

**Housing Needs Survey 2021**  
for  
**EcoHolmes Community Land Trust**

**Addendum to the HNS**

**Evidence of the housing mix for affordable rented  
housing for the Chippings Site**

March 2022

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## Summary of evidence regarding housing mix for the proposed development at the Chippings Site.

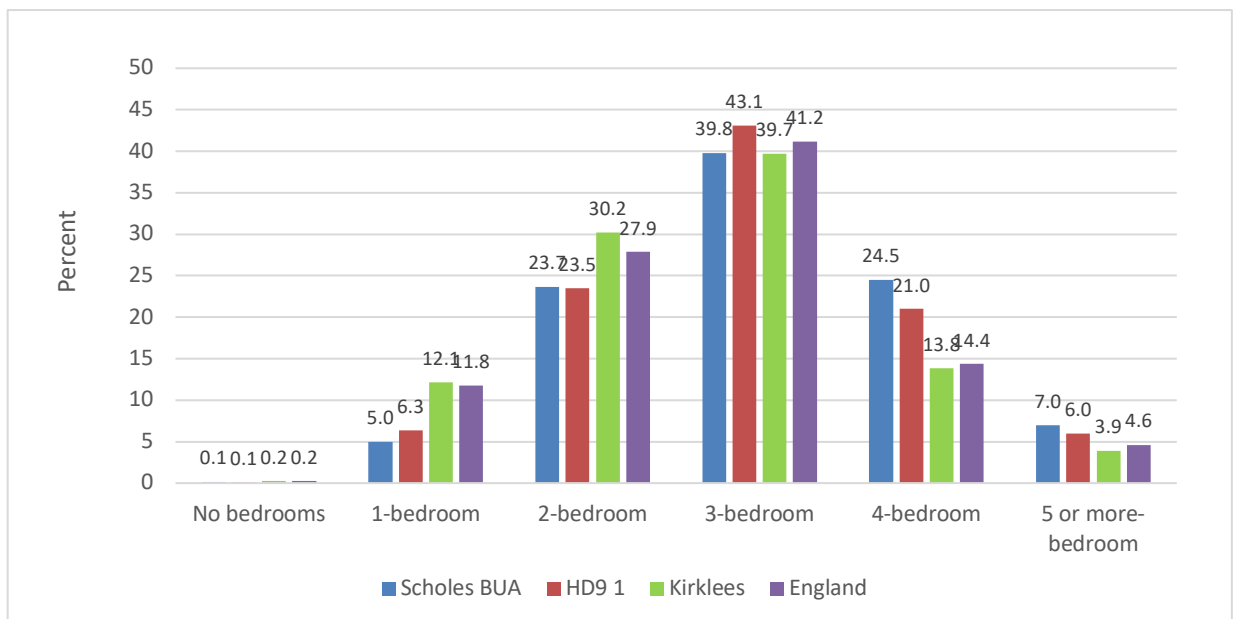
1.1 This addendum draws upon evidence from a number of sources:

- the HNS for Scholes February 2022;
- the SHMA for Kirklees 2016 and the Kirklees Interim Affordable Housing Policy 2020.

### The HNS for Scholes, February 2022

1.2 According to the census 2011 HNS figure 3.4 showed that both the Scholes Built Up Area (BUA) and the HD9 1 area had a disproportionately high level of 4 or more-bedroom dwellings compared to the district as a whole and England. As a consequence, proportions of 1, 2 and 3, bedroom dwellings were lower. This is a typical scenario in a rural area.

**HNS Figure 3.4**      **Number of bedrooms**



Source: Census 2011

1.3 Census 2011 HNS table 2.5 shows that both the Scholes Built Up Area (BUA) had a disproportionately low proportion of 2-bedroom homes and a high proportion of 3-bedroom homes. Note from table HNS table A2.5 there were only 5 no. 2-bedroom social rented dwellings in Scholes BUA out of 54 and the predominant type is the 3-bedroom semi detached dwelling (HNS tables A2.4 and A 2.5).

	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
1-bedroom	16	2	13	1	4	0	16	2	49	5
2-bedroom	98	10	81	8	5	1	44	5	228	24
3-bedroom	178	18	132	14	42	4	31	3	383	40
4 or more-bedroom	130	13	161	17	3	0	9	1	303	31
All categories	422	44	387	40	54	6	100	10	963	100

Source: Census 2011

- 1.4 HNS table 5.11c shows that 44% of households in affordable need in the Scholes BUA required 2-bedroom dwellings. Smaller proportions of 3 and 4-bedroom homes were needed. No 1-bedroom units were needed.

Dwelling Type	HD9 1		Scholes BUA	
	Market % required	Affordable % required	Market % required	Affordable % required
1-bedroom	0	15	0	29
2-bedroom	32	54	13	43
3-bedroom	42	23	63	14
4-bedroom	26	8	25	14
Total	100	100	100	100

Source: Scholes HNS 2022

## The SHMA for Kirklees 2016 and the Kirklees Interim Affordable Housing Policy 2020.

- 1.5 The following table appears in both the Kirklees SHMA 2016 and the Kirklees Interim Affordable Housing Policy 2020. The table is a screenshot taken from S13 of the Interim affordable housing policy.

13.5. Table 7.8 of SHMA sets out evidence of the affordable needs by SHMA sub-area and property size by setting out the net annual affordable housing imbalance by sub-area, property size and designation.

Sub-area	General Needs		Older Person	Total
	1-2 bed	3 bed	1-2 bed	
Batley and Spen	96	209	10	315
Dewsbury and Mirfield	-89	175	-17	69
Huddersfield North	74	134	-13	195
Huddersfield South	21	139	22	182
Kirklees Rural – East	93	11	3	106
Kirklees Rural – West	173	-25	34	182
<b>Total</b>	<b>367</b>	<b>642</b>	<b>39</b>	<b>1049</b>

Source: The Kirklees Interim Affordable Housing Policy 2020

1.6 The table shows that 1 or 2-bedroom units either for general needs or older persons are needed on a significant scale in the Kirklees Rural – West sub area.

## Conclusion

- 1.7 The proposed mix of 8no. 2-bedroom terraced houses and 2no. 3-bedroom end terraced dwellings is supported by the evidence:
- for the Scholes BUA as a whole the proportion of 2-bedroom dwellings and affordable dwellings is low;
  - the HNS shows that 43% of the affordable need is for 2-bedroom dwellings; and
  - this finding is in line with the SHMA 2016 and the Kirklees Interim Affordable Housing Policy 2020.
- 1.8 The HNS also shows that a smaller proportion of 1, 2 and 3-bedroom dwellings are needed. 3-bedroom end terrace dwelling are preferred because of the proposed development layout and to maximise the number of bedspaces.