - 64 | 24.7 | 26.3 | 23.9 | 25.2 |
| 65 + | 15.4 | 15.9 | 16.1 | 16.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

Source: 2001 Census, ONS sub-national population projections

Households

4.12 There are approximately 139,500 households in Wakefield (2006 figures), an increase of around 7,100 or 5.4% since 2001.

- 4.13 Table 4.5 shows the composition of households in Wakefield in 2001, and the projected changes to household composition up to 2006. Overall, the profile of household composition in Wakefield in 2006 is broadly in line with the regional average albeit with a slightly lower proportion of one person households and a higher proportion of multi-person households.
- 4.14 During the period 2001-2006 it is thought that the groups which will have grown most significantly will have been cohabiting couples (+19.7%), single parents (+12.4%), and one person households (+11.5%).

Table 4.5. Household composition 2001 and 2006

| Household type | Number of households | | Proportion of households in HMA (%) | | % Change 2001-2006 | Proportion of households in Yorkshire & the Humber 2006 (%) |
|--------------------|----------------------|--------|-------------------------------------|-------|--------------------|---|
| | 2001 | 2006 | 2001 | 2006 | | |
| Married Couple | 65800 | 64400 | 49.7 | 46.2 | -2.1 | 44.7 |
| Cohabiting Couple | 12700 | 15200 | 9.6 | 10.9 | 19.7 | 10.5 |
| Lone Parent | 9700 | 10900 | 7.3 | 7.8 | 12.4 | 7.8 |
| Other Multi-Person | 6700 | 7200 | 5.1 | 5.2 | 7.5 | 6.1 |
| One Person | 37500 | 41800 | 28.3 | 30.0 | 11.5 | 30.8 |
| All Households | 132400 | 139500 | 100.0 | 100.0 | 5.4 | 100.0 |

Source, 2001 Census, ONS sub-national population projections. Columns may not add to 100% due to rounding.

Economic Profile

- 4.15 The Wakefield HMA suffers from concentrated pockets of deprivation and low wages, particularly in the south east of the district. However, overall Wakefield has enjoyed relatively healthy growth in recent years, especially in the north of the district.
- 4.16 As Table 4.6 shows, nearly three quarters of employees working in Wakefield also live within the district. A further 11.6% travel to work in Wakefield from elsewhere in the reference area (i.e. from Leeds and Barnsley).

Table 4.6. Number of employees working in Wakefield by district of residence, 2001

| District of residence | Number of employees working in Wakefield |
|------------------------------|---|
| Wakefield | 97019 |
| Leeds | 9155 |
| Barnsley | 6289 |
| Kirklees | 6209 |
| Selby | 2951 |
| Doncaster | 2704 |
| Bradford | 1514 |
| Rotherham | 876 |
| Sheffield | 849 |
| Calderdale | 834 |
| All employees in Wakefield | 133050 |

Note: only the first ten districts shown. Data source: Census 2001.

- 4.17 ONS estimate that the working age population accounted for around 60% of the total population of Wakefield in 2006. This is just marginally lower than the regional and national averages.
- 4.18 Table 4.7 refers to economically active population. Nearly 79% of the working age population was economically active: - marginally higher than the regional average for economic activity. Similarly, at 75.3% the employment rate in Wakefield was higher than that of the Yorkshire and Humber Region as a whole. Notably, the female economic activity and employment rates in the district were considerably higher than the regional average.
- 4.19 Table 4.8 shows employment by occupation in 2006. As this shows, despite net in-migration of higher order occupational groups, the higher SOC groups (1-3) remain underrepresented as compared to the regional average. The proportion of lower order occupations (SOC 6-9) in the district are above the regional average.
- 4.20 As Table 4.9 shows, achievement of higher-level qualifications (NVQ4 and above) in Wakefield is marginally lower than the regional average, and considerably lower than the national

average. A higher proportion of residents also have no formal qualifications.

Table 4.7 Economically active population 2006

| People of working age population (2006) | Wakefield (persons) | Proportion of working age population (%) | | |
|---|---------------------|--|------------------------|---------------|
| | | Wakefield | Yorkshire & The Humber | Great Britain |
| <i>All People</i> | | | | |
| Economically Active | 153,600 | 79.2 | 77.8 | 78.4 |
| In Employment | 146,100 | 75.3 | 73.4 | 74.1 |
| Employees | 131,300 | 67.7 | 64.9 | 64.3 |
| Self Employed | 13,700 | 7.1 | 8.2 | 9.4 |
| Unemployed | 7,500 | 3.9 | 4.4 | 4.3 |
| <i>Males</i> | | | | |
| Economically Active | 83,100 | 83.0 | 82.9 | 83.2 |
| In Employment | 79,100 | 79.0 | 77.7 | 78.4 |
| Employees | 67,500 | 67.4 | 65.2 | 64.5 |
| Self Employed | 11,000 | 11.0 | 12.1 | 13.5 |
| Unemployed | | | 5.2 | 4.8 |
| <i>Females</i> | | | | |
| Economically Active | 70,500 | 75.1 | 72.4 | 73.3 |
| In Employment | 66,900 | 71.2 | 68.9 | 69.6 |
| Employees | 63,800 | 67.9 | 64.5 | 64.1 |
| Self Employed | 2,600 | 2.8 | 4.0 | 5.0 |
| Unemployed | | | 3.5 | 3.7 |

Source: NOMIS, derived from ONS annual population survey. *numbers are for those of working age, % are for those of working age (16-59/64);

Table 4.8 Employment by occupation 2006

| Standard Occupational Classification (SOC) | Wakefield (No.) | Wakefield (%) | Yorkshire and The Humber (%) | Great Britain (%) |
|--|-----------------|---------------|------------------------------|-------------------|
| SOC groups 1 - 3 | 50,500 | 33.3 | 37.5 | 42.3 |
| 1 Managers and senior | 19,400 | 12.8 | 13.2 | 15.0 |
| 2 Professional occupations | 12,400 | 8.2 | 11.4 | 13.0 |
| 3 Associate professional & technical | 18,700 | 12.3 | 12.8 | 14.3 |
| SOC groups 4-5 | 35,400 | 23.3 | 23.3 | 23.0 |
| 4 Administrative & Secretarial | 18,700 | 12.3 | 11.4 | 12.1 |
| 5 Skilled trades occupations | 16,700 | 11.0 | 11.9 | 10.9 |
| SOC groups 6-7 | 28,300 | 18.7 | 16.6 | 15.7 |
| 6 Personal service | 12,700 | 8.4 | 8.4 | 8.0 |
| 7 Sales and customer service | 15,600 | 10.3 | 8.2 | 7.7 |
| SOC groups 8-9 | 37,600 | 24.8 | 22.4 | 18.7 |
| 8 Process plant & machine operatives | 16,500 | 10.9 | 9.3 | 7.3 |
| 9 Elementary occupations | 21,100 | 13.9 | 13.2 | 11.4 |

Source: NOMIS, derived from ONS annual population survey. Notes: Numbers and % are for those of age 16+. Percentages are of all persons in employment

Table 4.9 Qualifications 2007

| Qualification level | Wakefield (No.) | Wakefield (%) | Yorkshire and The Humber (%) | Great Britain (%) |
|----------------------|-----------------|---------------|------------------------------|-------------------|
| NVQ4 and above | 38,800 | 20.0 | 22.7 | 27.4 |
| NVQ3 and above | 72,600 | 37.4 | 41.4 | 45.3 |
| NVQ2 and above | 107,700 | 55.5 | 60.7 | 63.8 |
| NVQ1 and above | 143,300 | 73.8 | 76.3 | 77.7 |
| Other qualifications | 20,100 | 10.3 | 8.3 | 8.5 |
| No qualifications | 30,800 | 15.9 | 15.3 | 13.8 |

Source: NOMIS, derived from ONS annual population survey. Notes: NVQ1 is equivalent to fewer than 5 GCSEs at grades A-C; NVQ2 is equivalent to 5 or more GCSEs at grades A-C; NVQ3 is equivalent to 2 or more A Levels; NVQ4 is equivalent to HND or Degree level. Numbers and % are for those of working age. Percentages are of the total working age population.

Earnings and incomes

- 4.21 The previous section highlighted some of the characteristics of the Wakefield labour force. From a housing market perspective this is important because of the effect it has on earnings and incomes, and consequently on the nature of demand for housing (especially the affordable housing requirement).
- 4.22 Table 4.10 shows earnings for full time-employees in Wakefield in 2007, drawn from the Annual Survey of Hours and Earnings. The median gross weekly pay for full-time employees was £408. This is about £17 per week lower than the regional average, and significantly lower than the national average.
- 4.23 The 2004 Index of Deprivation⁵ published by DCLG showed that, out of 354 districts nationally, Wakefield District was ranked the 54th most deprived local authority area.
- 4.24 At a local level, 14% (29) of the district's SOAs are ranked in the 10% most deprived SOAs in England. Many of these areas tend to be concentrated in the south east of the district, but also in

Table 4.10 Earnings – residence based (2007)

| | Median gross earnings, £ | | |
|--------------------------|--------------------------|--------------------------|---------------|
| | Wakefield | Yorkshire and The Humber | Great Britain |
| <i>Gross weekly pay</i> | | | |
| Full-time workers | 407.5 | 425.0 | 459.0 |
| Male full-time workers | 457.5 | 470.0 | 500.7 |
| Female full-time workers | 328.8 | 355.5 | 394.8 |
| <i>Hourly pay</i> | | | |
| Full-time workers | 10.2 | 10.53 | 11.50 |
| Male full-time workers | 10.8 | 11.15 | 12.17 |
| Female full-time workers | 8.7 | 9.49 | 10.48 |

Source: ONS Annual Survey of Hours and Earnings. Note - median earnings in pounds for full-time employees only in the area.
⁵ Office of the Deputy Prime Minister (2004) *The English Indices of Deprivation 2004 (revised)*. London: Office of the Deputy Prime Minister. See also published data at <http://www.communities.gov.uk/archived/general-content/communities/indicesofdeprivation/216309/>.

some areas of Wakefield City itself.

The current housing stock

- 4.25 As Table 4.11 shows, semi-detached housing is by far the numerical majority property type, making up 45% of the stock profile. The remaining stock is made up of terraced houses (25%), detached houses (20%) and flats (10%). Compared to the regional average, as well as most other areas of the sub-region, Wakefield has a relatively high proportion of semi-detached homes and a relatively low proportion of terraced and flatted accommodation.
- 4.26 Overcrowding is an issue in some areas of the district, particularly in BME neighbourhoods to the west of Wakefield City Centre. However, overall overcrowding is not a significant issue in any housing tenure within the district.

Table 4.11 Property type profile

| Property Type | Wakefield (No.) | Wakefield (%) | Yorkshire & Humber (%) |
|--|------------------------|----------------------|-----------------------------------|
| All Occupied Household Spaces | 136,489 | 100 | 100.0 |
| In an Unshared Dwelling | 136,380 | 99.9 | 99.7 |
| House or Bungalow: Detached | 27,427 | 20.1 | 20.2 |
| House or Bungalow: Semi-detached | 61,364 | 45.0 | 37.5 |
| House or Bungalow: Terraced | 33,414 | 24.5 | 29.1 |
| Flat, Maisonette or Apartment | 13,909 | 10.2 | 12.7 |
| Caravan or Other Mobile or Temporary Structure | 266 | 0.2 | 0.2 |
| In a Shared Dwelling | 109 | 0.1 | 0.3 |

- 4.27 Linked to stock condition SAP ratings provide an indication of the energy efficiency of homes.⁶ Typically, where the SAP rating of a property is below 30, around 30% of households are in fuel poverty, whilst fuel poverty is almost eliminated in houses which

⁶ SAP (Standard Assessment Procedure) ratings are an index of the annual cost of heating a dwelling to achieve a standard heating regime where 1 is most inefficient and 100 is highly efficient. It is dependent on both heat loss from the dwelling and the performance of the heating system.

are energy efficient. Generally socially rented housing tends to be energy efficient and this has improved in recent years due to the government's decent homes policy targeting these houses as part of their fuel poverty strategy. In contrast, however, the private rented sector tends to include some of the worst housing conditions and the least energy efficient stock.

- 4.28 In terms of average local authority SAP ratings Wakefield achieved the efficient SAP rating in 2005. All five authorities in West Yorkshire generally compared favourably with others in the region on this measure. Overall, SAP ratings for the West Yorkshire districts have increased slightly but been relatively stable over the period 2003 to 2006.
- 4.29 Only 6.6% of households lacked central heating in Wakefield, compared to 13.1% across Yorkshire and the Humber. Census 2001 indicated that all other West Yorkshire districts had high proportions of households without central heating. The proportions in Wakefield however, may be inflated by homes with one or two radiators powered by an open fire, a legacy of strong links to coal mining. The local Affordable Warmth Strategy ⁷ indicates that fuel poverty is an issues in the HMA with the highest number of winter deaths in the region.

Tenure

- 4.30 Census 2001 (Table 4.12) showed that owner occupation is the predominant tenure in Wakefield (65%), representing a slightly smaller share of the housing market than across the region as a whole (68%). Social renting made up a larger proportion of the housing market (28%), whilst private renting was less of a feature than across the regional. However, the latter is likely to have increased in overall terms and as a proportion of the housing market since 2001.
- 4.31 Ongoing research commissioned by West Yorkshire Housing Partnership and being undertaken by the Centre for Regional,

⁷ Wakefield Affordable Warmth Strategy 2007 – 2010.

Economic and Social Research, suggests that the private rented sector in West Yorkshire has changed rapidly in recent years⁸. New tenants have moved into the sector and sub-markets have changed markedly. The sector has grown in absolute terms and as a proportion of all housing stock, and the number of landlords operating in the market has increased.

Table 4.12 Tenure profile

| Tenure of household | Wakefield (No.) | Wakefield (%) | Yorkshire & Humber % |
|---------------------|-----------------|---------------|----------------------|
| Owned | 86,178 | 65.2 | 67.6 |
| Social Rented | 36,906 | 27.9 | 21.0 |
| Private rented | 7,631 | 5.8 | 9.1 |
| Living rent free | 1,497 | 1.1 | 2.3 |
| Total | 132,212 | 100 | 100 |

Source: 2001 Census.

Vacant dwellings

4.32 Levels of vacant dwellings are a key indicator of the strength of the housing market. Vacancy data is always difficult to interpret, as there are frequent variations which are difficult to account for except by changes in the way that data is collected. Table 4.13 shows the number of vacant dwellings in the Wakefield stock by broad tenure group.

Table 4.13 Vacant dwellings 2003-2006

| Year ending April | Proportion of properties vacant (%) | | | | Proportion of Private Sector properties vacant for more than 6 months (%) |
|-------------------|-------------------------------------|---------------------|----------------|-------------|---|
| | Social Rented | Other Public Sector | Private Sector | All housing | |
| 2003 | 2.80 | 1.35 | 3.50 | 3.31 | 2.00 |
| 2004 | 2.59 | 6.85 | 3.79 | 3.48 | 1.23 |
| 2005 | 2.30 | 0.00 | 3.59 | 3.26 | 1.39 |
| 2006 | 1.75 | 0.00 | 3.98 | 3.44 | 2.44 |

Source: HSSA

⁸ CRESR (2008) The Private Rented Sector in West Yorkshire – Final Report (Second draft)

- 4.33 As this indicates, social rented sector voids fell over the period 2003-2006 whilst private sector voids rose slightly.
- 4.34 Data for vacancies is not readily available below local authority level, but ONS has recently published data on vacancy levels for Census wards which gives an indication of variations. Table 4.14 shows the results. This shows particularly high vacancy rates in Castleford Whitwood, South Elmsall, South Kirkby, Wakefield Central, Wakefield East and Wakefield North wards. Hemsworth and Wakefield East wards have particularly high levels of long-term voids.

Table 4.14 Vacancy rates by Census ward 2005

| Ward | Vacant dwellings | | Long term vacant dwellings | |
|--------------------------|------------------|--------------------|----------------------------|--------------------|
| | Number | % of all dwellings | Number | % of all dwellings |
| Castleford Ferry Fryston | 124 | 2.3 | 46 | 0.8 |
| Castleford | | | | |
| Glasshoughton | 210 | 3.4 | 94 | 1.5 |
| Castleford Whitwood | 253 | 4.2 | 113 | 1.9 |
| Crofton and Ackworth | 171 | 2.6 | 101 | 1.5 |
| Featherstone | 243 | 3.9 | 127 | 2 |
| Hemsworth | 231 | 3.8 | 152 | 2.5 |
| Horbury | 224 | 3.3 | 76 | 1.1 |
| Knottingley | 178 | 3 | 96 | 1.6 |
| Normanton and Sharlston | 268 | 3.5 | 126 | 1.6 |
| Ossett | 232 | 3.3 | 77 | 1.1 |
| Pontefract North | 211 | 2.9 | 120 | 1.6 |
| Pontefract South | 187 | 3.2 | 108 | 1.9 |
| South Elmsall | 273 | 4.1 | 127 | 1.9 |
| South Kirkby | 272 | 4.4 | 162 | 2.6 |
| Stanley and Altofts | 267 | 3.5 | 109 | 1.4 |
| Stanley and Wrenthorpe | 154 | 1.9 | 61 | 0.8 |
| Wakefield Central | 265 | 4 | 129 | 2 |
| Wakefield East | 436 | 5.9 | 232 | 3.1 |
| Wakefield North | 307 | 4.5 | 156 | 2.3 |
| Wakefield Rural | 228 | 3.3 | 103 | 1.5 |
| Wakefield South | 181 | 2.8 | 91 | 1.4 |
| Wakefield | 4915 | 3.5 | 2406 | 1.7 |

Source: ONS. Note: 'long term' refers to vacancies of 6 months or longer.

New dwelling supply

- 4.35 Table 4.15 shows levels of new dwelling provision in Wakefield since 1998. The period shows an average of 1,141 completions a year with 1083 (95%) of these being private sector completions. Apart from in 2003/04 when completions fell to 972, new build rates have consistently been above 1,000 per year over the whole period.
- 4.36 The table also shows an average annual provision of new affordable housing of around 67 units (including acquisitions as well as completions), with all of these being provided by social landlords.

Table 4.15 Dwelling completions

| Year | Completions | | | | Affordable Units | |
|---------|----------------|-----------------------------|-----------------|-------|------------------|---------|
| | Private Sector | Registered Social Landlords | Local Authority | All | LA/RSL | Private |
| 1998/99 | 1092 | 163 | 0 | 1,255 | 164 | 0 |
| 1999/00 | 1208 | 67 | 0 | 1,275 | 114 | 0 |
| 2000/01 | 1072 | 25 | 0 | 1,097 | 47 | 0 |
| 2001/02 | 1,239 | 44 | 0 | 1,283 | 37 | 0 |
| 2002/03 | 1,099 | 37 | 0 | 1,136 | 43 | 0 |
| 2003/04 | 964 | 8 | 0 | 972 | 65 | 0 |
| 2004/05 | 997 | 27 | 0 | 1,024 | 54 | 0 |
| 2005/06 | 948 | 72 | 0 | 1,020 | 83 | 0 |
| 2006/07 | 1,132 | 76 | 0 | 1,208 | 0 | 0 |
| Average | 1083 | 58 | 0 | 1141 | 67 | 0 |

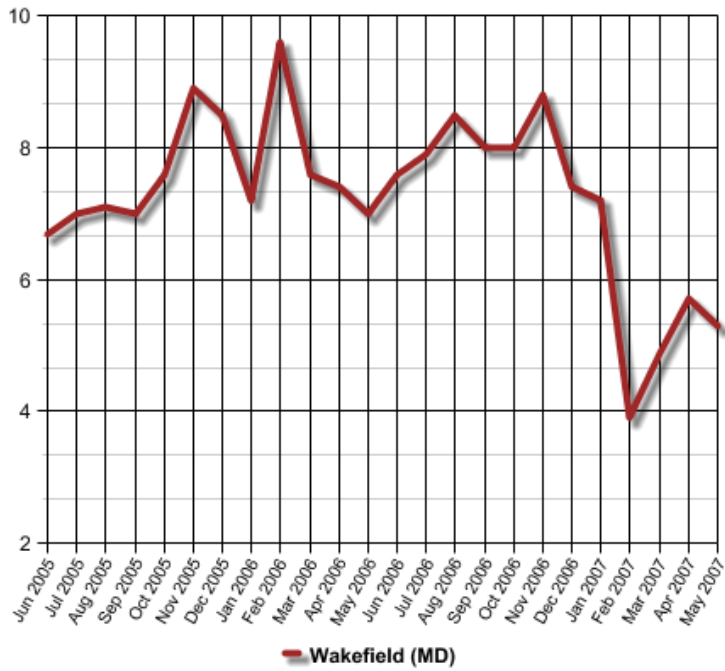
Source: DCLG, HSSA returns

Property sales and market prices

- 4.37 As at May 2007, residential properties took around five and a half weeks to sell on average. The trend shown in Figure 4.1 indicates the seasonality of the market. However, the graph does also indicate that the market slowed during 2006 – although this was not an occurrence peculiar to Wakefield.

- 4.38 An alternative measure of the strength of the local housing market is the average sale price to asking price ratio. As of May 2007 this stood at around 97%. This is, of course, influenced by vendors' expectations of property values versus buyers' willingness to pay.
- 4.39 Figure 4.3 tracks average sale values for all residential properties over the period 1996-2007. As this indicates, house price growth in Wakefield not kept pace with the regional average or the average for the Wakefield reference area. Prices fell behind the average during the late 1990's and have not recovered.
- 4.40 As with the market generally, prices rose sharply over the period 2001-2006, during which time period prices in Wakefield gained on the regional average. However, as of May 2007 prices in Wakefield were 91% of the regional average, whereas they had been 94% of the average in 1996.

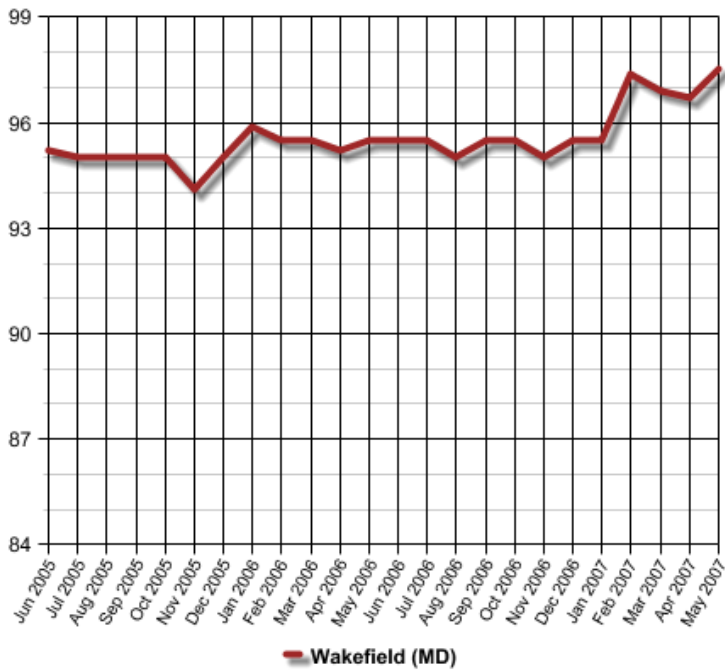
Figure 4.1 Average Time to Sell (weeks)



© Hometrack

Source: Hometrack

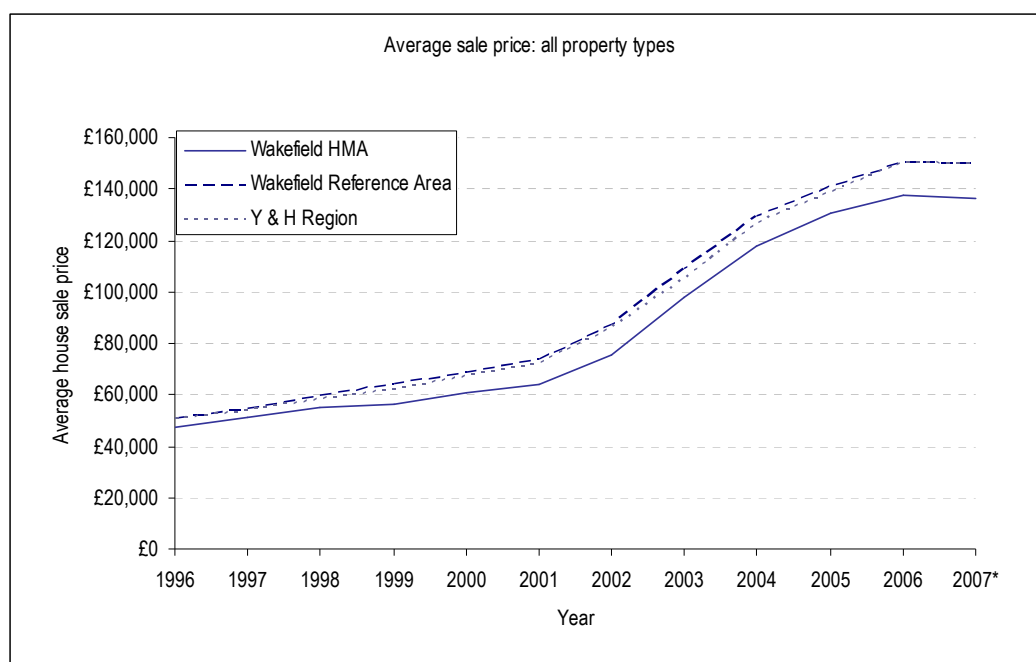
Figure 4.2. Sale to Asking Price Ratio



© Hometrack

Source: Hometrack

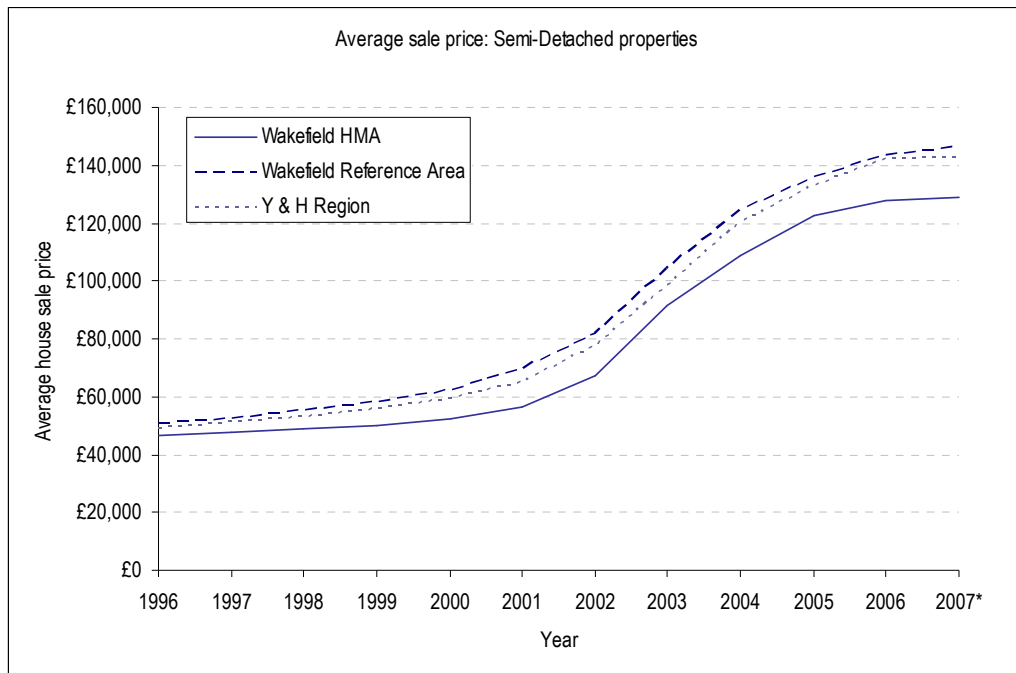
Figure 4.3. Average sale price for all residential property sales 1996-2007*



Note: *2007 data are for Quarter 1 only and are provisional. Source: HMLR.

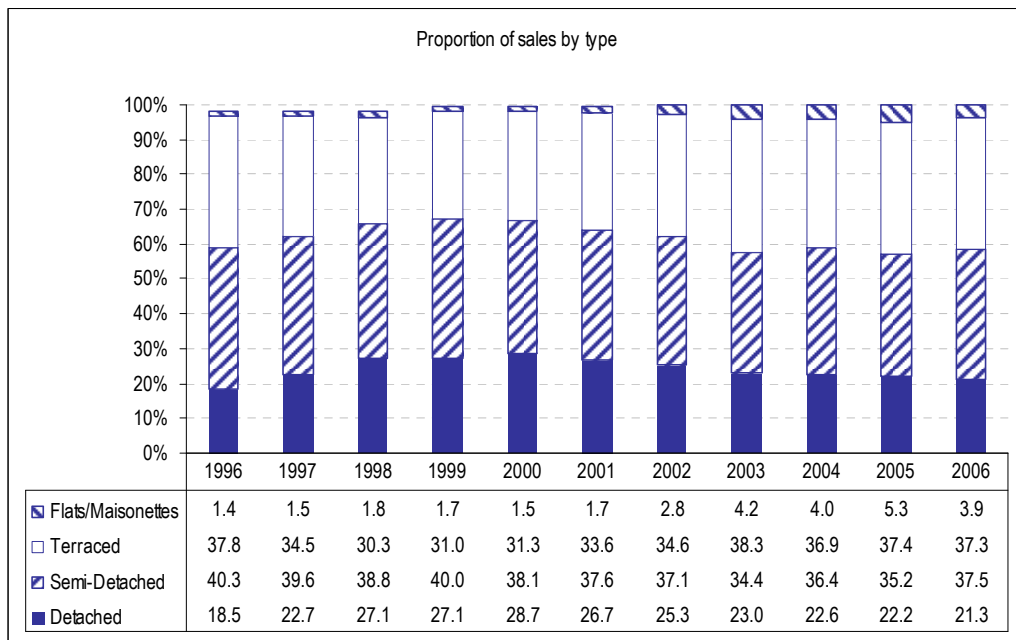
- 4.41 Figure 4.4 shows house price change for semi-detached properties (the majority tenure) over the period 1996-2007. As this indicates, prices for semi-detached homes in Wakefield have also fallen relative to the regional average. Data for the first quarter of 2007 suggests that a semi-detached property in Wakefield now costs £128,903. This represents 90% of the regional average and just 88% of the Wakefield reference area average.
- 4.42 At £103,358 in 2007, prices for terraced homes are about 91% of the regional average. Terraced property prices fell further behind regional averages during the late 1990's and early 200's, but have since recovered.
- 4.43 Despite some degree of variation, the profile of sales by property type in Wakefield has changed little over the period 1996-2006 (see Figure 4.5). Notably, although flats have become a more significant component of the market since 2000, this has not been such a dramatic change as in most other areas of West Yorkshire.

Figure 4.4. Average sale price for semi-detached houses 1996-2007*



Note: *2007 data are for Quarter 1 only and are provisional. Source: HMLR.

Figure 4.5. Proportion of sales by type



Note: Columns do not always add to 100% because of sales of unknown type. Source data: HMLR.

- 4.44 In line with the national housing market, prices have risen and affordability worsened throughout the borough as it has in much of the region. Overall, house price growth has not been as strong as the average. But the average figures for Wakefield mask a high degree of polarisation between the north and south of the district. Some areas of the south east, and indeed isolated pockets in the north, are in need of housing renewal. Others more popular areas are subject to very high demand, and the key issue is affordability.
- 4.45 The district contains a reasonable mix of properties types. However, there are specific locations where a mismatch between supply and demand is clear: For example, in some neighbourhoods with high proportions of BME households where demand is for larger properties but the stock consists predominantly of smaller terraced housing.

Affordability

- 4.46 Table 4.16 shows DCLG affordability ratios (based on lower quartile house prices and incomes) for Wakefield district. As this indicates affordability ratios have increased steadily from 3.03 in 1997 to 5.81 in 2006.

Table 4.16 DCLG Ratio

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Lower Quartile House Price | 35,500 | 36,000 | 37,500 | 38,500 | 40,000 | 45,000 | 61,995 | 77,000 | 87,500 | 94,500 |
| Lower Quartile Income | 11,716 | 12,329 | 12,799 | 13,007 | 13,514 | 14,107 | 16,061 | 16,008 | 15,823 | 16,265 |
| Ratio | 3.03 | 2.92 | 2.93 | 2.96 | 2.96 | 3.19 | 3.86 | 4.81 | 5.53 | 5.81 |

Source: DCLG

Summary of key points – current housing market

- Wakefield consists of a range of urban and rural settlements, including the city of Wakefield itself. Some 70% of the rural area of the district is designated green belt.

- Over the past 10 years house prices have risen slower in Wakefield than across the rest of the region as a whole (prices fell behind during the late 1990's and have not regained their position). At £136,381 in 2007, average prices are now 8% lower than the regional and reference area averages.
- There are hot spots of higher priced areas, particularly in the north of the district. Conversely, weaker housing markets tend to be concentrated in the southeast (as well as in some concentrated areas of Wakefield city itself).
- There are currently around 139,500 households in Wakefield, an increase of 5.1% since 2001. Rising net migration levels to the district has been impacting significantly on population and household growth over recent years. This trend seems set to continue. In particular, a significant inflow of managerial and professional groups to Wakefield is a major influence on housing markets in the north.
- There are concentrations of poverty and deprivation, but overall Wakefield has enjoyed relatively healthy economic growth in recent years. Economic activity rates and employment rates are higher than regional averages. Nearly three quarters of employees working in Wakefield also live in the district. However, despite a net in-flow of higher order occupational groups (SOC 1-3) these jobs remain underrepresented compared to the regional average. The proportion of lower order occupations (SOC 6-9) in the district are above the regional average. Incomes are £17 per week lower than the regional average.
- Semi-detached housing is by far the majority housing stock, making up 45% of all housing. The remaining stock is made up of terraced (25%), detached (20%), and flatted (10%) accommodation. Compared to most other areas of the region there is a predominance of semi-detached accommodation in Wakefield.
- Owner occupation is the predominant housing tenure (65%), although representing a slightly smaller share of the market than across the region as a whole. Social renting (28%) makes

up a slightly higher proportion than across the region as a whole.

- Overall, overcrowding is not a major issue. However, it is a problem in some concentrated areas. This is particularly the case in BME neighbourhoods to the west of Wakefield city centre.
- On average there have been 1,141 new house completions in Wakefield per year over the period 1998-2007. New build rates have generally been consistently above 1,000 per annum.

5. Future housing market

5.1 This section of the SHMA considers likely future trends in the housing market. Of course, the impact that national policy or future macroeconomic conditions might have on the housing market cannot be accurately predicted. However, an assessment can be made of the likely direction of change of local market drivers, especially economic and demographic.

Economic

5.2 Local Authority workplace employment forecasts produced by Experian suggest that the economy of West Yorkshire will continue to grow. In a policy-on scenario (where recent trends and planned major economic impacts are accounted for) significant growth and restructuring is expected. Leeds is anticipated to be the focal point for this restructuring, and recent trends would confirm this as being likely.

5.3 Across West Yorkshire a number of 'growth areas' – both economic and residential – are identified in the current Regional Spatial Strategy. A coalfield regeneration area straddling south Wakefield and Barnsley is identified as being in need of housing market renewal and job creation.

5.4 Wakefield acts to a degree as a dormitory area and is a net exporter of workers to areas such as Leeds. However, although Leeds may dominate future employment creation in the City Region, growth in Wakefield is expected to be relatively strong. Over the period 2004-2016 a total of around 13,500 new employment opportunities are expected in Wakefield (representing a growth rate of around 9%). The district is expected to see a slightly increasing share of all employment in the Leeds city region.

5.5 Job growth within Wakefield is predicted to be particularly strong in higher order occupational groups (SOC 7-9). However, employment growth in Leeds may, in the future, have an even stronger influence over northern parts of Wakefield. As such,

strong travel-to-work patterns from Wakefield to Leeds can be expected to be an enduring feature.

Demographic drivers

- 5.6 The population of the district is expected to grow by nearly 37,000 persons between 2007 and 2029.⁹
- 5.7 The majority (nearly 80%) of this increase will be accounted for by a growing population of older people (aged 65+). The population aged 0-14 years is expected to increase only marginally (by around 500), and the population aged 15-29 will decline (by nearly 3,000). The population aged 30-44 will grow modestly (by 2,000) whilst the population aged 45-64 will grow more significantly (by around 7,500).
- 5.8 The ONS projections are based on past trends and the latest thinking in terms of likely future trends. The possible impact of proactive policy intervention is not factored in. Two clear policy aims stem from the ONS projections. These are: (1) accommodating and meeting and housing and related service needs of the growing population of older people; and (2) attracting more working age people to live in the area.
- 5.9 There has been a high level of immigration to the UK in recent years, as a result of asylum seeker and refugee claims and – more recently – economic migration from new EU accession states.
- 5.10 Although the most recent ONS projections take account of these higher levels of international migration, the overall impact may be underestimated at a neighbourhood level.
- 5.11 The way that the population organises itself into households and thus expresses demand in the housing market is subject to

⁹ ONS: 2004 based sub national population projections.

variability. For this reason, household projections are even more sensitive to future policy and market change than population projections.

5.12 Demand can be influenced by the market and, in particular, perceptions of supply, and this should be borne in mind when interpreting household projections.

5.13 Such projections form the principle basis for the assessment of likely future housing requirements in the region. To these projections is added further information on anticipated economic growth.

Figure 5.1 Projected population growth by age group

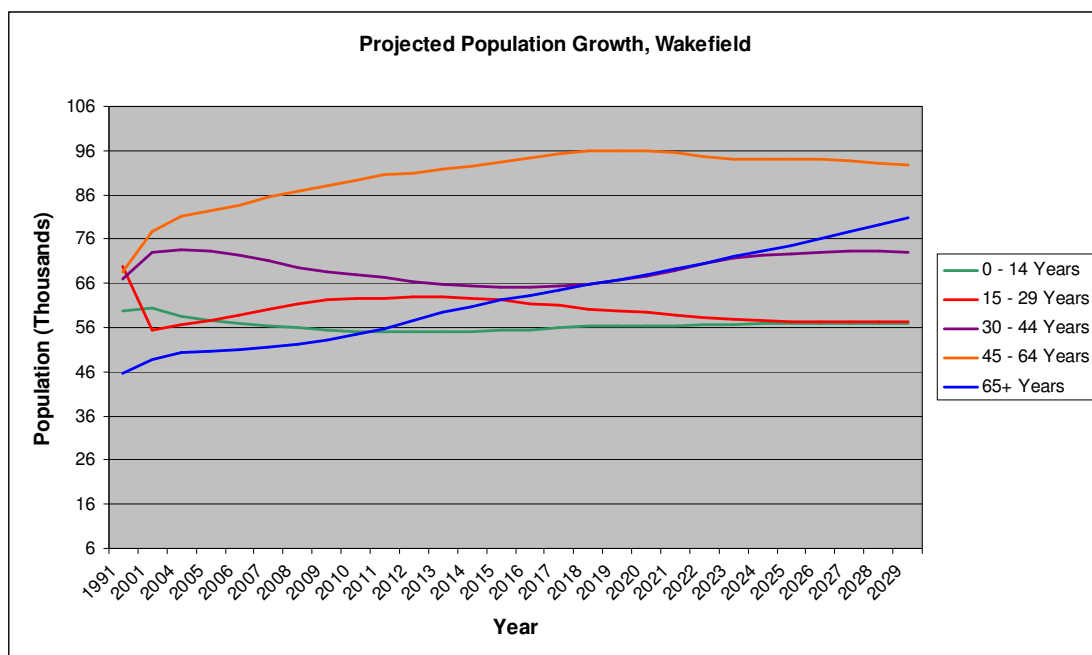
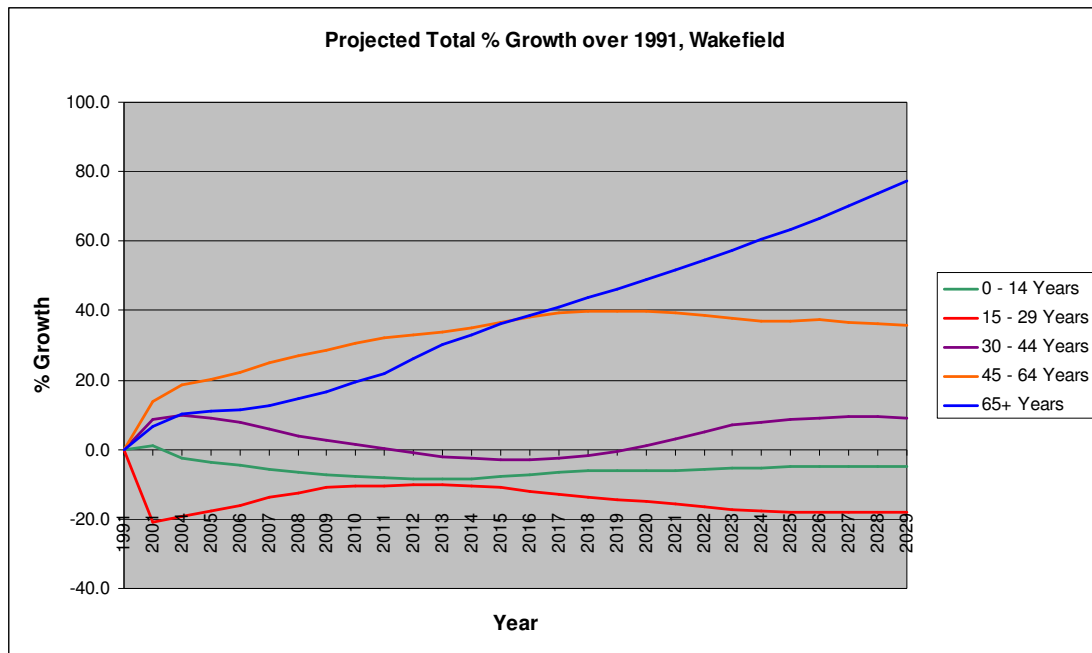


Figure 5.2 Projected population growth by age group expressed as percentage change since 1991



5.14 According to the most recent sub-national household projections¹⁰ the Wakefield HMA can expect an additional 26,800 households over the period 2008-2026. The recommended house-building targets for the HMA, as published in RSS is 1,600 per annum for the period 2008-2026.

¹⁰ 2004-based Household Projections, revised February 2008 by CLG

Table 5.1. Household projections and RSS net house building targets, 2008–2026.

| Area | 2004 based household projections (revised Feb 08) | | | | | RSS Targets | |
|---------------------------|---|-----------|-----------|-----------|-----------------|-------------|----------------|
| | Annual rate | | | | Total 2008 - 26 | Annual rate | Total 2006- 26 |
| | 2008-2011 | 2011-2016 | 2016-2021 | 2021-2026 | | 2008-2026 | |
| Wakefield HMA | 1,600 | 1,600 | 1,400 | 1,400 | 26,800 | 1,600 | 28,800 |
| Wakefield Reference Area | 7,600 | 7,800 | 7,200 | 6,400 | 129,800 | 8,600 | 154,800 |
| Yorkshire & Humber Region | 24,000 | 25,400 | 22,800 | 20,800 | 417,000 | 22,260 | 400,680 |

Sources: CLG; GOYH.

5.15 The RSS EIP requirement for 2008-2026 represents a broad balance between required supply and anticipated demand with slightly more homes required than the projected number of households.

5.16 In the wider area this is more pronounced with substantial planned housing growth focussed on supporting urban transformation and economic growth in Leeds.

Migration

5.17 Table 5.2 shows components of population change from 2005 to 2029. Consequently, as with the population forecasts more generally, the forecasts in Table 4.3 shows a continuation of past trends rather than the impact of policy. Population projections are based on demographic and migratory trends that are apparent at the time that the projection is made. In this sense, although they are 'policy off', they reflect the operation of current policy and market conditions. If there were to

substantially change then the future robustness of projections becomes open to question.

5.18 As this indicates, it is expected that migration from other areas of the UK will be the most significant driver of population growth in Wakefield. International migration is anticipated to have zero net effect on population growth.

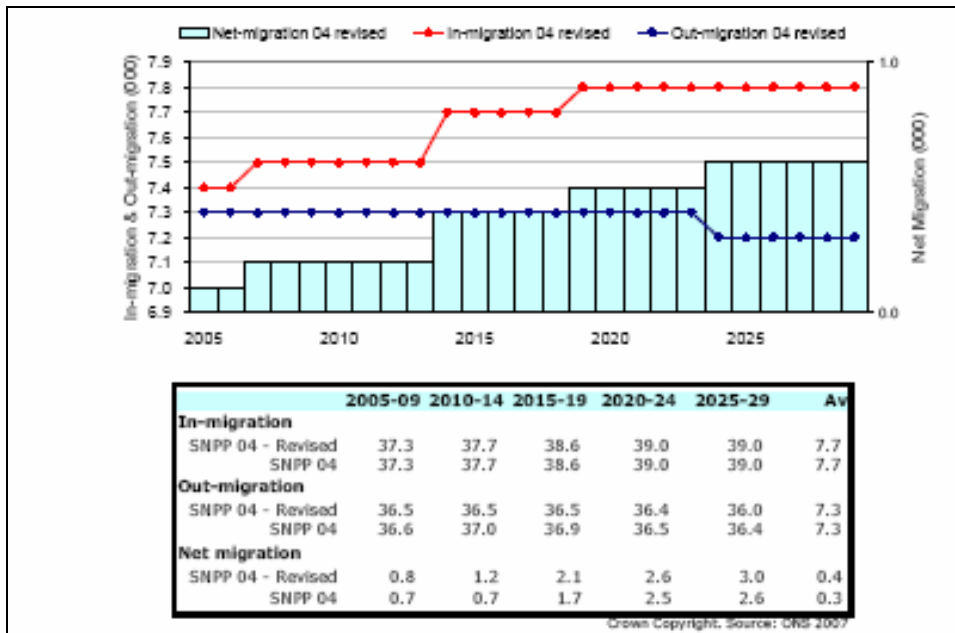
Table 5.2. Components of projected population change (Thousands)

| Year | Population | Natural Change | Net internal migration | Net international migration | All Migration net |
|------|------------|----------------|------------------------|-----------------------------|-------------------|
| 2005 | 320.7 | 0.4 | 0.9 | 0.1 | 1.0 |
| 2006 | 322.0 | 0.3 | 1.0 | 0.0 | 1.0 |
| 2007 | 323.4 | 0.3 | 1.0 | 0.0 | 1.0 |
| 2008 | 324.7 | 0.3 | 1.0 | 0.0 | 1.1 |
| 2009 | 326.1 | 0.3 | 1.1 | 0.0 | 1.1 |
| 2014 | 333.5 | 0.4 | 1.2 | 0.0 | 1.2 |
| 2019 | 341.8 | 0.3 | 1.3 | 0.0 | 1.3 |
| 2024 | 349.6 | 0.1 | 1.3 | 0.0 | 1.4 |
| 2029 | 356.1 | -0.2 | 1.3 | 0.0 | 1.4 |

Source: ONS

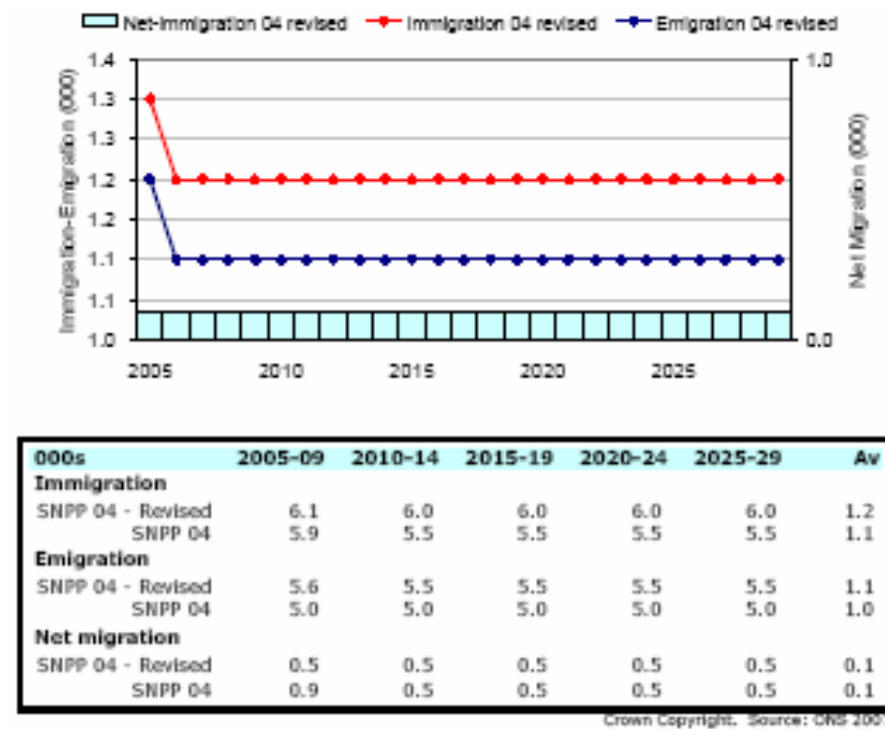
5.19 Figures 5.3 and 5.4 below detail the assumed levels of in-and-out migration, and net levels of immigration which inform the ONS projections. West Yorkshire had the highest level of NINo registrations in the region for 2006/07 with 20,440 registrations in the sub-region comprising over half of the registrations in the region. Within West Yorkshire numbers were highest in Leeds and Bradford, followed by Kirklees.

Figure 5.3 ONS Internal migration assumptions



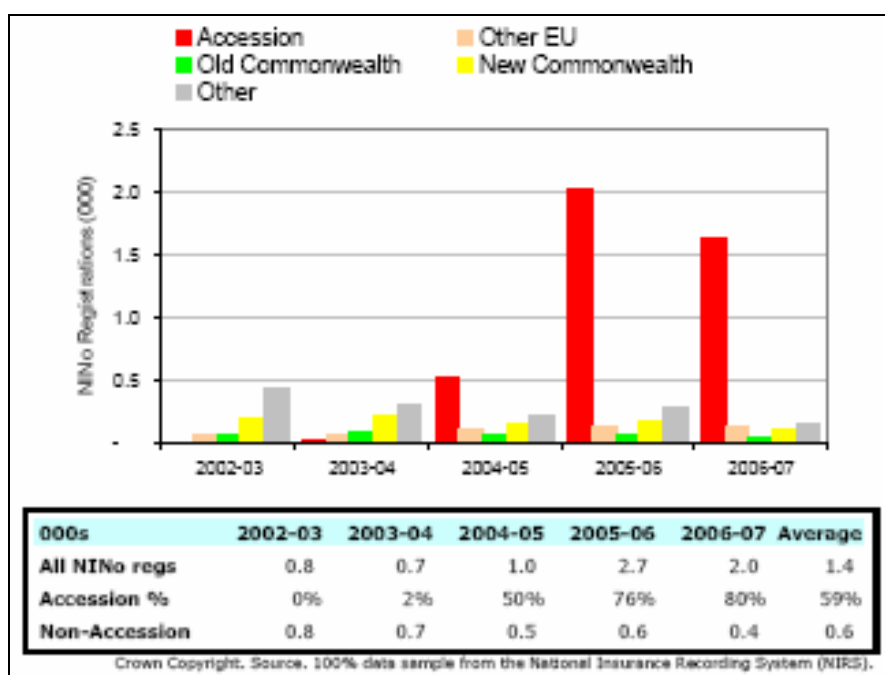
Source: Edge Analytics 2007

Figure 5.4 ONS International migration assumptions



Source: Edge Analytics 2007

Figure 5.5 Immigration based on National Insurance registrations (NINo)



Source: Edge Analytics 2007

Households

5.20 Table 5.3 shows projections of future household numbers for the Wakefield HMA, broken down by household type. This indicates a 12.8% increase in the number of households over the period 2004-2029. Most significantly, single person households are expected to account for a total of 63,700 households in 2029 compared to 40,100 in 2004, and cohabiting couples will account for 23,400 compared to 13,900 in 2004.

5.21 Average household sizes will decrease from 2.30 in 2004 to 2.0 in 2029.

Table 5.3 DCLG 2004-based household projections 2004-2029 (Thousands)

| Household types: | 2004 | 2006 | 2011 | 2016 | 2021 | 2026 | 2029 | Change 2004-2029 | Annual average | % Change |
|--------------------|------|------|------|------|------|------|------|------------------|----------------|----------|
| married couple | 65 | 64.4 | 63.5 | 63.3 | 63.5 | 63.5 | 63.3 | -1.7 | -0.1 | -2.6 |
| cohabiting couple | 13.9 | 15.2 | 18 | 20.1 | 21.6 | 22.7 | 23.4 | 9.5 | 0.4 | 68.3 |
| lone parent | 10.5 | 10.9 | 11.6 | 12 | 12.3 | 12.6 | 12.8 | 2.3 | 0.1 | 21.9 |
| other multi-person | 7 | 7.2 | 7.9 | 8.7 | 9.6 | 10.5 | 11.3 | 4.3 | 0.2 | 61.4 |
| one person | 40.1 | 41.8 | 46.5 | 51.8 | 56.9 | 61.4 | 63.7 | 23.6 | 0.9 | 58.9 |

| | | | | | | | | | | |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|------|-----|------|
| All households | 136.5 | 139.5 | 147.5 | 156 | 163.9 | 170.8 | 174.4 | 37.9 | 1.5 | 27.8 |
| Private household population | 315.6 | 318.7 | 326.6 | 335.4 | 344.2 | 352 | 355.9 | 40.3 | 1.6 | 12.8 |
| Average household size | 2.3 | 2.3 | 2.2 | 2.1 | 2.1 | 2.1 | 2.0 | | | |

Source: DCLG

Summary of key points – future housing market

- The economy of West Yorkshire is forecast to grow and restructure, with Leeds increasingly the focal point for this. Housing markets in the north of Wakefield are already influenced to a degree by Leeds, and this may influence Wakefield to an even greater extent in the future. Nevertheless, growth in the Wakefield economy is also anticipated to be relatively strong, experiencing modest growth in its overall share of employment with the Leeds city region.
- The population is expected to grow by 37,000 persons between 2007 and 2029. Nearly 80% of this increase will be accounted for by a growing older population. Migration from other areas of the UK to the district is expected to be most significant in driving this population growth.
- Population growth is anticipated to translate into demand for an additional 26,800 households to 2026.
- RSS requirement is for an annual new build rate of 1,600 per year over the period 2008-2026: broadly in line with projected household growth but higher than recent build rates.

6. Housing need

6.1 Wakefield MDC commissioned David Cumberland to undertake a local housing assessment¹¹ using an approach consistent with the SHMA Practice Guidance. The report included an assessment of housing needs using a methodology broadly consistent with the CLG guidance. The approach used results from the 2006 housing needs study. The housing need calculation uses new household formation rates taken from the housing needs survey rather than the CLG household projections.

Current and newly arising need

6.2 Current housing need is estimated at 11,935 households.¹² This is broken down as follows in Table 6.1:

Table 6.1 Current housing need

| Component of need | Households |
|--|-------------------|
| Existing households in need | 11,782 |
| <i>Plus</i> homeless households requiring affordable accommodation | 154 |
| <i>Equals</i> current housing need (gross) | 11,935 |
| <i>Times</i> % who can't afford to buy or rent market housing | 60.6% |
| Total current housing needs | 7,232 |

Source: David Cumberland (2007)

6.3 Household formation has been estimated by the 2006 housing needs survey as being 1,889 additional households per annum. It is estimated that 1,129 or 59.8% of these newly forming households would be unable to afford to buy or rent on the open market. Overall, 63.6% of newly-forming households could not afford to buy on the open market. This is based on a comparison of likely income/access to savings with lower quartile terraced house prices by sub-area. An internet search of lettings agents suggests that renting a two bedroom house would cost at least £450 pcm. This was used as a basis for assessing the relative affordability of private renting to newly-forming households. A rent of £450pcm would require a gross household income of

¹¹ David Cumberland Ltd (2007) Wakefield Strategic Housing Market Assessment

£21,600; this would be unaffordable to 61.9% of newly-forming households.¹³

- 6.4 The remainder of the newly arising housing need calculation is based on a more orthodox approach using CORE data, and the main components are shown in Table 6.2 below. Total newly arising need is calculated as being 1,835 per annum.

Table 6.2 Newly arising housing need

| Component of need | Households |
|---|-------------------|
| Newly forming households not able to afford to buy or rent market housing | 1,129 |
| <i>Plus existing households falling into need</i> | 706 |
| Total newly arising housing need (gross) per annum | 1,835 |

Source: David Cumberland (2007)

Supply to meet needs

- 6.5 The results of the David Cumberland analysis is an annual net shortfall of affordable accommodation for 885 households. However, further analysis considered the dwelling size requirements of households in need and need for general purpose or older persons' accommodation. This analysis revealed the degree of mismatch in available stock by size and designation compared with actual need. This adjustment which takes into account supply and need variations results in an overall requirement for 971 dwellings. This should be taken as the basic annual shortfall of affordable accommodation across Wakefield.¹⁴

¹³ David Cumberland Ltd (2007) Wakefield Strategic Housing Market Assessment

¹⁴ David Cumberland Ltd (2007) Wakefield Strategic Housing Market Assessment

Table 6.3 Calculation of shortfall of affordable housing

| | Households |
|--|-------------------|
| <i>Minus</i> current occupiers of affordable housing in need | -3,943 |
| <i>Minus</i> surplus stock and committed supply of affordable housing | 0 |
| <i>Plus</i> units to be taken out of management | 0 |
| <i>Times</i> annual quota to reduce need | 20.0% |
| <i>Equals</i> annual requirement of units to reduce current need | 656 |
| <i>Plus</i> total newly arising need | 1,835 |
| <i>Minus</i> annual supply of affordable units (re-lets and new units) | -1,607 |
| <i>Equals</i> net shortfall | 884 |
| Gross shortfall of affordable housing per annum (adjusted for supply/demand variations) | 971 |

David Cumberland (2007)

- 6.6 The total 2006/08 allocation for Wakefield under the Housing Corporations National Affordable Housing Programme (NAHP) is 269 units with the majority of these allocated for delivery in the earlier part of the programme. Local stakeholders report that there is an allocation of 457 units in the 2008 to 2011 programme (averaging 228 per year). Clearly the balance of affordable units will need to be delivered from alternative programmes, primarily as a result of S. 106 planning obligations.

Table 6.4 Housing Corporation National Affordable Housing Programme (NAHP) outturn and allocations 2004/5–2007/8

| | Completed | | On site | Allocation | |
|----------------------|------------------|----------------|----------------|-------------------|----------------|
| | 2004/05 | 2005/06 | 2005/06 | 2006/07 | 2007/08 |
| Total units for rent | 36 | 63 | 54 | 120 | 30 |
| Total units for sale | 0 | 16 | 42 | 107 | 12 |

Source: Housing Corporation Regional Investment Statement.

Market housing and affordability

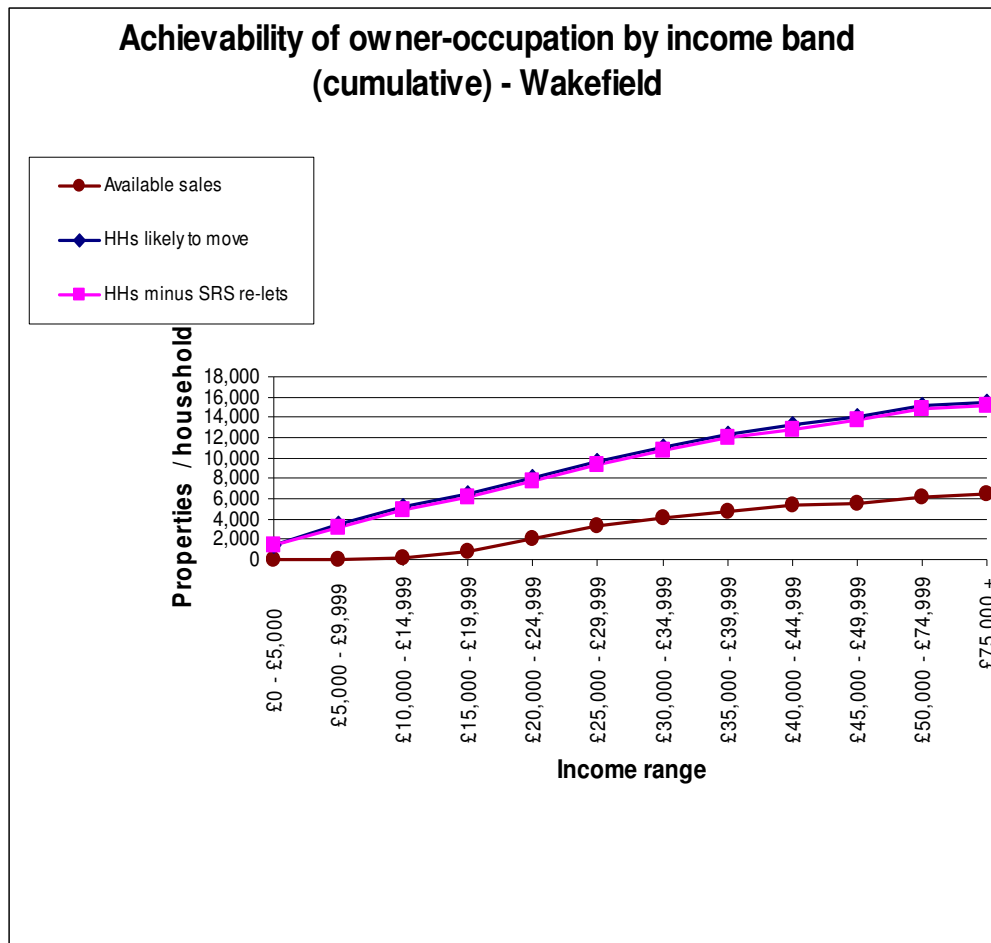
- 6.7 The 2007 housing market assessment for Wakefield estimates that 63.6% of newly arising households would be unable to afford to purchase market housing. Our own estimates, based on modelled income distribution and local price distribution,

suggests that 53.6%¹⁵ of households would be unable to afford to purchase a home. This places Wakefield 17th out of 21 districts in the region for unaffordability, where 1 is the least affordable. The housing needs approach is likely to be more robust, but our approach allows for direct comparisons to be made across Yorkshire and the Humber.

- 6.8 In order to provide a degree of comparability across the region, we have also prepared a set of estimates of the gap between local house prices and their 'achievability' on the basis of local incomes. This analysis is not intended to replace local estimates and calculations of affordable housing need. It does, however, provide a method of consistent comparison of the potential scale of the affordability gap compared to other HMAs in the region. Figure 6.1 shows that there is a clear gap between the potential demands of households in the HMA and the profile of properties available to them. Cumulatively, this equates to a gap of around 8726 properties in 2006 – or more if the capacity of social housing relets to absorb some of this gap is not taken into account.

Figure 6.1 Estimates of achievability of owner occupation

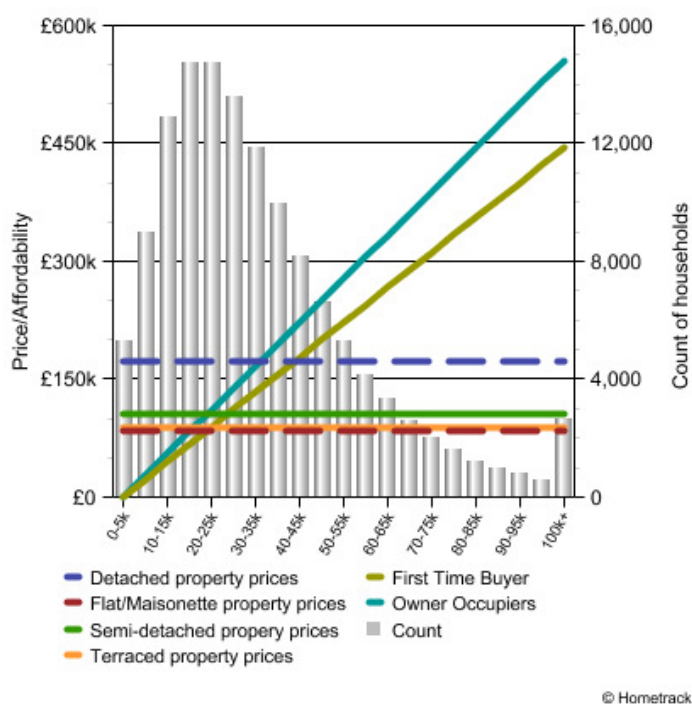
¹⁵ The crude average of our ward-level estimates



| Income band | £0 - £5,000 | £5,000 - £9,999 | £10,000 - £14,999 | £15,000 - £19,999 | £20,000 - £24,999 | £25,000 - £29,999 | £30,000 - £34,999 | £35,000 - £39,999 | £40,000 - £44,999 | £45,000 - £49,999 | £50,000 - £74,999 | £75,000 + |
|----------------------------------|-------------|-----------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------|
| Properties for sale at 4x income | 10 | 56 | 151 | 580 | 1,260 | 1,205 | 895 | 654 | 480 | 297 | 596 | 212 |
| No of households likely to move | 1480 | 1966 | 1810 | 1255 | 1574 | 1577 | 1421 | 1185 | 938 | 801 | 1137 | 320 |
| No of households minus SRS | 1383 | 1832 | 1689 | 1255 | 1574 | 1577 | 1421 | 1185 | 938 | 801 | 1137 | 320 |
| Difference | 1383 | 1776 | 1538 | 675 | 314 | 372 | 525 | 531 | 458 | 504 | 541 | 108 |
| Cumulative difference | 1383 | 3159 | 4697 | 5372 | 5686 | 6058 | 6583 | 7114 | 7573 | 8077 | 8618 | 8726 |
| Rank of difference | 3 | 1 | 2 | 4 | 11 | 10 | 7 | 6 | 9 | 8 | 5 | 12 |

6.9 Figure 6.2 shows Hometrack's model, based on an affordability threshold of 4x income. This suggests that a first time buyer household would need to earn £20-25k (gross) per annum to afford an average priced terraced property, or £45-50k per year for a detached property.

Figure 6.2 Affordability by income bands



Source: Hometrack

Summary of key points – housing need

- The backlog of housing need, as calculated in 2007, was 656 (adjusted for a five year reduction quota). Newly arising need was calculated as being 1,835. Supply was calculated as being 884 units per annum, giving an annual shortfall of 971 affordable housing units. (It is important to recognise that the housing needs calculation uses survey data rather than the CLG projections in estimating future new household formation).
- The total NAHP allocation for Wakefield for 2006/08 is 269 units, falling from 227 in 2006/07 to 42 in 2007/08. Clearly, the balance of affordable housing will need to be delivered from alternative programmes, mainly through S. 106 planning obligations.
- According to the ECOTEC / NLA affordability model, Wakefield ranks 17th out of 21 districts in the region for unaffordability. Hometrack's model, based on an affordability threshold of 4x income, suggests that a first time buyer

household would need to earn £20-25k (gross) per annum to afford an average priced terraced property, or £45-50k per year for a detached property.

7. Housing Requirements of Specific Household Groups

7.1 The Practice Guidance sets out a number of reasons as to why it may be appropriate for each Strategic Housing Market Assessment to consider information about the housing requirements of specific household groups, namely:

- The Race and Equality Act requires Government and local authorities to assess the impact of their policies on different ethnic and minority groups, and the 2005 Disabilities legislation requires Government and local authorities to assess the impact of their policies on people with disabilities. Partnerships should ensure that no one group is systematically excluded from the assessment;
- Particular groups and gender types may exert considerable influences within the housing market area that need to be better understood and planned for (e.g. families, older people, key workers, first time buyers);
- Particular groups and gender types may be ill-suited to their dwelling type over the longer term (e.g. families with children and older people living in the private rented sector with insecurity of tenure); and
- Partnerships may wish to obtain evidence about the number of households eligible for intermediate affordable housing.

7.2 The Practice Guidance suggests that these are most relevant for those areas where there may be concerns about the housing requirements of specific groups or good reason to believe that there are needs that significantly differ to the general population.

7.3 The guidance does not set out a step by step approach and suggests that each housing market partnership will need to select appropriate analyses. Given the status of this SHMA as part of a suite of comparative regional reports the approach taken here is to highlight differences in profile from the regional picture for each housing market area. More detailed research may be required to examine particular requirements on a housing market area by housing market area basis, as the issues will differ regarding family housing or minority ethnic needs for example.

Families

- 7.4 The Census can provide data on household type. As shown in Table 7.1 there is a higher proportion of households in Wakefield with dependent children than the region as a whole, both single parent and couple households. There is also a higher proportion of households with non-dependent children.

Table 7.1 proportion of households with dependent / non-dependent children

| Area | couple or other with dependent child(ren) % | couple with non-dependent child(ren) % | lone parent with dependent children % | lone parent with non dependent child (ren) % |
|----------------------|---|--|---------------------------------------|--|
| Wakefield | 24.31 | 6.97 | 6.64 | 3.07 |
| Yorkshire and Humber | 23.34 | 6.43 | 6.57 | 2.87 |

- 7.5 The proportion of family households at the Census 2001 indicates that family housing should form a key component of the future housing offer.
- 7.6 Applying the household projections of an additional 27,000 households in Wakefield (2004 to 2021) to the Census 2001 figures for singles, couples and lone parents would indicate that around 8,450 of these additional households would be families (including single parents) with children aged 15 and under.

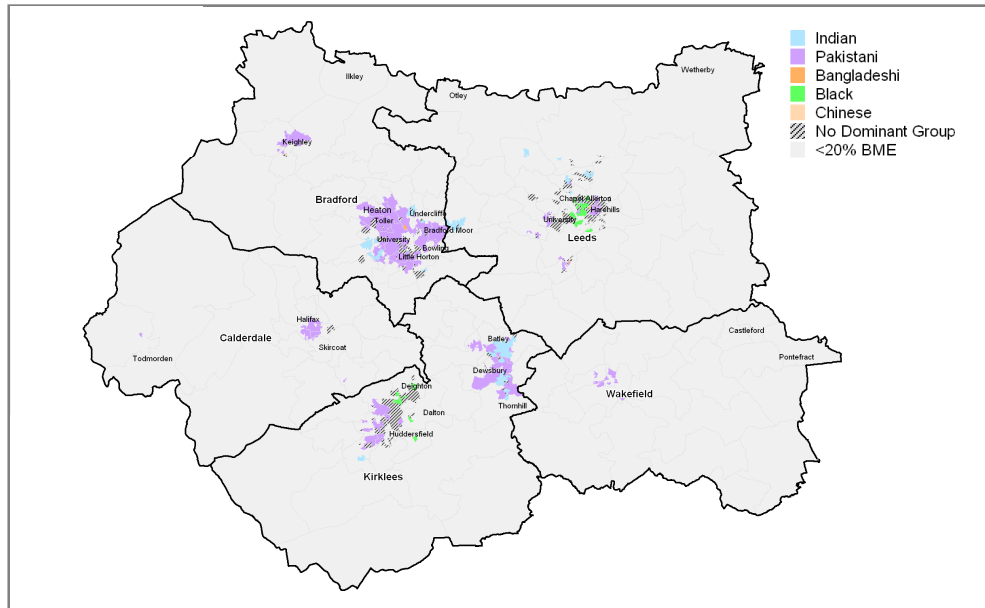
Older People

- 7.7 Census 2001 data indicates the proportion of pensioner households in Wakefield is relatively low compared with the rest of the region (23.6% compared to a regional average of 24.4%). Of the total pensioner households at the Census 14.8% were single pensioner households and 9.6% other pensioner households.
- 7.8 LLG projections indicate over 27,000 additional households in Wakefield for the period 2004-2021. Applying these household projections to the Census 2001 figures for older people would indicate that of the additional housing required around 2,600 would need to be units for single older people.

Minority and hard to reach households

- 7.9 Wakefield has a lower proportion of minority ethnic households than the region as a whole with 97.7% of the population classed as white at the 2001 Census compared to 93.5% for the region. The ethnic profile also compares starkly with other areas of the West Yorkshire sub-region.
- 7.10 The largest minority ethnic group is Asian / Asian British, and within this Pakistani is most numerically significant. This population is concentrated in a localised area to the north west of Wakefield centre (see Figure 7.1).

Figure 7.1 Predominant B&ME Group – West Yorkshire, 2001 (by SOA)



Source: ECOTEC: West Yorkshire B&ME Housing Market Study, 2007

7.11 The Practice Guidance sets out other groups that may be considered hard-to-reach including homeless households, private renters and households in shared accommodation or non-brick and mortar accommodation. The Guidance recommends additional qualitative work to examine in more detail the requirements of these groups, and this is something that could add to this housing market assessment in future.

7.12 In Wakefield the proportion of all student households in 2001 was 0.1%. The student housing market therefore does represent an element of the Wakefield market that requires detailed consideration within local studies.

Households with specific needs

7.13 The Practice Guidance recognises that housing may need to be purpose built, or adapted, to meet the requirements of those with specific needs. The guidance also recognises that it is difficult to estimate the number of people who will need specific adaptations in the home.

7.14 In line with the Guidance for this Strategic Housing Market Assessment we have examined data on the number of people

with long-term limiting illness (LLTI) and those eligible for Disability Living Allowance (for care and /or mobility). This helps to identify differences in profile between Housing Market Area, but it is important to remember that not all these households will require adaptations, and conversely there may be other people with disabilities requiring adaptations who are not captured via this data.

- 7.15 In common with other areas of the region there has been a steady increase in the number of those eligible for Disability Living Allowance in Wakefield and in the number of people who have claimed this benefit for over five years. At May 2007 there were 21,620 people eligible for Disability Living Allowance (this compares to 20,750 in 2002). Of these 17,220 had been claiming this benefit for five years or more. The rate of increase in the number of eligible people between 2002 and 2007 (13.8% is below the 15.8% increase across the region.
- 7.16 Census data indicates a significantly higher proportion of people in Wakefield with a long-term limiting illness (LLTI) than for the region as a whole with 22.4% of the household population recording a LLTI compared to 19.5% for Yorkshire and Humber. This places Wakefield third highest in the region for incidence of LLTI.

Low Cost Market and Intermediate Affordable Housing

- 7.17 The approach set out in this section gives an indication of households who are unable to access market housing. It is intended as a tool that can be used for comparison across the region. The information set out here is specifically not intended to be used to contradict local analysis which may be more detailed and hence, where available, should be given precedence to the figures presented here.

Summary of key points – different market segments and type and size of homes needed

- Families make up a slightly more significant proportion of all households in Wakefield than across the region as a whole.

Demand for affordable family housing is expected to be strong in the future.

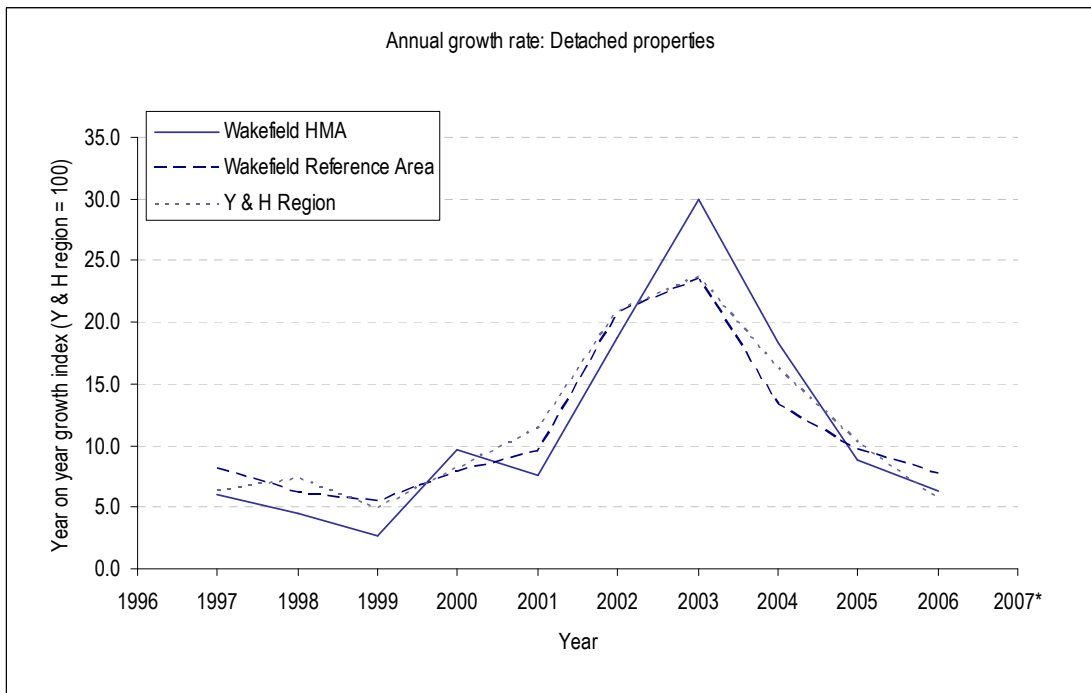
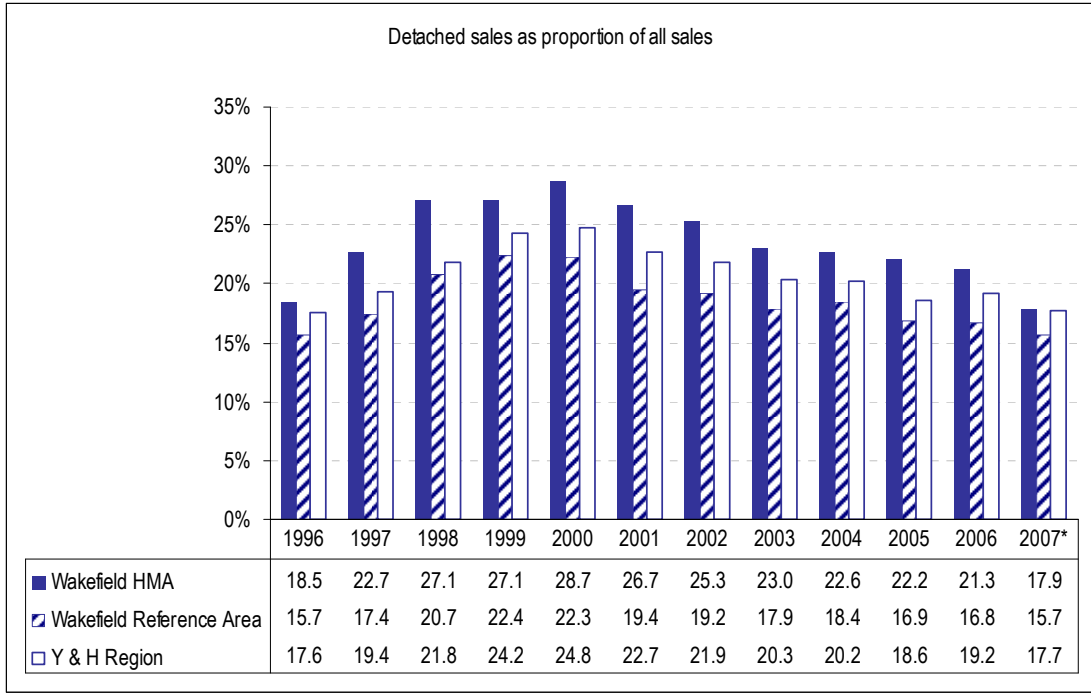
- Older people are expected to grow in number and as a proportion of all households in future years. The housing requirements of these groups require further investigation.
- The BME (non-white) population of Wakefield is small. However, these (mainly Pakistani) households suffer disproportionately from poor housing conditions and overcrowding, and these problems need to be addressed as a priority.

8. Conclusions

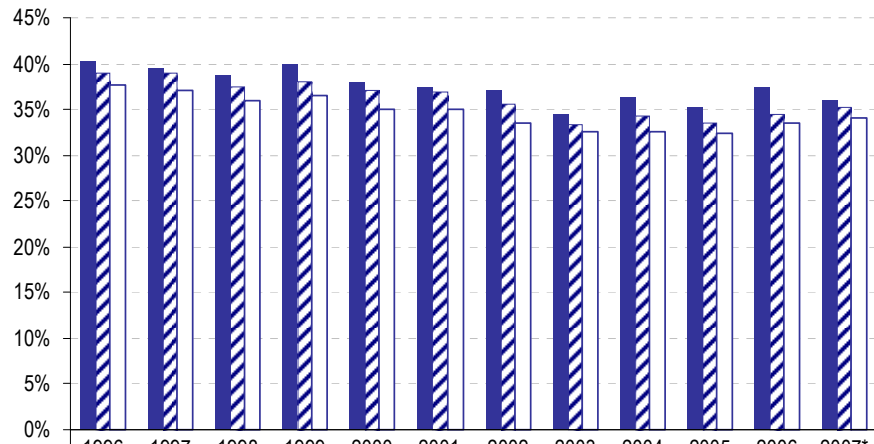
- 8.1 Wakefield is made up by a diverse collection of settlements, an amalgam of what were previously fourteen separate local authorities. Key differences within the area are between urban and rural areas, and the north and south of the district. The north is more prosperous than the south, and this is reflected by housing markets.
- 8.2 Overall, house prices in Wakefield have lagged behind regional average, although this disguises significant variation between settlements. There are hot-spots of higher priced areas where affordability is a major issue particularly for newly forming households. Weaker housing markets tend to be concentrated in the south and east of the district.
- 8.3 Economic growth and restructuring in the Leeds City Region is expected to be driven by the Leeds Economy. Northern parts of Wakefield are already affected to a high degree by Leeds (and to a lesser degree Bradford). It is likely that this will increasingly be the case in future years. This said, growth of the Wakefield economy itself is forecast to be relatively strong. This is positive given the present gap in qualifications and incomes between Wakefield and the region. The need to connect the district's most deprived communities to new employment opportunities is already recognised as a priority.
- 8.4 Black and Ethnic Minority communities (mainly South Asian groups) make up a small proportion of all households compared to the sub-region and the region. However, these households are disproportionately affected by poor house conditions and overcrowding. These problems need to be addressed as a priority.
- 8.5 Wakefield already has a relatively old age structure, and future population growth is expected to be driven to a large extent by older people. Effective planning will be required to meet the housing needs and requirements of this cohort.

8.6 Meeting the housing needs and requirements of families, which make up a significant proportion of all households in Wakefield, will require ongoing effort. Affordability issues are likely to remain a significant problem in higher priced areas to the north of the district and in some rural areas elsewhere.

Appendix 1 Additional data tables and charts

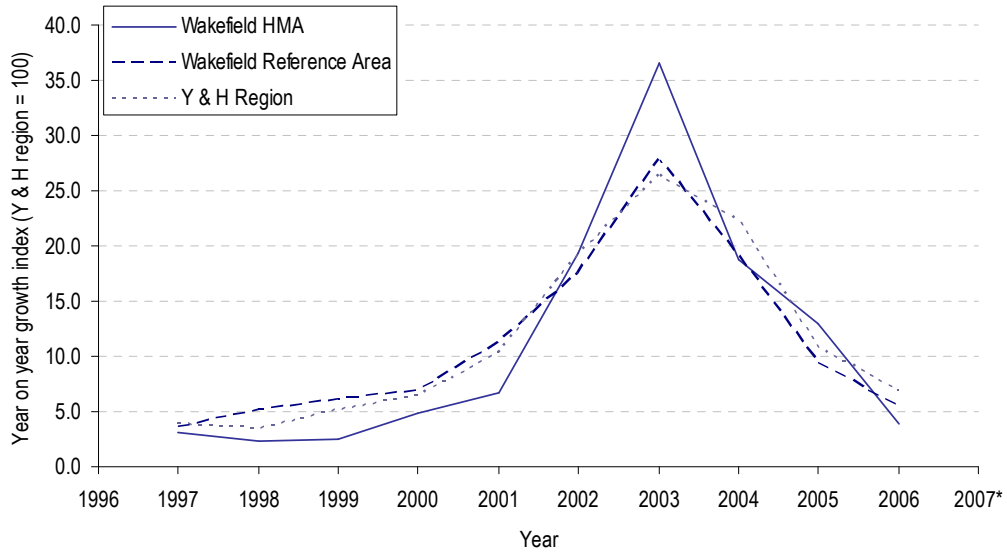


Semi-Detached sales as proportion of all sales

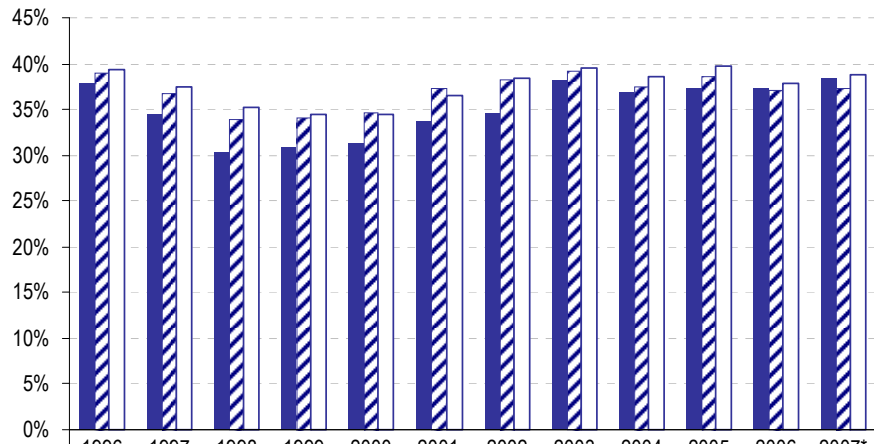


| | | | | | | | | | | | | |
|----------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| ■ Wakefield HMA | 40.3 | 39.6 | 38.8 | 40.0 | 38.1 | 37.6 | 37.1 | 34.4 | 36.4 | 35.2 | 37.5 | 36.0 |
| ▨ Wakefield Reference Area | 38.9 | 38.9 | 37.5 | 38.0 | 37.0 | 36.9 | 35.5 | 33.3 | 34.3 | 33.6 | 34.4 | 35.3 |
| □ Y & H Region | 37.7 | 37.1 | 35.9 | 36.4 | 35.1 | 35.0 | 33.5 | 32.6 | 32.7 | 32.3 | 33.5 | 34.1 |

Annual growth rate: Semi-Detached properties

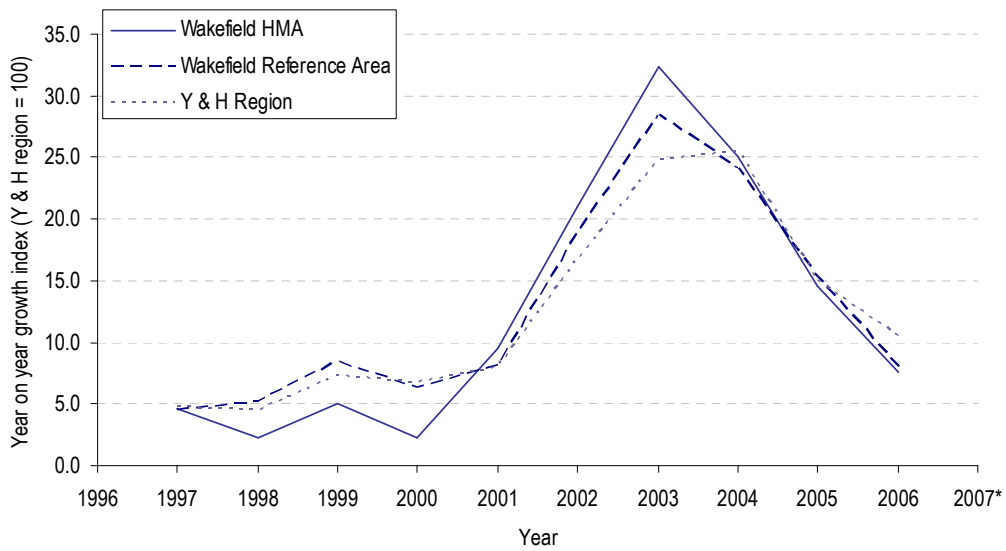


Terraced sales as proportion of all sales

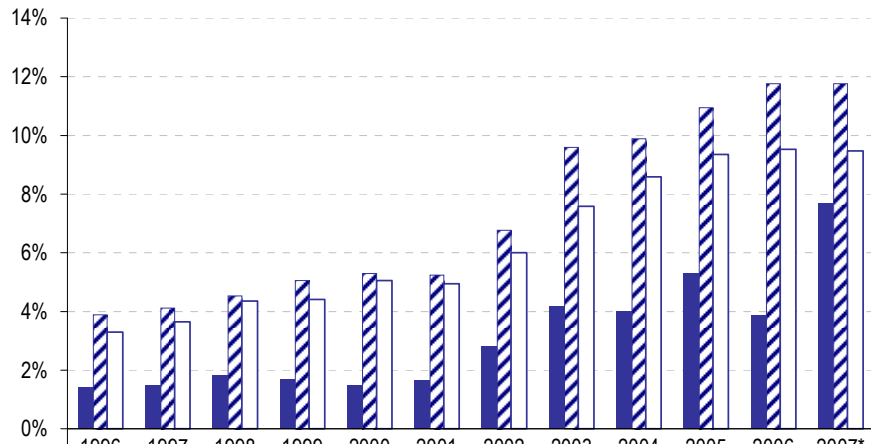


| | | | | | | | | | | | | |
|----------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| ■ Wakefield HMA | 37.8 | 34.5 | 30.3 | 31.0 | 31.3 | 33.6 | 34.6 | 38.3 | 36.9 | 37.4 | 37.3 | 38.4 |
| ▨ Wakefield Reference Area | 39.0 | 36.8 | 33.8 | 34.1 | 34.7 | 37.2 | 38.3 | 39.1 | 37.4 | 38.6 | 37.0 | 37.3 |
| □ Y & H Region | 39.3 | 37.5 | 35.1 | 34.5 | 34.5 | 36.6 | 38.4 | 39.5 | 38.6 | 39.8 | 37.8 | 38.8 |

Annual growth rate: Terraced properties



Flat/Maisonette sales as proportion of all sales



| | | | | | | | | | | | | |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|
| ■ Wakefield HMA | 1.4 | 1.5 | 1.8 | 1.7 | 1.5 | 1.7 | 2.8 | 4.2 | 4.0 | 5.3 | 3.9 | 7.7 |
| ▨ Wakefield Reference Area | 3.9 | 4.1 | 4.5 | 5.1 | 5.3 | 5.2 | 6.7 | 9.6 | 9.9 | 10.9 | 11.8 | 11.8 |
| □ Y & H Region | 3.3 | 3.7 | 4.3 | 4.4 | 5.1 | 4.9 | 6.0 | 7.6 | 8.6 | 9.3 | 9.5 | 9.5 |

Annual growth rate: Flats/Maisonettes

