Kirklees Strategic Housing Market Assessment 2025/26

Kirklees Council

Final Report

April 2026

(24.04.26)

Main Contact: Dr Michael Bullock
Email: michael.bullock@arc4.co.uk
Telephone: 0800 612 9133
Website: www.arc4.co.uk

© 2026 arc4 Limited (Company No. 06205180)

Table of Contents

Executive Summary 13
Introduction 13
Dwelling stock and households 13
House prices and rent 13
Income 13
Future dwelling mix and development priorities 13
The needs of other groups 17
Summary of policy recommendations 18
1. Introduction and Policy Context 19
Background 19
National Planning Policy Framework 19
West Yorkshire Housing Strategy 2040 20
Kirklees Council Our Council Plan 21
Kirklees Housing Strategy 21
Kirklees Ageing Well Strategy 22
Kirklees Preventing Homelessness and Rough Sleeping Strategy 22
General housing and policy context 23
Geography 25
Research methodology 28
Presentation of data 28
Report structure 28
2. Housing Market and Key Drivers 30
Introduction 30
Dwelling stock, vacant stock, and household estimates 30
Dwelling type and size 31
Property age and condition 35
House condition and repair problems 38
Energy efficiency of dwellings 39
Household tenure 42
Variations in dwelling types and households by tenure 42
The owner-occupied sector 46
The Private Rented Sector (PRS) 48
The affordable housing sector 51
Past trends in housing delivery 52
Demographic drivers: population, migration, and households 56
Travel to work 60
Household projections 61
General household characteristics 68
Income data 71
Summary 73

3. Price, Rents, and Affordability 74
Introduction 74
House price trends 74
Private renting 81
Relative affordability 86
Relative affordability of housing tenure options and defining genuinely affordable housing 86
Affordability of prices and rents to selected key workers and households on minimum/living wages 97
Concluding comments 102
4. The Needs of Different Groups 104
Introduction 104
Housing for people with additional needs 104
Age-related housing need 105
Health-related housing need 123
Black and Global Majority population and households 131
Gypsy, Traveller, and Travelling Showperson need 134
Other groups with particular housing requirements 134
Conclusion 136
5. Overall Dwelling Type and Mix 138
Introduction 138
Establishing housing need using the 'standard method' 138
Step 1: Setting the baseline 138
Step 2: An adjustment to take account of affordability 138
Demographic and economic scenario modelling 141
Affordable housing need 146
Dwelling type and mix 146
From a local housing need to a housing requirement 147
Conclusions 148
6. Stakeholder summary 149
Introduction 149
7. Conclusion: Policy and Strategic Issues 151
Introduction 151
Overall housing need 151
Dwelling type, tenure, and mix 151
Meeting the needs of older people and those with disabilities 152
Looked-after children 153
Custom and self-build 153
Dementia-ready housing 154
Build to rent 154
Student housing need 154
Final comments 154

Technical Appendix A: Research Methodology 155
Overall approach 155
Technical Appendix B: Affordable Housing Definitions 156
Affordable housing definitions 156
First Homes 157
Technical Appendix C: Housing Need Calculations 158
Introduction 158
Step A: Current unmet gross need 159
Step B: Future households in need 162
Step C: Affordable housing supply 164
Step D: Total annual need and breakdown by size and tenure 165
Technical Appendix D: Dwelling Mix and Modelling 172
Introduction 172
Starting points 172
Technical Appendix E: General stakeholder consultation 181
Introduction 181
Strengths of the local housing market 181
Weaknesses of the local housing market 183
Gaps in the supply of types of housing in Kirklees 185
Registered Providers (RPs) 188
Developers and House Builders 189
Specialist Housing Providers 193
Kirklees Council Authority Staff 195
Neighbouring and Adjacent Local Authorities 198
All stakeholders 199
Technical Appendix F: Stakeholder Consultation (Councillors) 209
Introduction 209
Strengths of the local housing market 209
Weaknesses of the local housing market 210
Gaps in the supply of types of housing in Kirklees 212
Improving the housing market 215
Setting future housing standards 217
Main challenges facing the local authority in supporting the delivery of new homes 218
Main challenges with existing housing stock 219
Addressing the challenges 221
Cross-boundary issues facing the Kirklees housing market area 223
Key priorities for housing in Kirklees 223
Additional comments relating to housing 225
Technical Appendix G: Estate Agent Review 227
Introduction 227

Market overview 227
Gaps in the housing market 227
Improvements to the housing market 228
Future Housing Standards 228
Types of dwellings being built 229
Help to Buy and Stamp Duty 229
Rent to Buy 230
Build to Rent market 230
Conveyancing chains 230
Impact of climate change on buyers 230
Most popular dwelling types and areas 231
Lettings market 231
Least Popular Dwelling Types and Areas 232
Technical Appendix H: Edge Analytics demographic modelling technical note 234
Population 234
Households & Dwellings 235
Labour Force and Employment 236

List of Maps

Map 1.1 Kirklees in its geographical context 26
Map 1.2 Sub-areas and constituent wards within the Kirklees area 27
Map 2.1 Predominant dwelling type and size by LSOAs: Kirklees 34
Map 2.2 New build dwellings by LSOA over period 2007-2023 55
Map 2.3 Household characteristics: household type by LSOA, 2024 69
Map 2.4 Household characteristics: income type by LSOA, 2024 70
Map 3.1 Lower quartile house prices 2024 by built up areas with the LSOAs of Kirklees 79
Map 3.2 Median house prices 2024 by built up areas with the LSOAs of Kirklees 80
Map 3.3 Lower quartile rents 2024 across Kirklees by built up areas within LSOAs 83
Map 3.4 Median rents 2024 across Kirklees by built up areas within LSOAs 84
Map 3.5 Private Rented Sector Non-Passported Housing Benefit 2024 85
Map 4.1 Current older persons accommodation across Kirklees 111

List of Tables

Table ES1a Overall dwelling type/size mix recommendations by tenure 14
Table ES1b Overall dwelling type/size mix recommendations by type 14
Table ES1c Overall dwelling type/size mix recommendations by size 14
Table ES2a Batley and Spen overall dwelling mix breakdown by tenure and sub-area 15

Table ES2b Dewsbury and Mirfield overall dwelling mix breakdown by tenure and sub-area....15
Table ES2c Huddersfield North overall dwelling mix breakdown by tenure and sub-area....15
Table ES2d Huddersfield South overall dwelling mix breakdown by tenure and sub-area....16
Table ES2e Kirklees Rural East overall dwelling mix breakdown by tenure and sub-area....16
Table ES2f Kirklees Rural West overall dwelling mix breakdown by tenure and sub-area....16
Table 2.1a Dwelling stock and household estimates – total dwellings....30
Table 2.1b Dwelling stock and household estimates- vacant stock....30
Table 2.1c Dwelling stock and household estimates – total households....30
Table 2.2 Dwelling stock, vacant properties, student households, second homes and household estimate by sub-area....31
Table 2.3 Dwelling type, number of bedrooms, and council tax (CT) band for Kirklees and comparator areas....32
Table 2.4a Dwelling type and council tax band summary....33
Table 2.4b Number of bedrooms, and council tax band summary....33
Table 2.5 HMO distribution across Kirklees....35
Table 2.6 Age of dwelling....35
Table 2.7a Dwelling stock condition in England - percentage of dwellings failing decent homes criteria estimate....37
Table 2.7b Dwelling stock condition in Kirklees – number of dwellings failing decent homes criteria estimate....37
Table 2.8a Dissatisfaction with quality of accommodation by tenure....38
Table 2.8b Dissatisfaction with quality of accommodation by property type....38
Table 2.8c Dissatisfaction with quality of accommodation by property age....39
Table 2.9 Energy efficiency of all registered dwellings by sub-area: A to C (% of EPC lodgements)....40
Table 2.10 Energy efficiency of all registered dwellings by tenure: A to C (% of EPC lodgements)....41
Table 2.11 Energy efficiency of all registered dwellings by sub-area: D or below (% of EPC lodgements)....42
Table 2.12 Tenure profile by sub-area....42
Table 2.13 Dwelling size by tenure....43
Table 2.14 Age profile by tenure....43
Table 2.15 Household type by tenure (column %)....44
Table 2.16 Household type by tenure (row %)....44
Table 2.17 Economic activity by Household Reference Person and tenure....45
Table 2.18 Household type by tenure (row %)....45
Table 2.19 Occupancy by tenure (column %)....46
Table 2.20 Occupancy by tenure (row %)....46

Table 2.21 Lower quartile and median price and income required to be affordable 2000-2023....48
Table 2.22 Dwelling completions 2013/14 to 2023/2024 53
Table 2.23a Change in population 2024-2043 by age group (2018-based projections) 56
Table 2.23b Change in population 2024-2043 by age group (2022-based projections) 56
Table 2.24a Where do people who live in Kirklees district work? Kirklees district 2021 census commuting flows: workers (aged 16 and over) 61
Table 2.24b Where do people who work in Kirklees district live? Kirklees district 2021 census commuting flows: workers (aged 16 and over) 61
Table 2.25a Household types 2024 (by age of household reference person (HRP): 2018-based projections....64
Table 2.25b Household types 2043 (by age of household reference person (HRP): 2018-based projections....64
Table 2.25c Household types change 2024-2043 (by age of household reference person (HRP): 2018-based projections....64
Table 2.26a Household types 2024 (by age of household reference person (HRP): 2022-based projections....66
Table 2.26b Household types 2043 (by age of household reference person (HRP): 2022-based projections....66
Table 2.26c Household types change 2024 to 2043 (by age of household reference person (HRP): 2022-based projections....66
Table 2.27a Household type outcomes of 2018 based household projections 67
Table 2.27b Age group outcomes of 2018 based household projections 67
Table 2.27c Household type outcomes of 2022-based household projections....67
Table 2.27d Age group outcomes of 2022 based household projections 67
Table 2.28 Annual gross household income by sub-area 2024 72
Table 3.1 Comparative median house price change 2000-2024 with neighbouring districts, West Yorkshire, Yorkshire & the Humber, and England 77
Table 3.2 Comparative lower quartile house price change 2000-2024 with neighbouring districts, West Yorkshire, Yorkshire & the Humber, and England....77
Table 3.3 Comparative lower quartile and median house price change 2007-2024 by sub-area....78
Table 3.4 Comparative lower quartile and median rental price 2010-2024....81
Table 3.5 Lower quartile and median rents by sub-area 2024....81
Table 3.6 Broad Rental Market Area Local Housing Allowance Rates (April 2024) – Kirklees BRMA....82
Table 3.7 Relative affordability of prices by local authority area, West Yorkshire, Yorkshire and the Humber, and England (workplace-based and residence-based)....86
Table 3.8 Summary of tenure (including affordable options), price assumptions, and data sources 88

Table 3.9 Price / equity requirement (2024) of alternative tenure options by sub-area and Kirklees 89
Table 3.10 Household income required (2024) for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area 90
Table 3.11a Impact of alternative deposits on sale price and income required for open market properties 91
Table 3.11b Impact of alternative deposits on sale price and income required for open market properties – income required at 3.5x multiple 91
Table 3.11c Impact of alternative deposits on sale price and income required for open market properties- income required at 5x multiple 91
Table 3.12a Affordability of Lower Quartile private rents by sub-area 95
Table 3.12b Affordability of Median private rents by sub-area 95
Table 3.13a Affordability of lower quartile owner-occupation by sub-area 96
Table 3.13b Affordability of median owner-occupation by sub-area 96
Table 3.14 Incomes of key workers and households on minimum/living wage and rental affordability 98
Table 3.15a Open market property prices: Kirklees 100
Table 3.15b Ratio of house price to income: Kirklees 100
Table 3.15c Ratio of house price to income selected key workers: Kirklees 100
Table 3.15d Ratio of house price to income of households on minimum/living wage: Kirklees 101
Table 3.16 Genuinely affordable rents and purchase prices by sub-area 103
Table 4.1 Older persons' housing preferences by age group 106
Table 4.2 Future housing choices of older households (rightsizing) 107
Table 4.3 Categories of older person accommodation 107
Table 4.4 Future need for older person accommodation relative to current supply across Kirklees 116
Table 4.5 People with dementia across Kirklees 118
Table 4.6 Dwellings occupied by households where the HRP is aged 65 and over 119
Table 4.7a Adaptations, support needs, and space for carer by tenure across Kirklees 121
Table 4.7b Adaptations, support needs, and space for carer by age group across Kirklees 121
Table 4.8a Home improvements required by age group (% of households) 122
Table 4.8b Adaptations required by age group (% of households) 122
Table 4.9 Percentage of households requiring assistance by age group across Kirklees 123
Table 4.10a Number of people stating illness/disability across Kirklees 124
Table 4.10b Number of people stating illness/disability across Kirklees 124
Table 4.11 Physical disability prevalence across Kirklees 125
Table 4.12 Number of people with learning disability and autism 126
Table 4.13a Mental health prevalence – aged 18-64 126

Table 4.13b Mental health prevalence – older people with depression 126
Table 4.14 Summary of accessible housing standards 127
Table 4.15 Wheelchair use assumptions and resulting annual need 128
Table 4.16a Wheelchair dwellings needed by age group and number of bedrooms each year - percentage 129
Table 4.16b Wheelchair dwellings needed by age group and number of bedrooms each year – number 129
Table 4.17 Distribution of BGM households across Kirklees 131
Table 4.18a Self-build register dwelling preferences- dwelling type 135
Table 4.18b Self-build register dwelling preferences – number of bedrooms 135
Table 4.18c Self-build register dwelling preferences – sub-area 135
Table 4.19 Location of student households in Kirklees 136
Table 5.1 Components of the dwelling need calculation for Kirklees 140
Table 5.2 Summary of alternative demographic scenarios 2024-2043 145
Table 5.3a Overall dwelling type/size mix recommendations by tenure 147
Table 5.3b Overall dwelling type/size mix recommendations by type 147
Table 5.3c Overall dwelling type/size mix recommendations by size 147
Table 7.1a Overall dwelling type/size mix recommendations by tenure 152
Table 7.1b Overall dwelling type/size mix recommendations by type 152
Table 7.1c Overall dwelling type/size mix recommendations by size 152
Table A1 Household survey sample information 155
Table C1 Current gross unmet need (before affordability testing) 160
Table C2 Lower quartile house prices and rents by sub-area 161
Table C3 Affordability of open market housing for households in need 162
Table C4 Net and gross household formation 2024-2043 163
Table C5 Total newly-arising affordable housing need 163
Table C6 Affordable housing supply 164
Table C7 Gross and net annual affordable need 165
Table C8 Gross and net annual affordable need by sub-area 166
Table C9 Affordable need based on the number of bedrooms needed 167
Table C10 Affordable need by number of bedrooms by sub-area 167
Table C11 Comparison between current supply and annual gross need 167
Table C12a First Home prices by borough 168
Table C12b Comparison between household income and income required for a First Home 168
Table C13 Affordable tenure split 169
Table C14 Affordable dwelling mix by sub-area, number of bedrooms, and dwelling type 170
Table C15 Comparison between current affordable supply and annual gross affordable need 171
Table D1 Age groups, household type, and dwelling types used 173
Table D2a Number of households by age group and household type 2024 174

Table D2b Number of households by age group and household type 2043 174
Table D2c Change in number of households by age group and household type 2024 to 2043 174
Table D3a Impact of change in households by age group on dwellings occupied by 2043 – dwelling type and size 176
Table D3b Impact of change in households by age group on dwellings occupied by 2043 – number of bedrooms 176
Table D4a Dwelling type and size outcomes under aspiration and expectation scenarios 177
Table D4b Dwelling type outcomes under aspiration and expectation scenarios .. 177
Table D4c Number of bedrooms outcomes under aspiration and expectation scenarios 177
Table D5a Summary of overall dwelling mix by tenure – dwelling type and size ... 178
Table D5b Summary of overall dwelling mix by tenure – dwelling type 178
Table D5c Summary of overall dwelling mix by tenure – number of bedrooms 178
Table D6a Batley and Spen overall dwelling mix breakdown by tenure and sub-area 179
Table D6b Dewsbury and Mirfield overall dwelling mix breakdown by tenure and sub-area 179
Table D6c Huddersfield North overall dwelling mix breakdown by tenure and sub-area 179
Table D6d Huddersfield South overall dwelling mix breakdown by tenure and sub-area 180
Table D6e Kirklees Rural East overall dwelling mix breakdown by tenure and sub-area 180
Table D6f Kirklees Rural West overall dwelling mix breakdown by tenure and sub-area 180
Table H1 Scenario descriptions 238
Table H2a Kirklees scenario analysis: Population and household change 2024-2043 under alternative scenarios 240
Table H2b Kirklees scenario analysis: Population and household average change per year 2024-2043 under alternative scenarios 240
Table H3 Kirklees scenario analysis: Change in labour force, unemployment and employment 241

List of Charts and Figures

Figure 2.1 Energy efficiency of all registered dwellings by sub-area 40
Figure 2.2 Energy efficiency of all registered dwellings by tenure 41
Figure 2.3 Summary of net completions 2013/14 to 2024/25 against policy targets 54
Figure 2.4 Components of population change 2012 to 2022 across Kirklees 58
Figure 2.5 Profile of households by age of Household Reference Person in 2024 and 2043 under 2018-based projections 63

Figure 2.6 Profile of households by age of Household Reference Person in 2024 and 2043 under 2022-based projections 65
Figure 3.1 Median house price trends 2000 to 2024 (September): Kirklees, West Yorkshire, Yorkshire & the Humber, and England 75
Figure 3.2 Kirklees household income and housing costs 92
Figure 4.1 Establishing need associated with age, health, and life experience 104
Figure 4.2 Ethnicity by sub-area 132
Figure D1 Change in HRP age groups 2024-2043.....175

Please note that in this report some of the tables include rounded figures. This can result in some column or row totals not adding up to 100 or to the anticipated row or column 'total' due to the use of rounded decimal figures. We include this description here as it covers all tables and associated textual commentary included. If tables or figures are to be used in-house then we recommend the addition of a similarly worded statement being included as a note to each table used.

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

arc^4 Limited accepts no responsibility or liability for, and makes no representation or warranty with respect to, the accuracy or completeness of any third party information (including data) that is contained in this document.

Registered Address: arc4, 41 Clarendon Road, Sale, Manchester, M33 2DY
Email: businessteam@arc4.co.uk Web: www.arc4.co.uk
arc4 Limited, Registered in England & Wales 6205180 VAT Registration No: 909 9814 77
Directors Helen Brzozowski and Michael Bullock

Executive Summary

Introduction

The Kirklees Strategic Housing Market Assessment (SHMA) 2025/26 provides the council with up-to-date evidence on housing need across all sections of the community over the period 2024 to 2043. The evidence will inform the preparation of the Local Plan update, other strategies, policies and decisions of the council and its partners.

The SHMA has been prepared in accordance with the 2024 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). Data have been produced at sub-area level where possible.

Dwelling stock and households

There are 189,797 dwellings (2023 MHCLG estimates) and 177,979 households (2021 Census) across Kirklees. The vacancy rate is 2.9% which is similar to the rate for England (2.8%). A majority of dwellings are houses (76.7%), 14.3% are flats and 9% are bungalows. 66% of households are owner occupiers, 19% privately rent and 15% live in affordable housing. There are around 541 affordable home ownership properties in Kirklees.

House prices and rent

In 2024, lower quartile prices in Kirklees were £135,000 (Yorkshire and the Humber £137,000 and England £190,000) and median prices in Kirklees were £190,000 (Yorkshire and the Humber £200,000 and England £290,000).

In 2024, lower quartile private rents in Kirklees were £598 each month (Yorkshire and the Humber £676 and England £997) and median rents in Kirklees were £724 (Yorkshire and the Humber £849 and England £1,573).

Income

Office for National Statistics Annual Survey of Hours and Earnings data reports the following:

Lower quartile incomes across Kirklees in 2024 were £26,094 (Yorkshire and the Humber £26,597 and England £28,060)

Median incomes across Kirklees in 2024 were £34,157 (Yorkshire and the Humber £34,633 and England £37,617)

Future dwelling mix and development priorities

The SHMA has carefully considered the future population and household projections over the period 2024 to 2043, the range of dwellings lived in by different households and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across Kirklees.

The current Local Plan housing target for new homes is 1,730 and the government's revised standard method figure is 1,873 each year as of May 2025.

There is a need for 1,188 affordable dwellings each year. The council needs to have a robust affordable housing policy in place to help deliver against this strategic need, but planning guidance says that you do not need to meet this need in full.

The recommended affordable housing tenure split is 48% social rent, 34% affordable rent and 18% affordable home ownership. The Local Plan affordable housing policy will continue to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs. The overall dwelling mix recommendations by tenure are set out in Table ES1 and a further sub-area summary is provided in Table ES2. Table ES3 provides a detailed breakdown of affordable need by sub-area. There is a need for flexibility on market and affordable housing split for housing developments taking into account the extent of need for affordable housing, past trends in delivery, development trends and seeking to maintain balanced housing market. Modelling therefore assumes an overall mix of 70-80% market and 20-30% affordable.

These tables and the associated recommended percentages are intended as guidance only. They provide a framework to inform development proposals, and not all developments will necessarily align precisely with these figures.

Table ES1a Overall dwelling type/size mix recommendations by tenure

Dwelling type/size	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1/2-bedroom house	10-15%	10-15%	10-15%	20-25%	10-15%
3-bedroom house	35-40%	25-30%	25-30%	30-35%	35-40%
4 or more-bedroom house	20-25%	10-15%	10-15%	20-25%	20-25%
1-bedroom flat	0-2%	10-15%	10-15%	0-2%	2-5%
2 or more -bedroom flat	2-5%	2-5%	2-5%	2-5%	2-5%
1/2- bedroom bungalow/ level-access	10-15%	25-30%	25-30%	15-20%	10-15%
3 or more-bedroom bungalow/level-access	10-15%	5-10%	5-10%	5-10%	5-10%

Table ES1b Overall dwelling type/size mix recommendations by type

Dwelling type	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
House	70-75%	50-55%	50-55%	70-75%	70-75%
Flat	2-5%	10-15%	10-15%	2-5%	5-10%
Bungalow/level-access	20-25%	30-35%	30-35%	20-25%	20-25%

Table ES1c Overall dwelling type/size mix recommendations by size

Number of bedrooms	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1	2-5%	20-25%	20-25%	5-10%	5-10%
2	20-25%	30-35%	30-35%	35-40%	25-30%
3	45-50%	30-35%	30-35%	35-40%	45-50%
4	20-25%	10-15%	10-15%	20-25%	20-25%

Table ES2a Batley and Spen overall dwelling mix breakdown by tenure and sub-area

Batley and Spen Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	25-30%	25-30%
3-bedroom house	30-35%	20-25%	30-35%
4 or more-bedroom house	20-25%	15-20%	10-15%
1-bedroom flat	0-2%	10-15%	10-15%
2 and 3-bedroom flat	2-5%	2-5%	0-2%
1 and 2-bedroom bungalow/level-access	10-15%	10-15%	5-10%
3 or more-bedroom bungalow/level-access	10-15%	5-10%	2-5%

Table ES2b Dewsbury and Mirfield overall dwelling mix breakdown by tenure and sub-area

Dewsbury and Mirfield Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	25-30%
3-bedroom house	35-40%	15-20%	0-2%
4 or more-bedroom house	25-30%	15-20%	35-40%
1-bedroom flat	0-2%	15-20%	0-2%
2 and 3-bedroom flat	2-5%	2-5%	25-30%
1 and 2-bedroom bungalow/level-access	5-10%	25-30%	5-10%
3 or more-bedroom bungalow/level-access	5-10%	2-5%	0-2%

Table ES2c Huddersfield North overall dwelling mix breakdown by tenure and sub-area

Huddersfield North Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	10-15%
3-bedroom house	35-40%	25-30%	30-35%
4 or more-bedroom house	15-20%	10-15%	10-15%
1-bedroom flat	2-5%	25-30%	10-15%
2 and 3-bedroom flat	5-10%	2-5%	10-15%
1 and 2-bedroom bungalow/level-access	10-15%	10-15%	10-15%
3 or more-bedroom bungalow/level-access	5-10%	2-5%	0-2%

Table ES2d Huddersfield South overall dwelling mix breakdown by tenure and sub-area

Huddersfield South Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	20-25%	25-30%
3-bedroom house	30-35%	10-15%	25-30%
4 or more-bedroom house	15-20%	15-20%	2-5%
1-bedroom flat	5-10%	25-30%	20-25%
2 and 3-bedroom flat	2-5%	5-10%	0-2%
1 and 2-bedroom bungalow/level-access	15-20%	15-20%	15-20%
3 or more-bedroom bungalow/level-access	2-5%	0-2%	0-2%

Table ES2e Kirklees Rural East overall dwelling mix breakdown by tenure and sub-area

Kirklees Rural – East Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	2-5%	15-20%
3-bedroom house	30-35%	35-40%	40-45%
4 or more-bedroom house	25-30%	10-15%	2-5%
1-bedroom flat	0-2%	15-20%	0-2%
2 and 3-bedroom flat	2-5%	0-2%	2-5%
1 and 2-bedroom bungalow/level-access	10-15%	20-25%	15-20%
3 or more-bedroom bungalow/level-access	10-15%	10-15%	10-15%

Table ES2f Kirklees Rural West overall dwelling mix breakdown by tenure and sub-area

KirkleesRural – West Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	15-20%	10-15%
3-bedroom house	35-40%	5-10%	45-50%
4 or more-bedroom house	20-25%	5-10%	5-10%
1-bedroom flat	0-2%	35-40%	0-2%
2 and 3-bedroom flat	5-10%	2-5%	5-10%
1 and 2-bedroom bungalow/level-access	10-15%	25-30%	15-20%
3 or more-bedroom bungalow/level-access	5-10%	0-2%	10-15%

Source: 2024 Household Survey

The needs of other groups

Particular needs which have been identified in the SHMA are:

- Increasing and diversifying the supply of specialist housing for older people. There is an overall need for an additional 11,020 units of older person accommodation over the period 2024 to 2043 broken down as follows : a need for 8,197 units of C3 dwellings which include sheltered/retirement housing, 2,075 of Extra Care housing to rent and buy, and 478 additional units of residential care accommodation to 2043.
- Based on an assessment of additional needs and longer-term demographics, 4% of new dwellings (75 each year) should be built to Building Regulations M4(3) wheelchair accessible standard; and all other new dwellings should be built to Building Regulations M4(2) accessible and adaptable standard which would include bungalows/level access accommodation.
- Self and custom build: 567 households on the council register. There is a strong preference for detached homes with 4 or more bedrooms.

The main report provides further details of the additional groups referenced in the NPPF and PPG.

Note that there is overlap between affordable, specialist older person and M4(3) need, so for instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

Summary of policy recommendations

Theme	Data	Action
Overall housing need	1,873 each year under the revised standard method calculation as of May 2025	Housing need figure to be noted.
Affordable housing need	Annual imbalance of 1,188 which justifies need for robust affordable housing policy and delivery	Affordable housing policy to maximise delivery on market sites subject to viability and consider new ways of delivering affordable, particularly social rented housing.
Affordable housing need	Broad mix of affordable dwelling sizes is required Renting: 23% 1-bedroom, 32% 2-bedroom, 34% 3-bedroom and 11% 4+ bedroom Affordable home ownership: 6% 1-bedroom, 35% 2-bedroom, 39% 3-bedroom and 20% 4+ bedroom	Range of dwelling sizes to be delivered. This includes recognition of a need to deliver larger affordable homes for Black and Global Majority groups
Affordable housing need	Affordable tenure mix of 82% rented (48% social and 34% affordable) and 18% affordable homes	Development needs of focus on social/affordable rented with some affordable home ownership
Needs of different groups	4% of new dwellings (80 each year) to be M4(3) wheelchair accessible All new affordable and market dwellings to be built to M4(2) where possible	Update relevant policies.
Needs of different groups	8,197 additional residential units of Use Class C3 dwellings including sheltered/retirement housing; 2,075 units of Extra care; 748 residential care units to 2043	Diversify range of older persons accommodation including sheltered/retirement and Extra Care leasehold and cohousing. Continue to review need for residential care. Strengthen policies to enable people to live in their own homes for longer with appropriate support and adaptation.
Needs of different groups	Other needs groups	Ongoing review of need for specialist housing and build upon the needs evidence in this study.

1. Introduction and Policy Context

Background

1.1 The Kirklees Strategic Housing Market Assessment (SHMA) 2024/5 provides the council with up-to-date evidence on housing need across all sections of the community over the period 2024 to 2043. The evidence will inform the preparation of the Local Plan update, other strategies, policies, and decisions of the council and its partners.

1.2 The SHMA supports the requirements of the 2024 National Planning Policy Framework (NPPF). It is also prepared in compliance with the government's Planning Practice Guidance (PPG).

1.3 The material in this report will also inform the Place Partnership work being carried out across Kirklees.

National Planning Policy Framework

1.4 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in December 2024 and is supported by Planning Practice Guidance (PPG). The NPPF 2024 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets out that this means that *'strategic policies should, as a minimum, provide for objectively assessed needs for housing…'*.

1.5 Paragraph 61 provides an important context to the policy for housing delivery, as follows:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

1.6 Paragraphs 62 to 65 relate to the evidence base requirements which underpin this study:

Paragraph 62: **'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'**

Paragraph 63: **'Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people**

(including those who require retirement housing, housing with care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.'

Paragraph 64: **'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required).'**

1.7 Paragraph 69 requires that: **'Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment.'**

1.8 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2024, Paragraphs 24-27). Section 110 of the Act requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at Local Plan examination.

1.9 The NPPF 2024 Annex 2 sets out affordable housing definitions which are presented in Technical Appendix B.

1.10 Paragraph 008 from the PPG on housing and economic needs assessment also states: "**Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate. The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities. However, local housing need calculated using the standard method may be relied upon for plan making for a period of 2 years from the time that the plan is submitted to the Planning Inspectorate for examination**".

1.11 Inputs into the standard method are updated annually – this is referred to in PPG Paragraph 009 **"New estimates of housing stock are published annually (usually in May) and updated affordability ratios are published annually (usually in March)."**

West Yorkshire Housing Strategy 2040

1.12 This provides a helpful sub-regional context for housing and is framed around four objectives:

1. Boosting the supply of the right homes in the right places
2. Increasing the provision of truly affordable, accessible and adaptable homes.

3. Improving the quality of our existing homes.
4. Creating resilient places that support the wellbeing of our residents.

1.13 The four objectives are underpinned by two guiding principles: sustainability and equality and inclusive growth.

1.14 The strategy identifies four spatial priority areas across Kirklees: Bradley Park, Dewsbury Riverside, Dewsbury Town Centre and Huddersfield Town Centre.

Kirklees Council Our Council Plan

1.15 The Kirklees Council Our Council Plan (1 April 2025 – 31 March 2026) has a vision for Kirklees to be a district which combines a strong, sustainable economy with a great quality of life – leading to thriving communities, growing businesses, high prosperity and low inequality where people enjoy better health throughout their lives.

1.16 The 2025 / 26 deliverables listed in the Plan are:

- Getting the basics right – a balanced budget and a modern organisation.
- Protecting the vulnerable and achieving inclusion
- Thriving people and communities – now and over the longer term
- Local economic growth, working with regional and national partners.

1.17 The Council will continue to invest and attract partner investment into the regeneration of towns and villages, so that economic recovery is as quick and secure as possible. The Council will work to build resilience, by building the infrastructure that brings opportunities for future generations. Plans for the Huddersfield Cultural Heart, the Dewsbury Blueprint and investments in Heckmondwike, Cleckheaton, Batley, Marsden and Holmfirth will remain a key priority, as will delivering major transport improvements, improving and maintaining our roads, supporting housing growth, investing in employment and skills support, and supporting the growth of new and existing businesses.

Kirklees Housing Strategy

1.18 The Kirklees Housing Strategy 2018 – 2023 sets out the shared vision for housing, housing services in Kirklees. It focuses on the priorities of Kirklees Council, partners and stakeholders and residents.

1.19 The key issues addressed in the strategy are:

- Housing demand outstrips supply
- Home ownership is out of reach for many households
- Demographic changes and needs of vulnerable groups for more specialist/supported housing
- Increasing numbers of people becoming homeless
- Higher than average energy inefficient homes and levels of fuel poverty
- Responding to Grenfell

- Responding to the need to improve substandard homes and tenancy management in the private rented sector.

1.20 The housing vision set out three priority themes; Housing Need, Housing Quality and Housing Growth.

- Housing Need: Meet a range of diverse housing needs prioritising those of vulnerable people with a continued and strengthened focus on prevention and early intervention to enable people to access and sustain a suitable home of their own, as independently as possible.
- Housing Quality: Protect and make the best use of the existing housing supply across all tenures of homes in Kirklees to support good health, wellbeing and to drive up quality and standards.
- Housing Growth: Enable and develop a range of housing products to deliver housing growth and the long term supply of market and affordable housing.

Kirklees Ageing Well Strategy

1.21 The Kirklees Ageing Well Strategy 2022 – 2027 sets out a vision to support the population to age well. Empowering people to stay independent and providing more support in the community or at home enables people to have greater control over their care.

1.22 The principles and outcomes have been split into 4 key domains:

- Prevention
- Healthy and safe environment
- Seamless Integrated System and Support Networks
- High Quality, Person Centred and Personalised Care

1.23 Healthy and safe environment focuses on voluntary, community, social enterprise and housing sectors as key partners and enablers.

Kirklees Preventing Homelessness and Rough Sleeping Strategy

1.24 The Kirklees Preventing Homelessness and Rough Sleeping Strategy: A Partnership Approach 2024 – 2029 sets out to brings a cross-sector response to tackling homelessness and rough sleeping.

1.25 Collaborative partnership working has informed the refresh of this strategy and helped to shape the four overarching priorities:

- Strengthen partnership working to address homelessness and secure the right accommodation
- Rapid early help and intervention to prevent homelessness from occurring
- Access to long term, settled homes and temporary accommodation, which is safe, decent, accessible, and affordable
- Tackle rough sleeping to ensure it is rare, brief and not recurring.

General housing and policy context

1.26 Labour's manifesto sets out the intention to:

- Update the NPPF, restore mandatory housing targets, and introduce effective new mechanisms for cross-boundary strategic planning. Combined authorities will be given new planning powers, freedoms and flexibilities to make better use of grant funding.
- Take action to ensure that planning authorities have up-to-date Local Plans and reform and strengthen the presumption in favour of sustainable development.
- Further reform compulsory compensation rules to improve land assembly, speed up site delivery and deliver housing, infrastructure, amenity, and transport benefits in the public interest.
- Ensure local communities continue to shape housebuilding in their area but use intervention powers to build the houses needed.
- Prioritise brownfield development and fast-track approval of urban brownfield sites. Take a strategic approach to green belt land designation and release to build more homes in the right places including the release of 'grey belt' land and introduce 'golden rules' to ensure development benefits communities and nature.
- Develop large-scale new communities through new towns, urban extensions, and regeneration projects.
- Deliver the biggest increase in social and affordable housebuilding in a generation, with priority given to social rented housing and protecting existing stock with increased protections from Right to Buy.
- Strengthen planning obligations to ensure new developments provide more affordable homes and support councils and housing associations to build their capacity and make a greater contribution to affordable housing supply.
- Building more high-quality, well-designed, and sustainable homes and creating places that increase climate resilience and promote nature recovery.
- Working with councils to give first-time buyers the first chance to buy homes through mortgage guarantee schemes to support those who struggle to save for a large deposit, with lower mortgage costs.

1.27 The government has published changes to the **NPPF** in December 2024 which includes a revised approach to establishing a minimum local housing need figure for each local authority.

1.28 The **Planning and Infrastructure Bill** was introduced to parliament in March 2025 and will see significant measures introduced to speed up planning decisions to boost housebuilding and remove unnecessary blockers and challenges to the delivery of vital developments like roads, railway lines, and windfarms. This will boost economic growth, connectivity, and energy security whilst also delivering for the environment.

1.29 Key provisions of the bill for housing delivery include:

- The bill aims to halve the time required for major housing projects to receive planning approval (reducing it from four years to under two).
- More decision-making power will shift from local councillors to planning officials to reduce delays.
- Changes to compulsory purchase rules will make it easier for local authorities and developers to acquire land at lower costs, speeding up housing projects.
- This may also limit landowner compensation, ensuring land values do not inflate project costs.
- A new "first ready, first connected" approach for grid connections will speed up energy access for new housing developments.
- By improving grid capacity, the bill supports the construction of homes in areas previously restricted by power supply issues.
- The bill supports the government's target to deliver 1.5 million new homes during the current parliamentary term.

1.30 Labour's revisions have also reversed some of the controversial alterations made under the previous government in 2023, particularly around the Housing Delivery Test, where Labour aims to ensure that local authorities are held accountable for improving housing delivery, particularly in regions with acute housing shortages and the five-year housing land supply, where Labour's commitment seems to focus on ensuring that Local Plans are not only current but also effective in meeting the housing needs of their communities. These changes are designed to streamline planning processes, ensuring that areas failing to meet housing delivery targets can more easily unlock new sites for development.

1.31 A notable reform is the introduction of "grey belt" land, which allows certain types of development on land that makes only a limited contribution to green belt purposes. This is part of Labour's effort to balance housing growth with environmental considerations. Moreover, the scrapping of the proposed Infrastructure Levy, which was widely criticized, signals a shift back to using Section 106 agreements to secure affordable housing.

1.32 The **Affordable Homes Programme 2021-2026** is a significant housing policy initiative aimed at boosting affordable housing supply. The government committed £11.5 billion over five years to support the construction of up to 180,000 affordable homes by 2026. The funding is targeted at a mix of affordable rent, shared ownership, and social rent homes, with a particular focus on rural areas.

1.33 The government announced a £350 million boost to affordable housing funding on February 12, 2025. This allocation includes £300 million for the Affordable Homes Programme, expected to deliver up to 2,800 additional homes, with half designated for social rent. An additional £50 million is earmarked for the Local Authority Housing Fund to improve temporary accommodation.

1.34 This funding supplements the £500 million top-up announced in the autumn Budget, bringing the total investment in housing supply for 2025/2026 to over £5 billion.

1.35 The government aims to build 1.5 million homes over the current parliament to address the housing crisis and reduce the number of households in temporary accommodation.

Geography

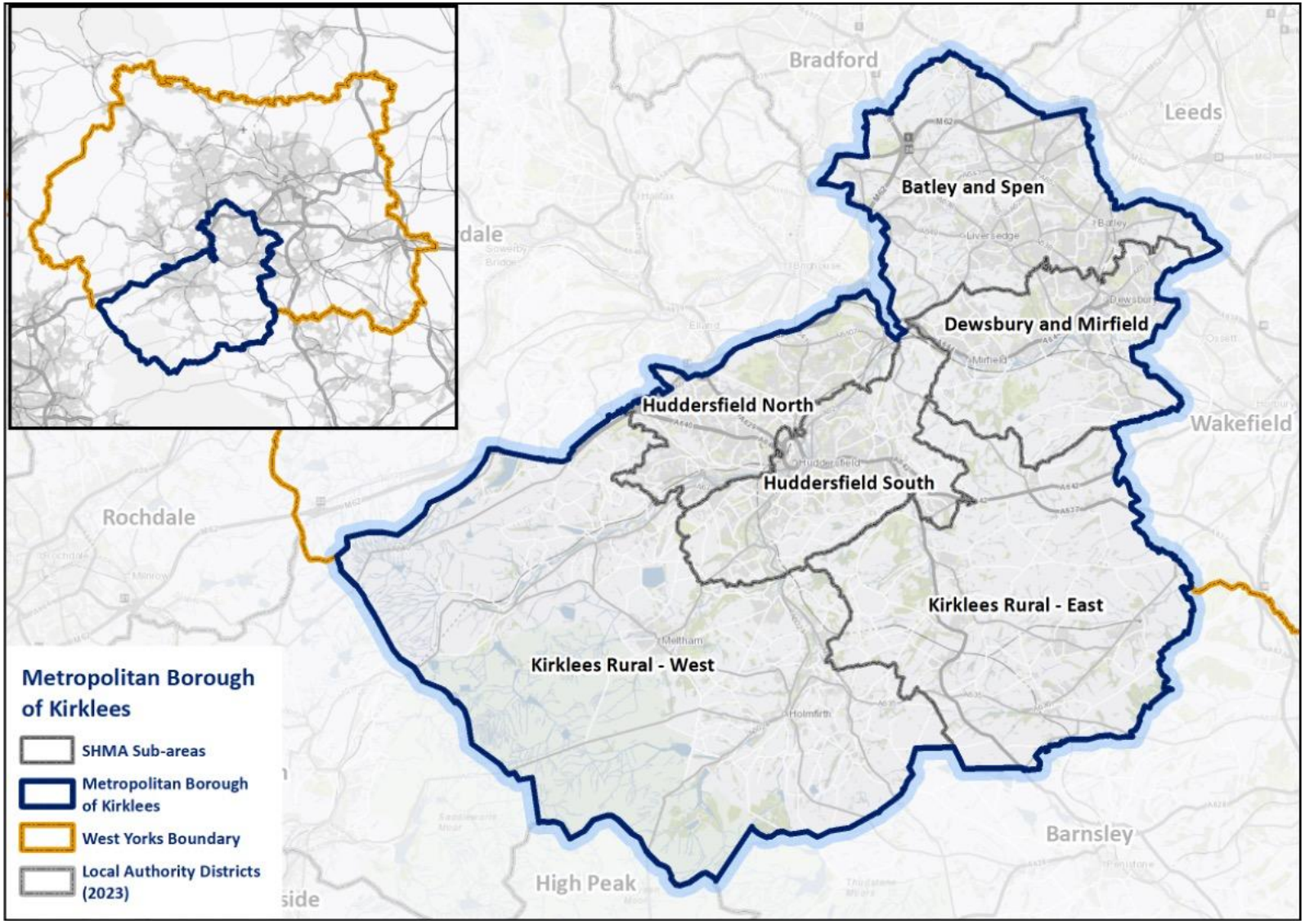
1.36 Map 1.1 illustrates the geographical context of Kirklees and the neighbouring local authorities.

1.37 Kirklees is a metropolitan borough of West Yorkshire in the Yorkshire and Humber region of England. Neighbouring districts to the west are Oldham in Greater Manchester, and adjacent local authorities are Calderdale, Bradford, Leeds and Wakefield; with Barnsley and High Peak to the south. The 2021 Census reported a population of 433,166 for Kirklees.

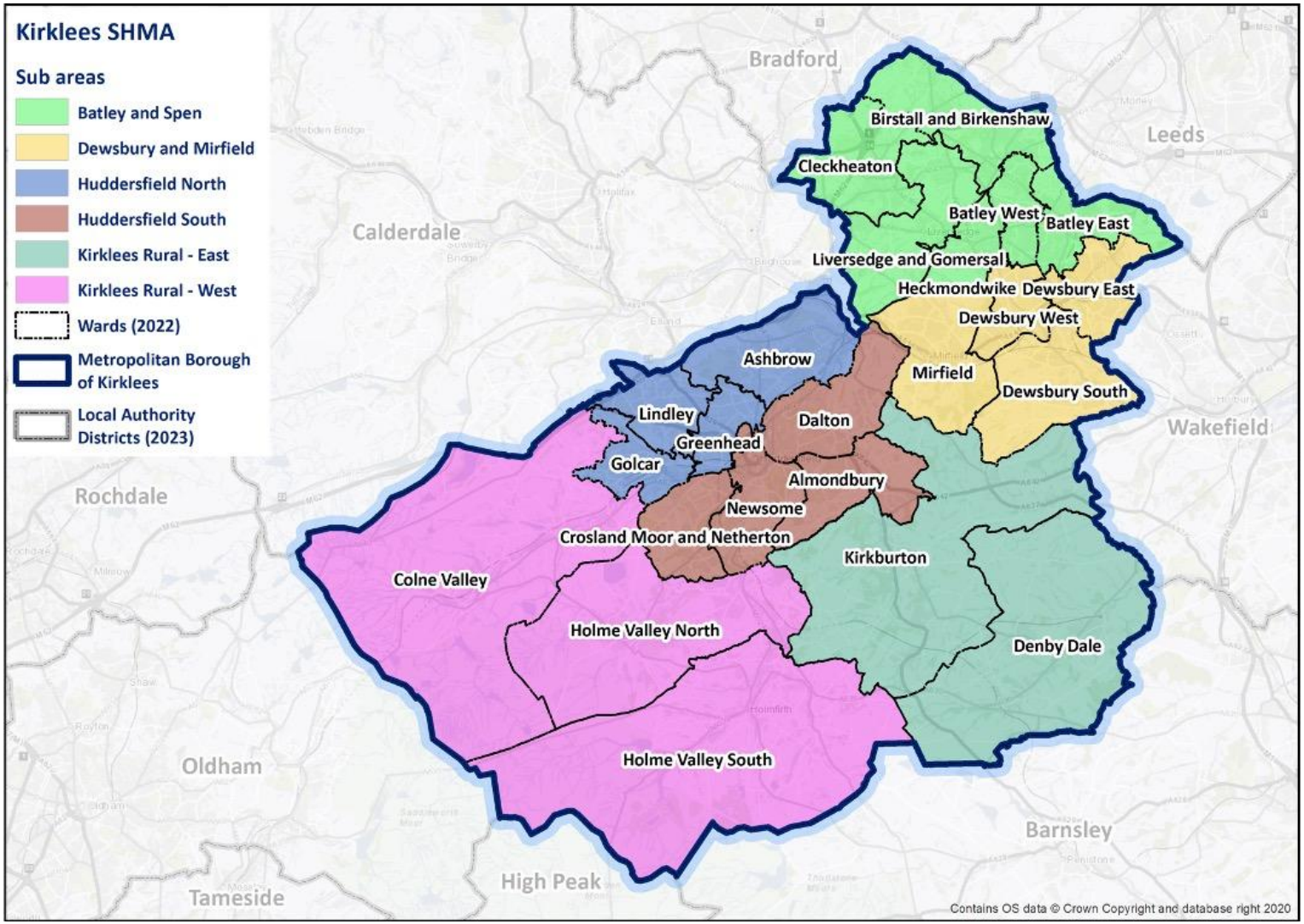
1.38 The SHMA divides Kirklees into sub-areas to provide more granular evidence: Batley and Spen, Dewsbury and Mirfield, Huddersfield North, Huddersfield South, Kirklees Rural East and Kirklees Rural West (Map 1.2).

1.39 In terms of access, Kirklees is in close proximity to the M62 and M1, and also lies along the TransPennine Express network with services linking Kirklees to Manchester, Leeds and Liverpool with connecting services to London.

Map 1.1 Kirklees in its geographical context



Map 1.2 Sub-areas and constituent wards within the Kirklees area



Research methodology

1.40 To deliver the SHMA 2025/26, a multi-method approach has been adopted, which comprises:

- A random sample survey of households across Kirklees was undertaken, with 10,000 households in the district contacted during November 2024 and invited to complete a questionnaire. 1,451 questionnaires were returned and used in data analysis. This represents a 14.5% response rate overall and a sample error of +/-2.6% at Kirklees level. The survey has been re-weighted to the 2021 Census to provide an up-to-date evidence source.
- A review of secondary data provided by the council including the housing register and information on groups with additional needs.
- Interviews with estate and letting agents operating within Kirklees.
- A review of relevant secondary data including the 2021 Census, house price trends, CORE lettings data, and CLG Statistics.

1.41 Further information on the research methodology is presented in Appendix A.

Presentation of data

1.42 Household survey data is available at sub-area level.

1.43 Data presented in this report is based on the 2024 Household Survey carried out as part of the SHMA, unless otherwise stated. Where possible, data are 'triangulated' which means several sources are drawn upon to establish robust outputs.

1.44 It is important to note that survey responses have been weighted to correct for response bias and then grossed up to reflect the total number of households, and this process is explained in Appendix A. All survey information presented in this report is for weighted and grossed responses which are rounded up where appropriate.

1.45 Some information is reported for HRPs which stands for Household Reference Person. This is usually the oldest person in the household and is now used as an alternative to 'Head of Household'.

Report structure

1.46 The Kirklees SHMA 2024/5 report is structured as follows:

- **Chapter 1** reviews the national and sub-regional policy context including the West Yorkshire Housing Strategy 2040 within which the research needs to be positioned along with an overview of the Kirklees context and a review of relevant local strategies.
- **Chapter 2** considers the main features of the housing market dynamics including house price and rental trends, migration and travel to work patterns.
- **Chapter 3** reviews current rents, prices, and affordability.

- **Chapter 4** considers housing needs for different groups in the community.
- **Chapter 5** sets out an assessment of dwelling type and mix for future housing development within the district.
- **Chapter 6** provides a summary of stakeholder responses.
- **Chapter 7** concludes the report with a summary of findings and a consideration of strategic issues.

1.47 The report includes a technical appendix, which provides detailed material that underpins the core outputs of the SHMA. The technical appendix material includes:

- Research methodology (Appendix A)
- Affordable Housing definitions (Appendix B)
- Housing need calculations (Appendix C)
- Dwelling mix calculations (Appendix D)
- Stakeholder consultation responses (General) (Appendix E)
- Stakeholder consultation responses (Councillors) Appendix F)
- Estate Agent review (Appendix G)
- Edge Analytics demographic calculations (Appendix H)

1.48 Both the stakeholder responses and agent review provide a wealth of qualitative data which further informs the SHMA.

2. Housing Market and Key Drivers

Introduction

2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic, and household drivers across Kirklees.

Dwelling stock, vacant stock, and household estimates

2.2 Current estimates of dwelling stock, vacant stock, and households from multiple sources are presented in Table 2.1. For the purposes of the 2024 SHMA, the total dwelling stock base is assumed to be **189,797** and the number of households as **177,979.** Around 2.9% of dwellings are vacant compared with the national rate of 2.8% based on MHCLG data (2023 latest). Table 2.2 shows the number of dwellings and household estimates for smaller geographies.

Table 2.1a Dwelling stock and household estimates – total dwellings

Dwelling stock	Dwellings	Source
2024 Valuation Office Agency (all dwellings)	192,870	VOA Table CTSOP3.0
2024 Valuation Office Agency (excluding annex and unknown)	181,510	VOA Table CTSOP3.0
2023 MHCLG Dwelling Stock Estimates	**189,797**	MHCLG Live Tables
2024 Council Tax data	199,402	Council Tax

Table 2.1b Dwelling stock and household estimates- vacant stock

Vacant stock	Dwellings	Source
2023 MHCLG Vacancy estimate (all dwellings)	5,559 (2.9%)	MHCLG Table LT_615
2023 MHCLG Long-term vacancy estimate (all dwellings)	1,727 (0.9%)	MHCLG Table LT_615

Table 2.1c Dwelling stock and household estimates – total households

Households	Households	Source
2022-baesd ONS Household Projections 2024 figure	183,375	ONS
2018-based ONS Household Projections 2024 figure	184,723	ONS
2021 Census	**177,979**	ONS

2.3 The household figure of 177,979 is taken as the total number of households for the purposes of the Household Survey analysis. Table 2.2 summarises the total number of dwellings and households by sub-areas across the district.

Table 2.2 Dwelling stock, vacant properties, student households, second homes and household estimate by sub-area

Sub-area	Dwellings	Households (2021 Census)	Student Households	Second Homes (recorded)	Vacant Properties
Batley and Spen	47,433	44,439	116	3	1,158
Dewsbury and Mirfield	33,527	30,996	81	-	800
Huddersfield North	37,075	34,273	197	1	853
Huddersfield South	39,646	31,150	1,397	1	1,871
Kirklees Rural - East	16,770	13,965	10	1	564
Kirklees Rural - West	24,951	23,156	65	3	963
Kirklees Total	**199,402**	**177,979**	**1,866**	**9**	**6,209**

Source: Council and 2021 Census

Dwelling type and size

2.4 The 2024 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms, and council tax band. Table 2.3 presents the overall dwelling stock profile of Kirklees compared with West Yorkshire, Yorkshire and the Humber, and England. Table 2.4 summarises dwelling type and size data for Kirklees.

2.5 In summary, Tables 2.3 to 2.4 show:

- 64.3% of dwellings in Kirklees are council tax band A or B properties and 35.7% are band C or above;
- 76.8% of dwellings are houses (36.2% terraced, 26.0% semi-detached, and 14.6% detached), 14.2% are flats and 9.0% are bungalows; and
- 13.9% of dwellings have one bedroom, 31.6% two bedrooms, 40.7% three bedrooms, and 13.7% four or more bedrooms.

2.6 Map 2.1 illustrates the predominant dwelling type and size by Lower Super Output Area (LSOA) based on 2024 Valuation Office Agency data.

Table 2.3 Dwelling type, number of bedrooms, and council tax (CT) band for Kirklees and comparator areas

Dwelling type and number of bedrooms	CT Band A	CT Band B	CT Band C-E	CT Band F+	Dwelling stock totals Kirklees	Dwelling stock totals West Yorkshire	Dwelling stock totals Yorkshire and the Humber	Dwelling stock totals England Total
Bungalow 1-bedroom	1.6%	0.0%	0.0%	0.0%	1.6%	1.2%	1.4%	1.1%
Bungalow 2-bedrooms	0.5%	1.5%	2.5%	0.0%	4.6%	4.2%	5.5%	4.5%
Bungalow 3-bedrooms	0.0%	0.2%	2.3%	0.1%	2.5%	2.3%	3.3%	2.9%
Bungalow 4 or more -bedrooms	0.0%	0.0%	0.3%	0.0%	0.3%	0.5%	0.6%	0.6%
Flat 1-bedroom	8.5%	0.2%	0.0%	0.0%	8.8%	9.3%	8.2%	11.2%
Flat 2-bedrooms	3.0%	1.4%	0.4%	0.0%	4.8%	7.7%	6.7%	10.8%
Flat 3-bedrooms	0.2%	0.0%	0.1%	0.0%	0.2%	0.7%	0.7%	1.8%
Flat 4 or more-bedrooms	0.1%	0.1%	0.2%	0.0%	0.4%	0.5%	0.4%	0.5%
Terraced house 1-bedroom	3.4%	0.1%	0.0%	0.0%	3.5%	1.8%	1.0%	0.5%
Terraced house 2-bedrooms	12.5%	2.9%	0.4%	0.0%	15.7%	12.5%	10.8%	8.7%
Terraced house 3-bedrooms	8.2%	4.3%	2.3%	0.0%	14.8%	14.1%	14.4%	14.6%
Terraced house 4 or more-bedrooms	0.5%	0.6%	1.2%	0.0%	2.2%	3.5%	2.8%	2.4%
Semi-detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
Semi-detached house 2-bedroom	3.2%	2.3%	0.7%	0.0%	6.2%	5.5%	5.2%	3.8%
Semi-detached house 3-bedroom	4.0%	4.7%	9.1%	0.0%	17.8%	21.1%	21.6%	17.4%
Semi-detached house 4 or more-bedrooms	0.1%	0.1%	1.8%	0.0%	2.0%	2.7%	2.7%	2.7%
Detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Detached house 2-bedrooms	0.0%	0.0%	0.4%	0.0%	0.4%	0.4%	0.5%	0.7%
Detached house 3-bedroom	0.0%	0.1%	5.0%	0.3%	5.4%	4.4%	5.3%	5.9%
Detached house 4 or more-bedroom	0.0%	0.0%	5.9%	3.0%	8.8%	7.6%	8.8%	9.6%
Kirklees	45.8%	18.5%	32.2%	3.5%	100.0%			
West Yorkshire	42.2%	20.2%	33.3%	4.3%		100.0%		
Yorkshire and the Humber	41.9%	20.3%	33.1%	4.7%			100.0%	
England Total	23.3%	19.7%	47.7%	9.3%				100.0%

Base: Kirklees 181,510; West Yorkshire 1,034,590; Yorkshire & Humber 2,490,410; England 25,049,180 (excludes annex, other, and missing)

Source: VOA 2024

Table 2.4a Dwelling type and council tax band summary

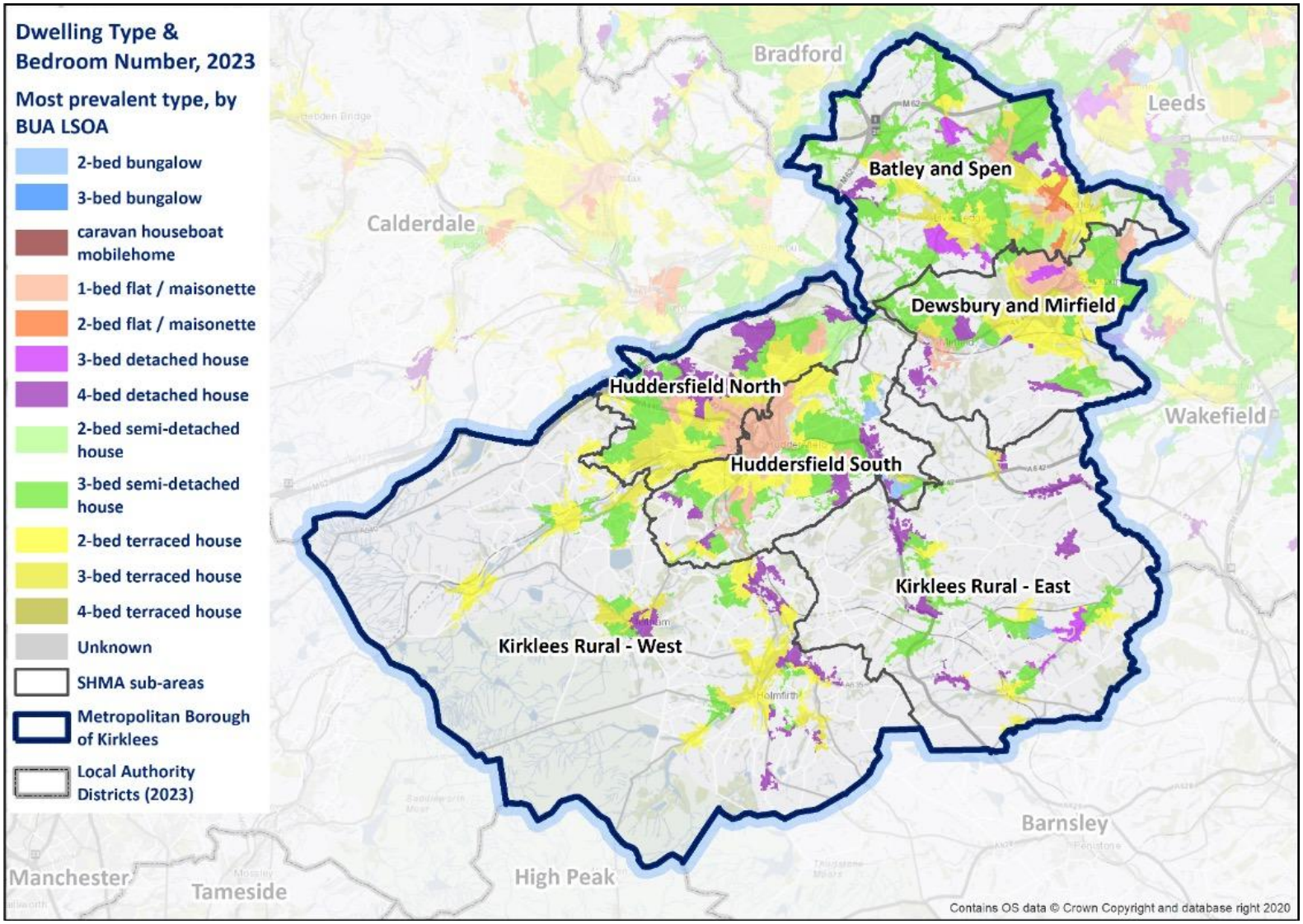
Dwelling type	Council Tax Band A	Council Tax Band B	Council Tax Band C-E	Council Tax Band F+	Kirklees Total
Bungalow	2.1%	1.8%	5.0%	0.1%	9.0%
Flat	11.8%	1.7%	0.7%	0.0%	14.2%
Terraced	24.5%	7.8%	3.8%	0.0%	36.2%
Semi-detached	7.3%	7.1%	11.5%	0.0%	26.0%
Detached	0.0%	0.1%	11.2%	3.3%	14.6%
Total	45.8%	18.5%	32.2%	3.5%	100.0%

Table 2.4b Number of bedrooms, and council tax band summary

Number of bedrooms	Council Tax Band A	Council Tax Band B	Council Tax Band C-E	Council Tax Band F+	Kirklees Total
1-bedroom	13.6%	0.3%	0.0%	0.0%	13.9%
2-bedrooms	19.3%	8.1%	4.3%	0.0%	31.6%
3-bedrooms	12.4%	9.3%	18.7%	0.4%	40.7%
4-bedrooms	0.7%	0.7%	9.3%	3.1%	13.7%
Total	45.8%	18.5%	32.2%	3.5%	100.0%

Source: VOA 2024

Map 2.1 Predominant dwelling type and size by LSOAs: Kirklees



Source: Valuation Office Agency (VOA) 2024

2.7 There are an estimated 262 licenced houses in multiple occupation (HMO) based on Kirklees Council data.

Table 2.5 HMO distribution across Kirklees

Sub-area	Number of licensed HMOs
Batley and Spen	2
Dewsbury and Mirfield	15
Huddersfield North	55
Huddersfield South	187
Kirklees Rural – East	1
Kirklees Rural – West	2
Kirklees Total	**262**

Source: Kirklees Council HMO Data 2024

Property age and condition

The age and condition of Kirklees housing

2.8 The age profile of the dwelling stock in Kirklees is summarised in Table 2.6. 42.8% of dwellings were built before 1945, 34.2% between 1945 and 1982 and 23.0% since 1983.

Table 2.6 Age of dwelling

Age of Dwellings	Number	%
pre-1919	51,950	27.6%
1919-44	28,630	15.2%
1945-64	30,810	16.4%
1965-82	33,490	17.8%
1983-99	17,360	9.2%
post 1999	25,980	13.8%
Total	188,220	100.0%

Source: VOA 2024

2.9 The English Housing Survey (EHS) produces national data on dwelling condition. Applying national trends to the stock profile of Kirklees (Table 2.7) would suggest that around 18.2% of dwelling stock is non-decent, which is in line with the national average of 17.0%. The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 11.1% (compared with 9.9% nationally).

2.10 A full definition of what constitutes a decent home is available from MHCLG (source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf) but in summary a decent home meets the following four criteria:

a. it meets the current statutory minimum for housing;

b. it is in a reasonable state of repair;

c. it has reasonably modern facilities and services; and

d. it provides a reasonable degree of thermal comfort.

Table 2.7a Dwelling stock condition in England - percentage of dwellings failing decent homes criteria estimate

England Dwelling age (EHS)	% fail Non-decent	% fail Minimum Standard	% fail Repair	% fail Modern facilities and services	% fail Thermal Comfort	All dwellings in group (000s)	% dwellings
pre-1919	32.0%	21.7%	7.3%	4.65%	7.8%	4,906	20.1%
1919-44	19.3%	11.0%	4.5%	3.4%	6.2%	3,738	15.3%
1945-64	16.1%	8.9%	4.7%	1.5%	4.2%	4,369	17.9%
1965-80	15.1%	8.1%	1.1%	1.1%	6.9%	4,872	20.0%
1981-90	16.5%	3.8%	1.0%	2.1%	12.1%	1,959	8.0%
post 1990	2.0%	1.8%	*	0.2%	0.0%	4,570	18.7%
Total	**17.0%**	**9.9%**	**3.3%**	**2.1%**	**5.6%**	**24,414**	**100.0%**

Table 2.7b Dwelling stock condition in Kirklees – number of dwellings failing decent homes criteria estimate

Dwelling age (EHS)	Dwelling age (VOA)	Fail Non-decent	Fail Minimum Standard	fail Repair	fail Modern facilities and services	fail Thermal Comfort	All dwellings in group	% of dwellings in group
pre-1919	pre-1919	16,624	11,273	3,792	2,390	4,052	51,950	27.6%
1919-44	1919-44	5,526	3,149	1,288	973	1,775	28,630	15.2%
1945-64	1945-64	4,960	2,742	1,448	462	1,294	30,810	16.4%
1965-80	1965-82	5,057	2,713	368	368	2,311	33,490	17.8%
1981-90	1983-1992	1,299	299	79	165	952	7,870	4.2%
post 1990	Post 1992	709	638	*	71	0	35,470	18.8%
Total	**-**	**34,175**	**20,815**	**6,976**	**4,430**	**10,384**	**188,220**	100.0%
% of all stock	**-**	**18.2%**	**11.1%**	**3.7%**	**2.4%**	**5.5%**	**-**	**-**
National %	**-**	**17.0%**	**9.9%**	**3.3%**	**2.1%**	**5.6%**	**-**	**-**

Source: English Housing Survey, Table DA3201 (2019)

Note '*' indicates sample size too small for reliable estimate; EHS = English Housing Survey: VOA = Valuation Office Agency

House condition and repair problems

2.11 The 2024 Household Survey reviewed the extent to which households were satisfied with the state of repair of their home. Overall, 72.9% of respondents expressed satisfaction (35.5% were very satisfied and 37.4% were satisfied); 14.1% were neither satisfied nor dissatisfied; a total of 12.7% expressed degrees of dissatisfaction, of whom 10.0% were dissatisfied and 2.7% were very dissatisfied. Note that severe disrepair is a factor considered in assessing affordable housing need.

2.12 Table 2.8 explores how the level of dissatisfaction with state of repair varied by dwelling and household characteristics. Note that the data relates to perception and across the private and social rented sectors, this may be more reflective of tenant expectations in landlord responses to repairs.

2.13 Households expressing the highest levels of dissatisfaction by characteristics were: households living in private renting (22.6%) and living in affordable housing (34.6%); living in flats (22.5%), bungalows (18.6%), and terraced housing (17.0%); living in pre-1919 dwellings (14.3%).

Table 2.8a Dissatisfaction with quality of accommodation by tenure

Tenure	No. of households	% of households Dissatisfied	*Base (households)*
Owner occupier	9,997	7.6%	131,571
Private rented	2,927	22.6%	12,939
Affordable housing	8,487	34.6%	24,525
Total (all responses)	21,410	12.7%	169,035
Missing cases (where tenure was not stated)	-	-	8,944
Total (all households)	-	-	177,979

Table 2.8b Dissatisfaction with quality of accommodation by property type

Tenure	No. of households	% of households Dissatisfied	*Base (households)*
Detached house	2,302	5.4%	43,019
Semi-detached house	6,099	11.7%	52,065
Terraced house / town house	7,360	17.0%	43,401
Bungalow	2,625	18.6%	14,149
Maisonette	0	0.0%	623
Flat / apartment	2,815	22.5%	12,525
Caravan/part home / other	208	6.9%	3,010
Total (all responses)	21,410	12.7%	168,792
Missing cases (where property type was not stated)	-	-	9,187
Total (all households)	-	-	177,979

Table 2.8c Dissatisfaction with quality of accommodation by property age

Tenure	No. of households	% of households Dissatisfied	*Base (households)*
Pre 1919	4,543	14.3%	31,725
1919 to 1944	2,546	11.7%	21,795
1945 to 1964	1,536	6.8%	22,743
1965 to 1984	3,120	9.6%	32,563
1985 to 2004	1,406	6.1%	22,894
2005 onwards	382	2.1%	17,845
Don't know	7,877	41.1%	19,151
Total (all responses)	21,410	12.7%	168,716
Missing cases (where property age was not stated)	-	-	9,263
Total (all households)	-	-	177,979

Note: Response rate variations result in slight differences between base levels.

Source: 2024 Household Survey

Energy efficiency of dwellings

2.14 Energy Performance Certificates (EPCs) rate both the current and potential energy efficiency of dwellings from A to G, with an A rating being 'very efficient' and G being 'inefficient'. The EPC-related data obtained on dwelling inspection is lodged and recorded in the Energy Performance of Buildings Database, produced by MHCLG. Some key findings are now presented for Kirklees at the sub-area level and by tenure.

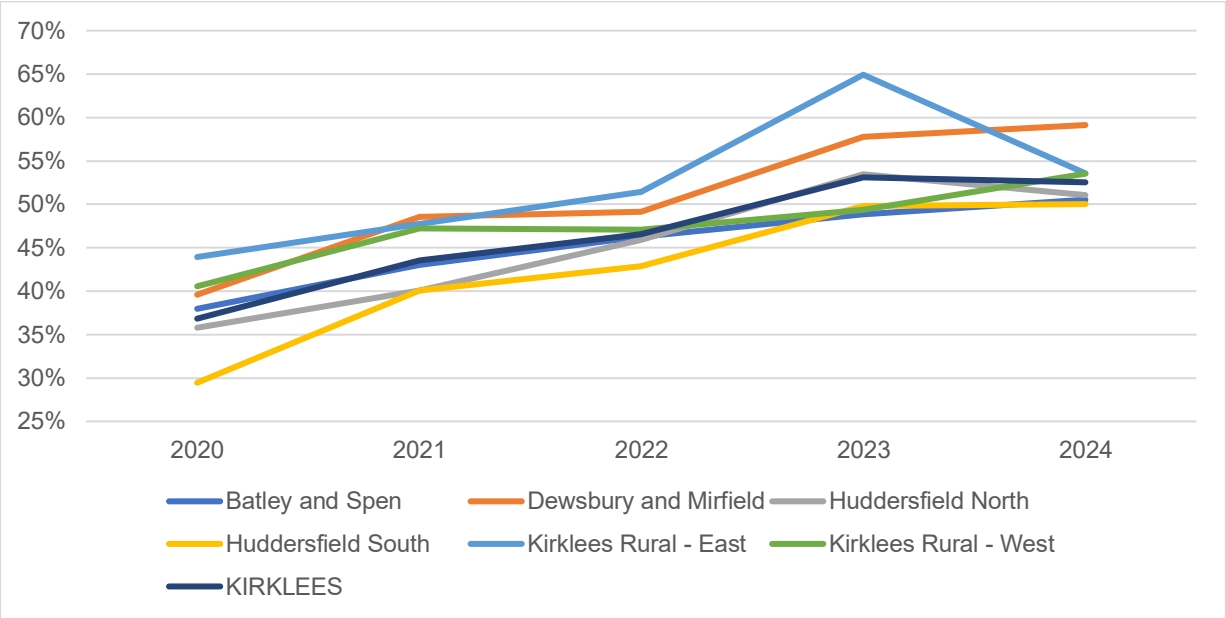
Energy efficiency trends

2.15 Table 2.9 summarises the percentage of all lodged EPCs with a rating A to C for the period 2020 to 2024, by sub-area and for Kirklees as a whole. Figure 2.1 shows the trends in graphical form. Across Kirklees, using 2024 data, 52.6% of dwellings had an A to C rating, which was highest in Dewsbury and Mirfield (59.5%) and lowest in Huddersfield South (50.0%).

Table 2.9 Energy efficiency of all registered dwellings by sub-area: A to C (% of EPC lodgements)

Sub-area	2020 (%)	2020 (total EPCs)	2021 (%)	2021 (total EPCs)	2022 (%)	2022 (total EPCs)	2023 (%)	2023 (total EPCs)	2024 (%)	2024 (total EPCs)
Batley and Spen	38.0%	1,970	43.0%	2,432	46.3%	2,445	48.9%	2,083	50.5%	2,141
Dewsbury and Mirfield	39.6%	1,283	48.6%	1,600	49.2%	1,523	57.7%	1,524	59.1%	1,434
Huddersfield North	35.8%	1,911	40.0%	2,145	45.9%	1,903	53.5%	1,863	51.0%	1,693
Huddersfield South	29.5%	1,704	40.1%	1,813	42.8%	1,755	49.8%	1,701	50.0%	1,763
Kirklees Rural – East	43.9%	676	47.7%	658	51.4%	809	64.9%	921	53.5%	734
Kirklees Rural – West	40.6%	1,070	47.2%	1,178	47.1%	1,206	49.4%	1,116	53.5%	1,244
KIRKLEES	**36.8%**	**8,614**	**43.5%**	**9,826**	**46.6%**	**9,641**	**53.1%**	**9,208**	**52.6%**	**9,009**

Figure 2.1 Energy efficiency of all registered dwellings by sub-area

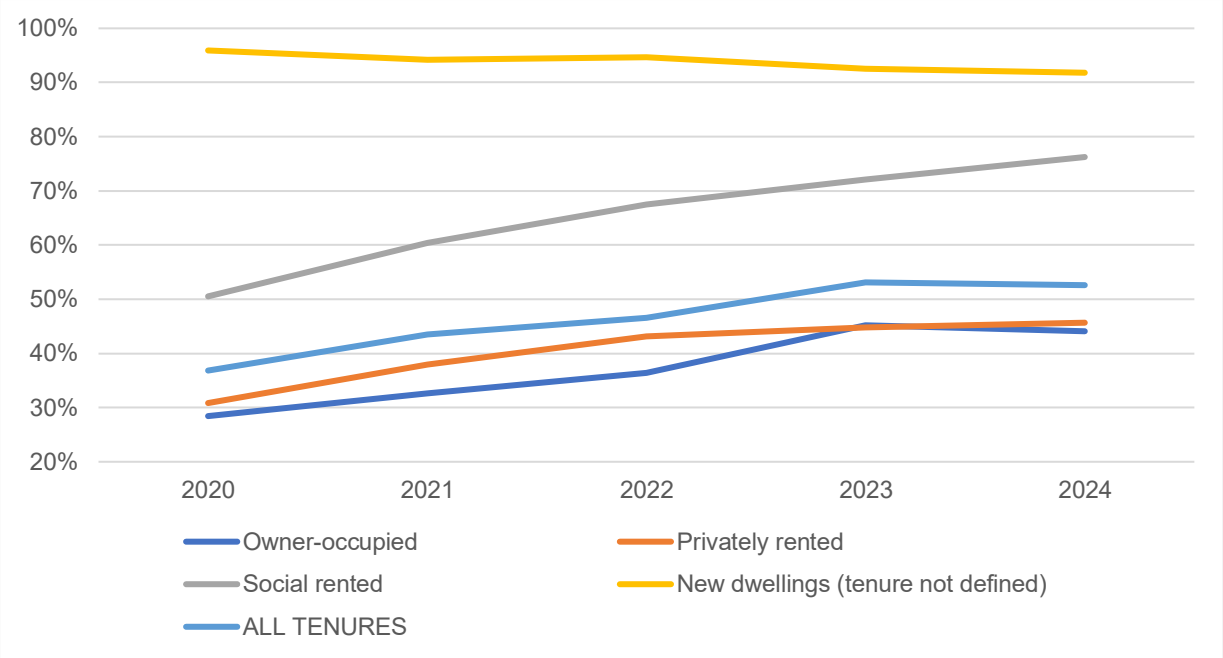


2.16 Across Kirklees, the proportion of EPCs lodged that have a rating A-C have increased significantly from 2020 to 2024, from 36.8% in 2020 to 52.6% in 2024 for the district of Kirklees as a whole. Table 2.10 breaks the A-C rating proportions down by dwelling tenure and new-build dwellings. Figure 2.2 shows the trends in graphical form. Social rented dwellings were most likely to have an A to C EPC rating (76.2%) compared with around 45% for owner occupied and privately rented dwellings. For new dwellings (tenure not defined) 91.8% had an A to C EPC rating.

Table 2.10 Energy efficiency of all registered dwellings by tenure: A to C (% of EPC lodgements)

Tenure	2020 (%)	2020 (total EPCs)	2021 (%)	2021 (total EPCs)	2022 (%)	2022 (total EPCs)	2023 (%)	2023 (total EPCs)	2024 (%)	2024 (total EPCs)
Owner-occupied	28.4%	4,682	32.6%	5,101	36.4%	5,238	45.2%	5,322	44.1%	5,568
Privately rented	30.8%	2,257	37.9%	2,283	43.1%	2,303	44.8%	1,631	45.7%	1,465
Social rented	50.5%	946	60.4%	1,622	67.4%	1,465	72.1%	1,626	76.2%	1,305
New dwellings (tenure not defined)	95.9%	196	94.1%	820	94.6%	635	92.5%	629	91.8%	671
Unknown	90.1%	533	-	-	-	-	-	-	-	-
ALL TENURES	**36.8%**	**8,614**	**43.5%**	**9,826**	**46.6%**	**9,641**	**53.1%**	**9,208**	**52.6%**	**9,009**

Figure 2.2 Energy efficiency of all registered dwellings by tenure



2.17 Across defined tenures, the proportion of EPCs lodged that have a rating A-C have increased significantly from 2020 to 2024, but to varying degrees by tenure. Social rented dwellings have witnessed the largest increase in proportion A-C rated EPCs, increasing 25.7% from 50.5% in 2020 to 76.2% in 2024. Owner occupied and privately rented dwellings have witnessed more modest increases between 2020 to 2024, namely 15.7% and 14.8% respectively.

2.18 Important to note is that the proportion of privately rented dwellings with EPCs that are rated A-C in 2024 is still under half of the total lodged (i.e. 45.7%). This compares with the target set by the government in 2024 as part of its 'Plan for Change' strategy, of all rental properties to reach an EPC rating of C by 2030.

2.19 Although the proportions of new-build dwellings with energy efficiency rating A-C are consistently high across Kirklees (between approx. 91% to 96%), the trend in EPCs lodged between 2020 and 2024 shows a slight decrease in the

proportion rated A-C of 4.1%. Table 2.10 demonstrates the proportion of new builds coming to market with an EPC rating of D or below by sub-area.

Table 2.11 Energy efficiency of all registered dwellings by sub-area: D or below (% of EPC lodgements)

Sub-area	2020 (%)	2020 (total EPCs)	2021 (%)	2021 (total EPCs)	2022 (%)	2022 (total EPCs)	2023 (%)	2023 (total EPCs)	2024 (%)	2024 (total EPCs)
Batley and Spen	0.6%	159	8.3%	168	16.4%	128	9.8%	51	3.5%	141
Dewsbury and Mirfield	0.0%	108	3.8%	156	0.0%	131	2.5%	240	1.6%	193
Huddersfield North	12.1%	124	0.0%	132	0.0%	46	11.1%	72	5.7%	123
Huddersfield South	28.8%	66	6.1%	115	6.3%	144	8.3%	120	24.4%	123
Kirklees Rural – East	2.4%	84	2.7%	74	0.9%	106	0.0%	104	3.8%	105
Kirklees Rural – West	6.5%	185	0.6%	155	0.6%	169	0.0%	156	0.0%	200
KIRKLEES	**6.7%**	**726**	**3.8%**	**800**	**4.4%**	**724**	**3.9%**	**743**	**5.5%**	**885**

2.20 The proportion of dwellings with EPC ratings of D or below are particularly evident in Huddersfield South (24.4%).

Household tenure

2.21 The 2021 Census indicates that across Kirklees, 65.7% of households are owner-occupiers, 19.1% rent privately, and 15.2% live in affordable tenures (Table 2.12). This compares with 70.7% owner-occupier, 17.6% living in affordable tenures, and 12.1% private renting in the 2001 Census. Therefore, since 2001, there has been a general shift in the proportion of households living in owner-occupation to private renting.

Table 2.12 Tenure profile by sub-area

Sub-area	Tenure (%) Owner occupied	Tenure (%) Private rented	Tenure (%) Affordable	Total	Total households
Batley and Spen	65.0%	18.8%	16.2%	100.0%	44,439
Dewsbury and Mirfield	63.3%	17.3%	19.3%	100.0%	30,996
Huddersfield North	63.1%	22.2%	14.6%	100.0%	34,273
Huddersfield South	57.8%	23.3%	18.8%	100.0%	31,150
Kirklees Rural – East	79.1%	13.1%	7.9%	100.0%	13,965
Kirklees Rural – West	76.7%	15.5%	7.8%	100.0%	23,156
Kirklees Total	**65.7%**	**19.1%**	**15.2%**	**100.0%**	**177,979**

Source: 2021 Census TS054

Variations in dwelling types and households by tenure

2.22 The 2021 Census provides a useful insight into the characteristics of dwellings and households by tenure which are now presented.

Dwelling size – number of bedrooms

2.23 Table 2.13 summarises the number of bedrooms by tenure across occupied dwellings in Kirklees. Across the owner-occupied sector, 74.2% of dwellings have 3 or more bedrooms; 75.4% of social rented dwellings and 61.7% of private rented dwellings have 1 or 2 bedrooms.

Table 2.13 Dwelling size by tenure

Number of bedrooms	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
1 bedroom	11.4%	2.7%	40.5%	18.9%
2 bedrooms	28.7%	23.1%	34.9%	42.8%
3 bedrooms	39.4%	46.3%	20.9%	30.0%
4 or more bedrooms	20.6%	27.9%	3.6%	8.3%
Total	100.0%	100.0%	100.0%	100.0%

Source: 2021 census table RM136

Age profile and household type

2.24 Table 2.14 sets out the age profile of residents living in different tenures. It uses a 'row %' figure which indicates the proportion of household reference people (HRP) by age group in different tenures: for instance, 77.6% of all people aged 65 and over live in owner occupied properties, 14.9% live in social rented accommodation and 7.5% live in private rented accommodation.

Table 2.14 Age profile by tenure

Age group	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Aged 16 to 64 years	61.4%	14.7%	23.9%	100.0%	128,217
Aged 65 years and over	77.6%	14.9%	7.5%	100.0%	49,710
Total	65.9%	14.8%	19.3%	100.0%	177,950

Source: 2021 census table RM201

2.25 Table 2.15 considers the general profile of household types by tenure. For instance, across the owner-occupied sector, 30.6% are families with children and 25.2% are singles; and 21.9% of social renter households are lone parent families; and 19.7% of households in the private rented sector are couples with children.

Table 2.15 Household type by tenure (column %)

Household types	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Singles	18.4%	12.2%	28.1%	31.9%
Single 66+	12.6%	13.0%	19.0%	6.6%
Couples (no children)	16.5%	19.4%	6.8%	14.0%
Couples (with children)	26.3%	30.6%	15.5%	19.7%
Single family household (66 and over)	8.9%	12.1%	4.1%	1.9%
Lone parent family	11.4%	7.0%	21.9%	18.3%
Other	5.9%	5.6%	4.6%	7.7%
Total	100.0%	100.0%	100.0%	100.0%
Base (number of households)	177,982	117,301	26,306	34,375

Source: 2021 census table RM135

2.26 Table 2.16 provides household type information in a different way. It considers how different household types are distributed across different tenures. For instance, 89.1% of all single-family households age 66 or over live in owner occupied dwellings and 59.4% of lone parents rent from a social or private landlord.

Table 2.16 Household type by tenure (row %)

Household types	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Singles	43.9%	22.6%	33.5%	100.0%	32,695
Single 66+	67.7%	22.2%	10.1%	100.0%	22,467
Couples (no children)	77.6%	6.1%	16.4%	100.0%	29,410
Couples (with children)	76.8%	8.7%	14.5%	100.0%	46,752
Single family household (66 and over)	89.1%	6.8%	4.1%	100.0%	15,928
Lone parent family	40.6%	28.4%	31.0%	100.0%	20,301
Other	63.2%	11.6%	25.2%	100.0%	10,429
Total	65.9%	14.8%	19.3%	100.0%	177,982

Source: 2021 census table RM135

Economic activity and tenure

2.27 Table 2.17 shows that most owner occupier HRPs are either in employment or retired; 33.9% of social renter HRPs are in employment but 33.3% are economically inactive; and for private renters, most are economically active.

Table 2.17 Economic activity by Household Reference Person and tenure

Economic activity (by household reference person)	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Economically active (in employment)	60.6%	64.9%	33.9%	66.5%
Retired	25.7%	30.6%	25.6%	9.3%
Economically inactive (including looking after home/family and long-term sick/disabled)	10.1%	3.4%	33.3%	15.2%
Student	1.5%	0.3%	2.2%	4.9%
Unemployed	2.1%	0.9%	5.0%	4.1%
Total	100.0%	100.0%	100.0%	100.0%
Base (number of households)	177,977	117,308	26,282	34,387

Source: 2021 census table RM133

2.28 Table 2.18 illustrates that of all economically active household reference people (HRP), 70.5% own and 21.2% rent privately. 77.6% of economically inactive HRPs and 73.2% of unemployed people rent. 64.9% of student HRPs live in private rented accommodation. 78.3% of retired HRPs are owner occupiers.

Table 2.18 Household type by tenure (row %)

Economic activity	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Economically active (in employment)	70.5%	8.3%	21.2%	100.0%	107,881
Retired	78.3%	14.7%	7.0%	100.0%	45,755
Economically inactive (including looking after home/family and long-term sick/disabled)	22.4%	48.6%	29.0%	100.0%	18,002
Student	12.6%	22.5%	64.9%	100.0%	2,613
Unemployed	26.8%	35.1%	38.1%	100.0%	3,726
Total	65.9%	14.8%	19.3%	100.0%	177,977

Source: 2021 census table RM133

Overcrowding and underoccupancy

2.29 Table 2.19 shows that 4.4% of all households are overcrowded and this was most pronounced in social rented accommodation. Underoccupancy was most apparent in owner occupied households with 82.9% having at least one spare bedroom.

Table 2.19 Occupancy by tenure (column %)

Occupancy	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Overcrowded	4.4%	3.0%	8.9%	5.4%
Sufficient bedrooms	26.8%	14.1%	64.6%	41.4%
Under occ +1	34.6%	36.3%	20.7%	39.6%
Under occ +2 or more	34.2%	46.6%	5.9%	13.5%
Total	100.0%	100.0%	100.0%	100.0%
Base (number of households)	178,015	117,315	26,284	34,416

Source: 2021 census table RM099

Note: Based on bedroom standard which applies assumptions regarding household structure and bedrooms needed.

2.30 Just under a quarter of overcrowded households were in the private rented sector (Table 2.20), which also showed around 45.8% of overcrowded households were owner occupiers and 30.1% social renters. 89.8% of under occupancy with at least 2 spare bedrooms was in the owner-occupied sector.

Table 2.20 Occupancy by tenure (row %)

Occupancy	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Overcrowded	45.8%	30.1%	24.1%	100.0%	7,753
Sufficient	34.6%	35.5%	29.9%	100.0%	47,776
Under occ +1	69.1%	8.8%	22.1%	100.0%	61,655
Under occ +2 or more	89.8%	2.5%	7.7%	100.0%	60,831
Total	65.9%	14.8%	19.3%	100.0%	178,015

Source: 2021 census table RM099

Note: Based on bedroom standard which applies assumptions regarding household structure and bedrooms needed

The owner-occupied sector

2.31 The 2021 Census identified that 65.5% (116,616) of households across Kirklees are owner-occupiers. 35.0% of all households (62,352) own outright and 30.5% of all households (54,256) have a mortgage.

2.32 The Household Survey provides the following information on owner-occupied housing:

- Most owner-occupied homes are houses (90.2%), with 31.0% detached, 33.9% semi-detached, and 25.3% terraced; a further 6.6% are bungalows, 2.1% flats/maisonettes, and 1.0% other property types.
- 45.7% of owner-occupied homes have three bedrooms, 31.4% have four or more bedrooms, a further 21.0% have two bedrooms, and 2.0% have one bedroom.
- 22.3% of owner-occupied homes were built pre-1919, 30% were built between 1919 and 1964, 21.3% were built between 1965 and 1984, and 26.4% have been built since 1985.

2.33 Over the period 2000 to 2023, Land Registry data reveals that lower quartile, median, and average house prices across Kirklees have increased dramatically. This is summarised in Table 2.21.

2.34 It is interesting to note that in 2000, a household income of £9,643 was required for a lower quartile price to be affordable; by 2023 this had increased to £34,714. In comparison, an income of £13,629 was required for median priced housing to be affordable in 2000 compared with £47,571 in 2023.

2.35 A range of socio-economic and demographic information from respondents has been obtained from the 2024 Household Survey. Some further insights relating to owner-occupiers include:

- In terms of household type, 17.9% are couples with children under 18, 29.8% of owner-occupiers are older (65 or over) singles and couples, 20.0% are couples (under 65 with no children), 11.2% are couples with adult children (18+), 11.4% are singles (under 65), 2.3% are lone parents with adult children and 2.3% are lone parents with children under 18, and 3.4% are other household types.
- 61.6% of HRPs living in owner occupied dwellings are in employment, 32.5% are wholly retired from work and 5.9% are other economically inactive.
- 12.0% of owner-occupied households receive less than £18,200 gross per year, 13.6% receive between £18,200 and £26,000 per year, 17.2% receive between £26,000 and £39,000 per year, and 57.4% receive more than £39,000 per year.
- In terms of length of residency, 39.7% of owner-occupiers have lived in the same property for 20-years or more.

Table 2.21 Lower quartile and median price and income required to be affordable 2000-2023

Year	House Price Lower Quartile	House Price Median	Income to be affordable* Lower Quartile Price	Income to be affordable* Median Price
2000	£37,500	£53,000	£9,643	£13,629
2001	£38,000	£55,000	£9,771	£14,143
2002	£42,000	£62,000	£10,800	£15,943
2003	£55,000	£80,000	£14,143	£20,571
2004	£72,500	£100,000	£18,643	£25,714
2005	£85,000	£115,000	£21,857	£29,571
2006	£95,000	£125,000	£24,429	£32,143
2007	£100,000	£132,000	£25,714	£33,943
2008	£100,000	£128,650	£25,714	£33,081
2009	£92,500	£125,000	£23,786	£32,143
2010	£92,000	£126,000	£23,657	£32,400
2011	£90,000	£123,000	£23,143	£31,629
2012	£90,000	£124,500	£23,143	£32,014
2013	£90,000	£125,000	£23,143	£32,143
2014	£94,000	£126,000	£24,171	£32,400
2015	£97,999	£135,000	£25,200	£34,714
2016	£99,950	£139,973	£25,701	£35,993
2017	£101,500	£145,000	£26,100	£37,286
2018	£108,000	£150,000	£27,771	£38,571
2019	£114,995	£157,000	£29,570	£40,371
2020	£120,000	£165,000	£30,857	£42,429
2021	£127,000	£179,500	£32,657	£46,157
2022	£132,500	£185,000	£34,071	£47,571
2023	£135,000	£185,000	£34,714	£47,571

Source: HM Land Registry data © Crown copyright and database right 2023. This data is licensed under the Open Government Licence v3.0

*Assuming a 3.5x income multiple and a 10% deposit is available

The Private Rented Sector (PRS)

2.36 The private rented sector has become an important tenure in both meeting people's housing needs and providing flexible housing options for those moving for employment or to respond to changing circumstances and provides a housing option for those on low incomes. Across Kirklees, the proportion of households renting increased from 12.1% in 2001 to 19.3% in 2021 (ONS Census data). During this period, there has been growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting housing need and affordable need, as well as providing an alternative to homeownership.

2.37 Local authorities have an important enabling and regulatory role in ensuring that the private rented sector helps to meet housing need. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified.

Build to Rent

2.38 Build to Rent schemes can have a number of benefits. Schemes can quickly increase supply and provide improved quality and wider choice in housing markets; the accommodation and service offer provide better tenure options for households looking to rent longer term compared to what is available in the current PRS. Standards are expected to be more professional, tenancies longer, and by introducing an affordable offer (minimum 20% below market rents), these schemes can meet an identified and specific need as affordable rental accommodation.

2.39 Local authorities already have tools and powers at their disposal to support Build to Rent. For example, as part of their plan-making and decision taking processes, authorities can:

- Identify sites in their Strategic Housing Land Availability Assessments which might be well suited to particular types of development.
- Include policies in their Local Plans on Build to Rent.
- Choose whether or not to deploy the nationally described space standard, taking into account viability and need considerations.

2.40 Local authorities also have non-planning powers at their disposal through which they can support Build to Rent, such as using their own council land holdings.

Recommendations for a policy framework

2.41 Any decisions regarding discounts and the amount of affordable private rent to be secured will need to be affordable to local households and take into account viability assessment analysis. The council may wish to consider developing a policy to consider:

- What constitutes Build to Rent in terms of size of scheme.
- The percentage discounts that will be applied to Build to Rent schemes to secure affordable private rent as an affordable product for local people in line with their affordability policies. It is likely the evidence in this report will need to be tested against viability evidence.
- Whether it wishes to vary the proportion of and explore a trade-off between the number of affordable private rent units and the discount offered on them across the development, with the proviso being that these should accord with the headline affordable housing contribution agreed through the planning permission.

- The requirement that the affordable private rent units should be retained as affordable housing in perpetuity; however, in circumstances where a BTR operator wishes to sell BTR affordable units, in line with government BTR guidance they would need to pay a financial contribution to the council for doing so- that will go towards the provision or upkeep of affordable housing in Kirklees.
- there should be no break clause for the affordable housing which should remain as a community benefit in perpetuity.
- The groups that affordable private rent should be targeted toward (the product is affordable for lower and median income groups across various locations and property sizes).
- The size of units required for affordable private rent.
- Establishing an intermediate housing list and a mechanism for access to these properties.
- A requirement for applications to demonstrate how any negotiated discount is affordable to local incomes.
- The need for all options to be agreed jointly between the local authority and the developer as part of the planning permission.
- On-site provision to be a priority but, where this is not the requirement by the council, a commuted sum mechanism be developed to reflect the bespoke nature of Build to Rent.

2.42 Build to Rent and affordable private rent affords a number of benefits as a product to improve the quality of supply and management of rented accommodation in Kirklees. To ensure these benefits are realised, the council may wish to consider setting out specific requirements within their planning policy that confirms that Build to Rent, and any affordable associated products, must provide:

- Unified ownership and unified management of the private and affordable private rent elements of the scheme;
- Option of longer tenancies (three years or more) offered to all tenants – these should have break clauses for renters, which allow the tenant to end the tenancy with a month's notice any time after the first six months;
- Rent certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked;
- For on-site management, this does not necessarily mean full-time dedicated on-site staff, but all schemes need to have a complaints procedure in place and are a member of a recognised ombudsman scheme;
- No up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance;
- A range of unit sizes for affordable private rent in equal proportions of the Build to Rent units based on local market conditions;
- A bespoke eligibility agreement agreed with the council on all developments;

- An annual statement to demonstrate how the affordable private rent units are meeting local housing need;
- For all affordable private rent units to be tenure blind, and physically indistinguishable, and designed to the same high design quality and specification as the market homes; and
- For affordable private rent homes to be distributed throughout the scheme, to help support a mixed and balanced community.

2.43 Eligibility for occupying affordable private rented homes should be agreed locally between the local authority and the scheme operator, but with regard to criteria set out in planning guidance. Final decisions over the occupancy criteria for affordable private rent homes should be made by the Build to Rent scheme operator.

2.44 The eligibility criteria for the affordable private rent homes should be set out in the Section 106 agreement.

Characteristics of the private rented sector in Kirklees

2.45 The 2024 Household Survey found that 71.6% of private rented properties were houses, of which 37.5% are terraced, 22.9% are semi-detached, and 11.2% are detached; a further 18.9% were flats/maisonettes, 6.8% were bungalows, and 2.7% other types of housing. 14.0% of privately rented properties have one bedroom/bedsit, 49.6% have two bedrooms, 30.3% have three bedrooms, and 6.2% have four or more bedrooms.

2.46 Around 28% of private rented stock was built before 1919, 21% between 1919 and 1964, 7.5% between 1965 and 1984, 43.5% has been built since 1985.

2.47 The characteristics of tenants are diverse and the 2024 household survey revealed that in particular the private rented sector accommodates singles (under 65) (23.4%) couples with children under 18 (23.6%), couples (under 65 with no children) (12.8%), older singles and couples (9.4%), lone parents with children under 18 (16.1%), lone parents with adult children (1.9%), couples with adult children (4.5%), students (1.4%) and other household types (6.8%).

2.48 Just over a third (38.3%) of private renting households have lived in their accommodation for less than three years.

2.49 In terms of income, the 2024 Household Survey found that 29.1% of households privately renting receive less than £18,200 gross per year, 18.9% receive between £18,200 and £26,000 per year, 28.6% receive between £26,000 and £39,000 per year, and 23.4% receive more than £39,000 per year.

2.50 60.8% of Household Reference People (heads of household) living in private rented accommodation are employed, 12.4% are permanently sick/disabled, 9.7% are wholly retired from work and 17.1% are other economically inactive.

The affordable housing sector

2.51 There are a total of 28,532 affordable homes in Kirklees. Of these, 21,740 are Council owned (2023/24 Local Authority Housing Statistics), 6,792 are owned by Registered Providers (Social Housing Statistical Data Return (SDR) 2024).

2.52 Of the Registered Provider properties, 4,449 were general needs units, 473 were supported housing, 1,269 were housing for older people and 601 were units of low-cost home ownership. Most council properties are social rented.

2.53 The 2024 Household Survey used a base of 26,284 households living in an affordable (social rented or intermediate tenure) property across Kirklees which was based on the 2021 census.

2.54 The 2024 Household Survey identified that flats/apartments and maisonettes account for 29.4% of occupied affordable accommodation (28.3% flats/apartments and 1.1% maisonettes), 45.1% are houses (of which 19.0% are semi-detached, 22.7% are terraced, and 3.4% are detached), 20.7% are bungalows, 1.1% are houseboats and 3.6% other types of housing. In terms of size, affordable dwellings in Kirklees typically have one bedroom/bedsit (36.0%), two bedrooms (33.1%), or three bedrooms (23.6%), with a further 5.2% having four or more bedrooms.

2.55 In terms of household composition, the 2024 Household Survey found that 18.2% are singles under 65, 22.5% are older singles and couples (one or both aged over 65 years), 12.0% are couples or lone parents with adult children living at home, 13.0% are couples under 65 with no children, 18.5% are lone parents with children under 18, 7.4% are couples with children under 18, and a further 8.2% are other household types.

2.56 Amongst the older households (33.1% of whom are singles over 65 and 53.1% are couples), 60.9% have lived in their current affordable property for over 20 years or more. 8.9% live in a flat/apartment, 19.0% live in a bungalow, around 17.2% live in a terraced house, and 25.1% live in a semi-detached home. Around 14.7% of those aged over 65 live in a 1-bedroom home and 23.4% live in a 2-bedroom home.

2.57 32.0% of Household Reference People living in affordable housing are in employment. A further 30.8% are wholly retired from work, 19.8% are permanently sick/disabled, 6.7% are unemployed, and 10.7% are other economically inactive.

2.58 Incomes are generally low, with 67.9% of households in affordable housing receiving an income of less than £18,200 gross per year. 16.4% receive between £18,200 and £26,000 per year, 7.4% receive between £26,000 and £39,000 per year, and 8.3% receive more than £39,000 per year.

Past trends in housing delivery

2.59 Over the past 12 years (2013/14 to 2024/2025) 12,741 net new dwellings have been built across Kirklees (Table 2.22), with 4,902 built in the five years 2020/21 to 2024/25. In the past 5 years, an annual average of 980 net completions has been achieved. A comparison of annual completions with the annual policy target is also presented in Figure 2.3.

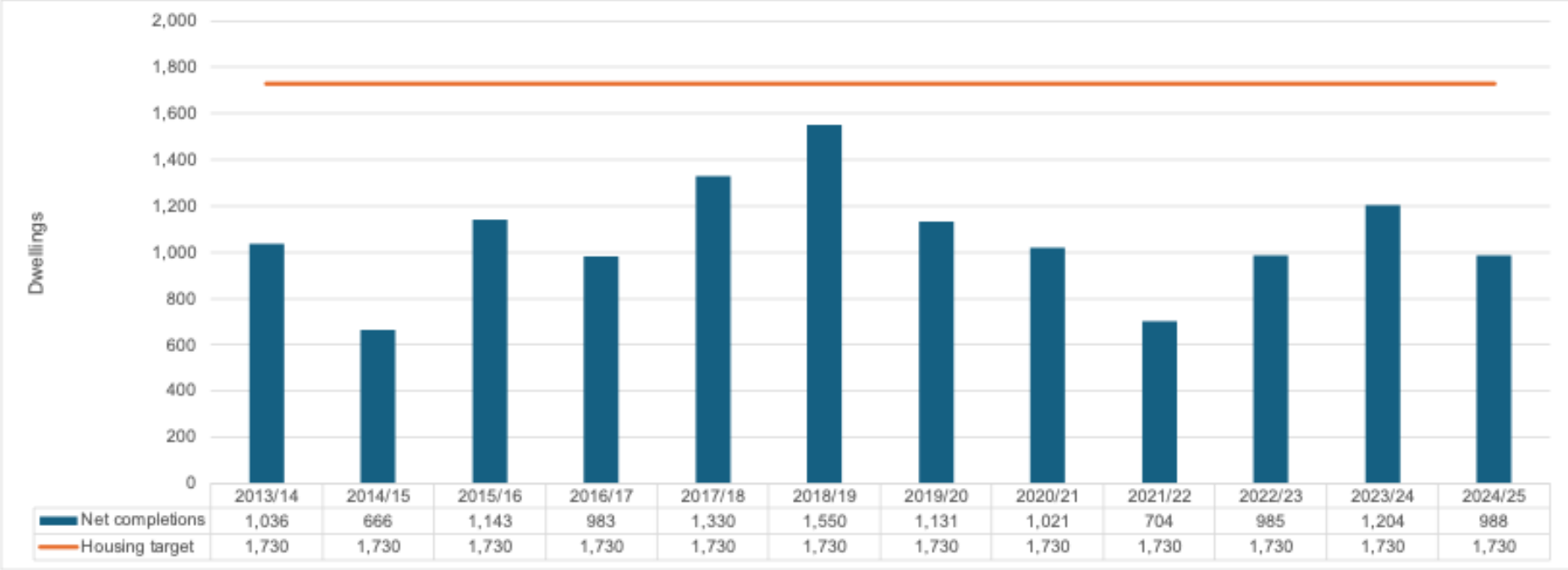
2.60 Over the past 12 years, the overall shortfall of delivery relative to targets has been 8,019 dwellings. The distribution of newbuild activity since 2007 is shown in Map 2.2.

Table 2.22 Dwelling completions 2013/14 to 2023/2024

Year	Net completions	Gross Affordable Completions	Housing target	Housing target - net completions
2013/14	1,036	320	1,730	-694
2014/15	666	180	1,730	-1,064
2015/16	1,143	155	1,730	-587
2016/17	983	121	1,730	-747
2017/18	1,330	100	1,730	-400
2018/19	1,550	118	1,730	-180
2019/20	1,131	155	1,730	-599
2020/21	1,021	89	1,730	-709
2021/22	704	109	1,730	-1,026
2022/23	985	127	1,730	-745
2023/24	1,204	256	1,730	-745
2024/25	988	223	1,730	-742
2013-2025 (Total 12 years)	12,741	1,953	20,760	-8,019
Total (most current 5 years)	4,902	804	8,650	-3,748
Annual average (past 5 years)	**980**	**161**	**1,730**	**-750**

Source: Kirklees Council Authority Monitoring Reports

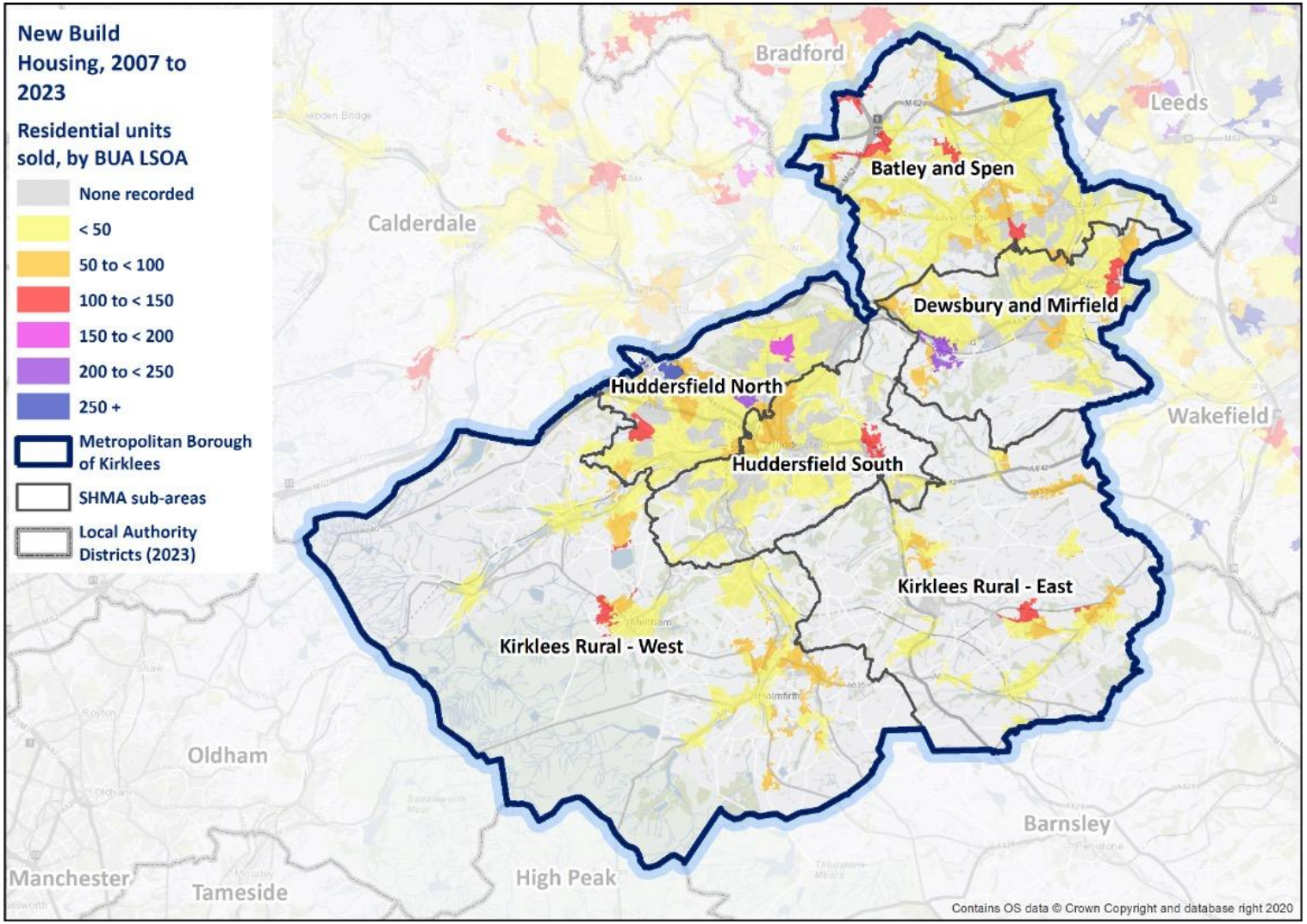
Figure 2.3 Summary of net completions 2013/14 to 2024/25 against policy targets



	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Net completions	1,036	666	1,143	983	1,330	1,550	1,131	1,021	704	985	1,204	988
Housing target	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730

Source: Annual Monitoring Returns

Map 2.2 New build dwellings by LSOA over period 2007-2023



Source: Land Registry © Crown copyright 2007 to 2023

Note: BUA LSOA meant Built Up Area Lower Super Output Area

Demographic drivers: population, migration, and households

Population projections

2.61 National population projections are produced by the ONS. The 2018-based population projections have been recently updated with 2022-based projections. Both projections are presented for comparison

Table 2.23a Change in population 2024-2043 by age group (2018-based projections)

Age groups	2024	2043	Number change 2024-2043	% change 2024-2043
0-19	111,382	107,208	-4,173	-3.7%
20-39	108,345	110,327	1,982	1.8%
40-54	85,468	84,408	-1,060	-1.2%
55-64	57,419	55,666	-1,752	-3.1%
65-74	42,839	48,882	6,043	14.1%
75-84	30,396	39,981	9,585	31.5%
85+	10,788	17,785	6,997	64.9%
All Ages	446,637	464,258	17,621	3.9%

Source: ONS 2018-based projections

Table 2.23b Change in population 2024-2043 by age group (2022-based projections)

Age groups	2024	2043	Number change 2024-2043	% change 2024-2043
0-19	108,576	94,659	-13,917	-12.8%
20-39	114,037	117,073	3,036	2.7%
40-54	85,573	96,618	11,045	12.9%
55-64	56,142	57,899	1,756	3.1%
65-74	41,546	47,310	5,764	13.9%
75-84	28,947	37,554	8,606	29.7%
85+	10,168	16,975	6,807	66.9%
All Ages	444,989	468,086	23,096	5.2%

Source: ONS 2022-based projections

2.62 The main variations between the two projections are:

2024 Population

- Previous 2018-based projection: 446,600
- Updated 2022-based projection: 444,990
- *Difference*: -1,610 (a minor adjustment)

2043 Population

- Previous 2018-based projection: 464,258

  - Updated 2022-based projection: 468,086
  - *Difference*: +3,828 (a modest increase)

- A slightly lower population in 2024 under the 2022-based projections, but the population is expected to increase at a higher rate (5.2%).
- The 2022-based projections show a marked reduction in the 0-19 age group and increase in the 40-54 age groups.
- Although both projections indicate growth in 65+ age groups, by 2043 the 2022-based projections indicate a population of 101,800 by 2043 compared with a population of 106,650 under the 2018-based projections.

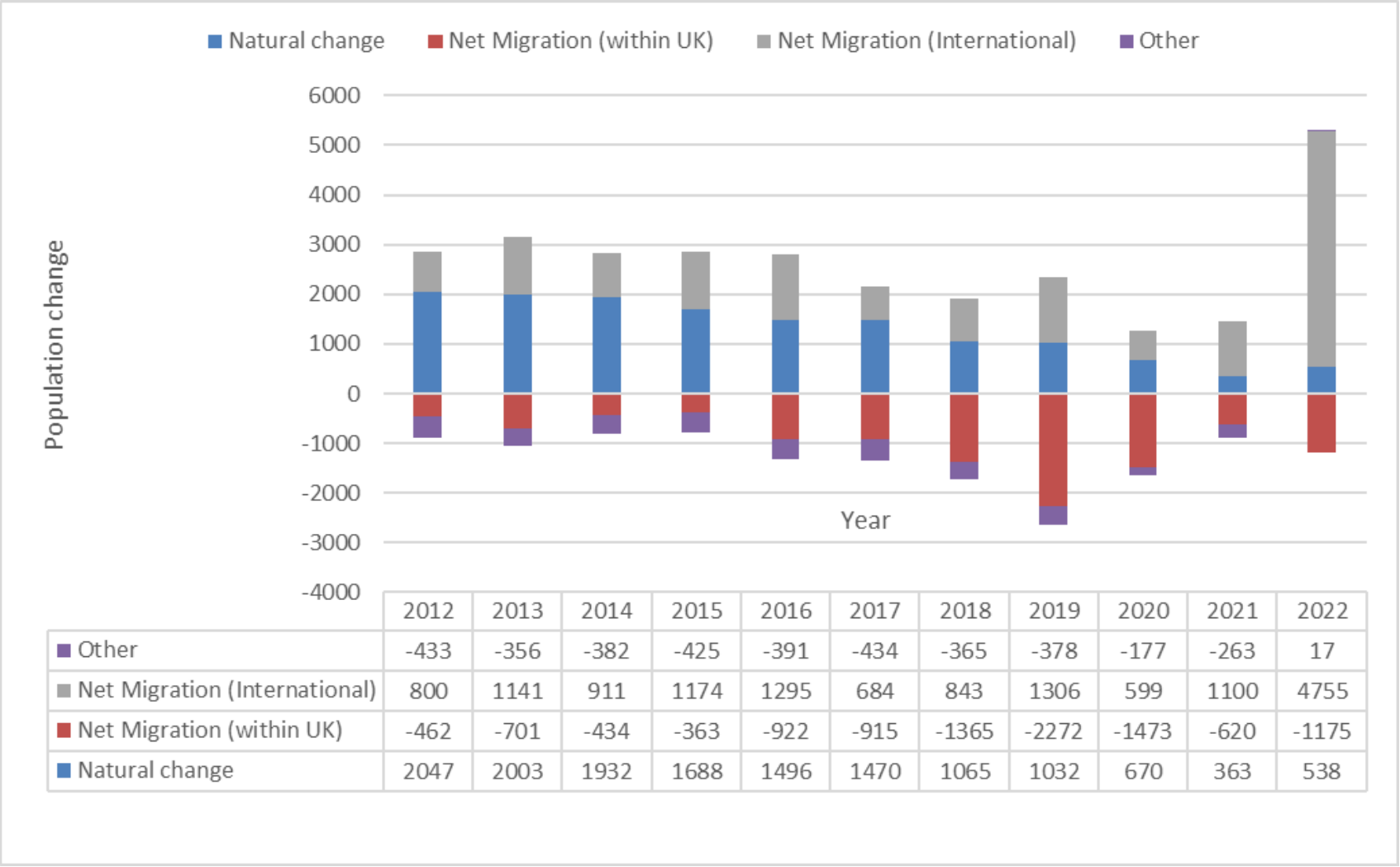
2.63 While there are slight variations between the 2018-based and 2022-based population projections, these differences are not considered significant and do not materially affect the overall population trend. While the new data shows a slight population increase, the implications for household numbers remain unclear, as the 2022 household projections are not yet published (expected September 2025).

Components of population change

2.64 The ONS publish mid-year population estimates at local authority level which includes an analysis of components of population change, that is natural change, national migration, and international migration. The component analysis also includes 'other' change which can include boundary adjustment and military population moves. The data for Kirklees 2012-2022 is shown in Figure 2.4. Over the period 2012 to 2022, natural change and international net in-migration has consistently increased population, but this has been counteracted by a consistent net out-migration within the UK.

2.65 A detailed analysis of migration over the period 2014 to 2022 indicates that Kirklees has been gaining population from most of its neighbouring authorities (563 average) but losing population to Wakefield (380 average). There has been a general net outflow to the rest of the UK (1,125 average). A key driver has been net international migration which has averaged 1,407 people each year.

Figure 2.4 Components of population change 2012 to 2022 across Kirklees



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Other	-433	-356	-382	-425	-391	-434	-365	-378	-177	-263	17
Net Migration (International)	800	1141	911	1174	1295	684	843	1306	599	1100	4755
Net Migration (within UK)	-462	-701	-434	-363	-922	-915	-1365	-2272	-1473	-620	-1175
Natural change	2047	2003	1932	1688	1496	1470	1065	1032	670	363	538

Source: ONS Population estimates and components of population change

Tabulated data for Figure 2.4

Year	Natural change	Net Migration (within UK)	Net Migration (International)	Other
2012	2,047	-462	800	-433
2013	2,003	-701	1,141	-356
2014	1,932	-434	911	-382
2015	1,688	-363	1,174	-425
2016	1,496	-922	1,295	-391
2017	1,470	-915	684	-434
2018	1,065	-1,365	843	-365
2019	1,032	-2,272	1,036	-378
2020	670	-1,473	599	-177
2021	363	-620	1,100	-263
2022	538	-1,175	4,755	17

Travel to work

2.66 The 2021 Census provides an analysis of travel to work patterns and the extent to which residents in Kirklees District travel to other areas, together with details of how many people commute into the area. ONS has also published additional material relating to working from home trends since the census was published.

2.67 It is important to note that the 2021 Census captured a unique moment in history, with home working being the only option for many considering the Covid-19 lockdowns. It is therefore expected that the analysed proportions of residents working from home will be somewhat inflated, compared with the current picture. These figures will be discussed alongside the latest national figures on people working from home to provide a more balanced summary. More information on the quality of the 2021 Census travel to work data can be found at Travel to work quality information for Census 2021 - Office for National Statistics

2.68 Table 2.24 shows that 78.2% of Kirklees residents live and work within Kirklees. A further 17.7% Kirklees residents work elsewhere in West Yorkshire (6.2% working in Leeds), and small proportions working elsewhere in the country.

2.69 Additionally, Table 2.24 demonstrates relatively small proportions of commuters coming from elsewhere in West Yorkshire, most notably 3.6% commute in from Calderdale, 3.0% from Leeds, 2.7% from Wakefield, and 2.6% from Bradford.

2.70 A more current national outlook on work from home trends is provided by the Opinions and Lifestyle Survey from the Office for National Statistics. This captures working arrangements of people in Great Britain on a monthly basis (Public opinions and social trends, Great Britain: working arrangements - Office for National Statistics). The most recent edition (April 2025) of the survey found that 14% of all people worked only from home over that period. That compares to 32% in the days leading up to the 2021 Census date (21st March 2021), indicating more than a 50% reduction since the 2021 Census.

Table 2.24a Where do people who live in Kirklees district work? Kirklees district 2021 census commuting flows: workers (aged 16 and over)

Live	Work	Number	%
Kirklees district	**Mainly WFH**	**76,404**	**40.3%**
Kirklees district	Kirklees (not WFH)	71,975	37.9%
Kirklees district	Barnsley	1,622	0.9%
Kirklees district	Bradford	6,324	3.3%
Kirklees district	Calderdale	8,157	4.3%
Kirklees district	High Peak	46	0.0%
Kirklees district	Leeds	11,708	6.2%
Kirklees district	Oldham	634	0.3%
Kirklees district	Wakefield	7,325	3.9%
Kirklees district	Elsewhere Yorks. & The Humber	2,082	1.1%
Kirklees district	Elsewhere North West	2,130	1.1%
Kirklees district	Elsewhere East Midlands	241	0.1%
Kirklees district	Elsewhere England	936	0.5%
Kirklees district	Elsewhere UK	85	0.0%
Workers	-	189,669	100.0%

Table 2.24b Where do people who work in Kirklees district live? Kirklees district 2021 census commuting flows: workers (aged 16 and over)

Live	Work	Number	%
Mainly WFH	Kirklees district	**76,404**	**43.7%**
Kirklees (not WFH)	Kirklees district	71,975	41.2%
Barnsley	Kirklees district	1,687	1.0%
Bradford	Kirklees district	4,565	2.6%
Calderdale	Kirklees district	6,311	3.6%
High Peak	Kirklees district	57	0.0%
Leeds	Kirklees district	5,206	3.0%
Oldham	Kirklees district	381	0.2%
Wakefield	Kirklees district	4,665	2.7%
Elsewhere Yorks. & The Humber	Kirklees district	1,366	0.8%
Elsewhere North West	Kirklees district	1,366	0.8%
Elsewhere East Midlands	Kirklees district	205	0.1%
Elsewhere England	Kirklees district	477	0.3%
Elsewhere UK	Kirklees district	45	0.0%
Jobs	Kirklees district	174,710	100.0%

Household projections

2.71 National household projections are produced by the ONS and are derived from population projections. The latest 2022-based projections have been recently released and this section presents both the 2018-based and 2022-based household projections for comparison.

2.72 The household projections provide estimates of the proportions of people who are likely to be Household Reference People by age, gender, and household type based on census data.

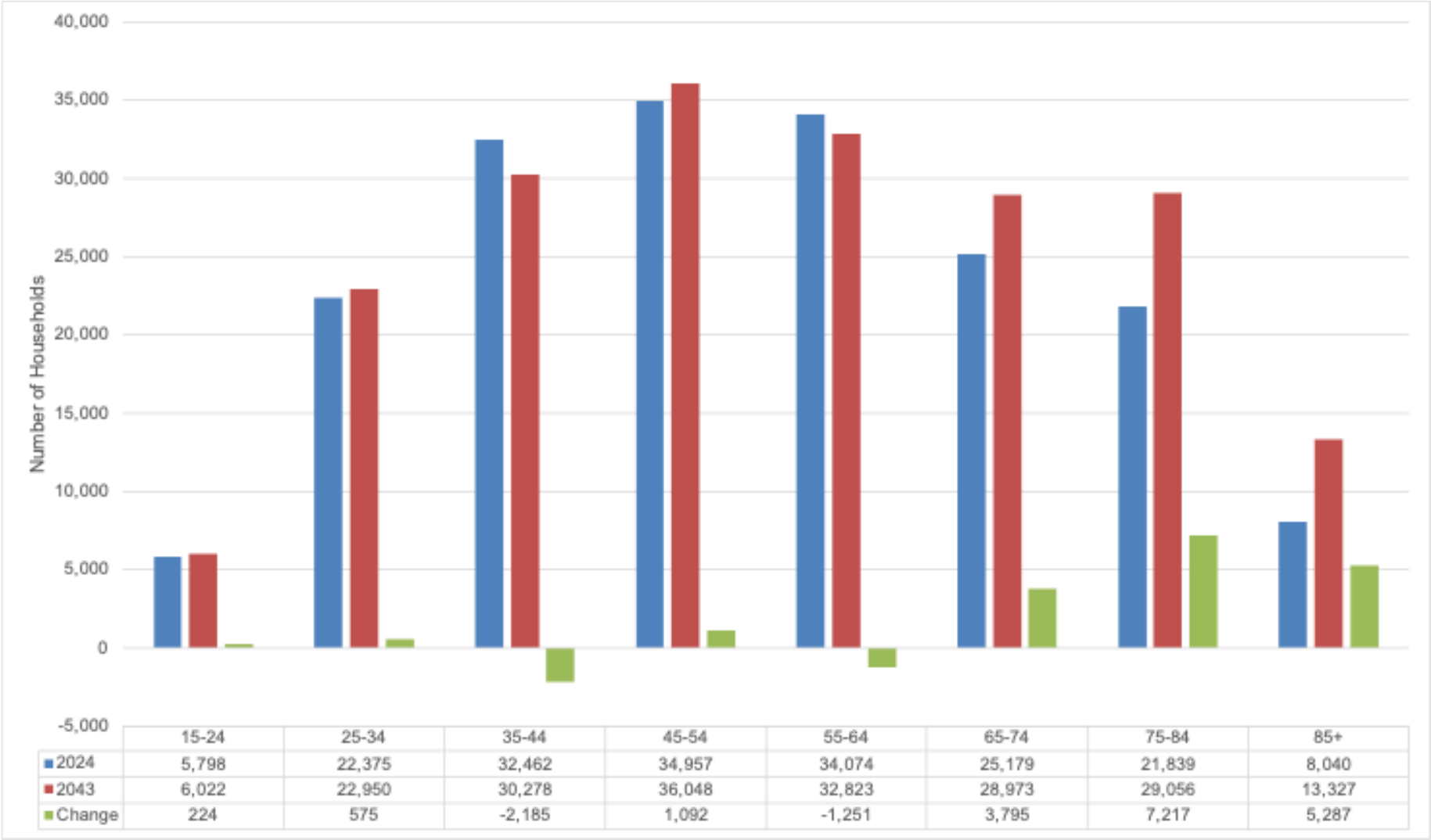
2.73 According to the 2018-based projections, the total number of households is projected to increase 8% from 184,723 in 2024 to 199,477 by 2043.

2.74 Table 2.25 provides a detailed breakdown of household type by the age of Household Reference Person to 2043 using 2018-based household projections. Currently available data shows that the overall household type profile is not expected to change over the 2024 to 2043 period, with the dominant household types being 'one person' and 'other households with two or more adults', although the proportion of 'other households with two or more adults' is expected to increase. Additionally, as illustrated in Figure 2.5, there will be a marked increase in the number of households where the Household Reference Person is aged 45-54 and 65 or over.

2.75 According to the 2022-based projections, the total number of households is projected to increase 14.4% from 183,375 in 2024 to 209,738 by 2043.

2.76 Table 2.26 provides a detailed breakdown of household type by the age of Household Reference Person to 2043 using 2022-based household projections. These latest projections show that over the period 2024 to 2043, the proportion of single person households is expected to increase by around 21,000; households with two or more adults is expected to increase by around 21,200; and households with children decline by around 15,800. Additionally, as illustrated in Figure 2.6, although there will be an increase in households across all broad age groups, the overall proportion in the under 65 age groups is expected to decline and increase across over 65 groups.

Figure 2.5 Profile of households by age of Household Reference Person in 2024 and 2043 under 2018-based projections



	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
2024	5,798	22,375	32,462	34,957	34,074	25,179	21,839	8,040
2043	6,022	22,950	30,278	36,048	32,823	28,973	29,056	13,327
Change	224	575	-2,185	1,092	-1,251	3,795	7,217	5,287

Source: 2018-based ONS household projections

Table 2.25a Household types 2024 (by age of household reference person (HRP): 2018-based projections

2024 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	1,796	5,115	7,563	8,965	10,498	9,143	9,826	5,197	58,103	31.5%
Household with 1 dependent child	1,520	4,999	7,236	7,001	3,021	406	155	75	24,414	13.2%
Household with 2 dependent children	629	3,963	7,610	5,273	1,152	111	35	1	18,774	10.2%
Household with 3 or more dependent children	245	2,602	4,364	1,813	353	26	17	7	9,429	5.1%
Other households with two or more adults	1,607	5,696	5,688	11,904	19,049	15,494	11,807	2,759	74,003	40.1%
Total	5,798	22,375	32,462	34,957	34,074	25,179	21,839	8,040	184,723	100.0%

Table 2.25b Household types 2043 (by age of household reference person (HRP): 2018-based projections

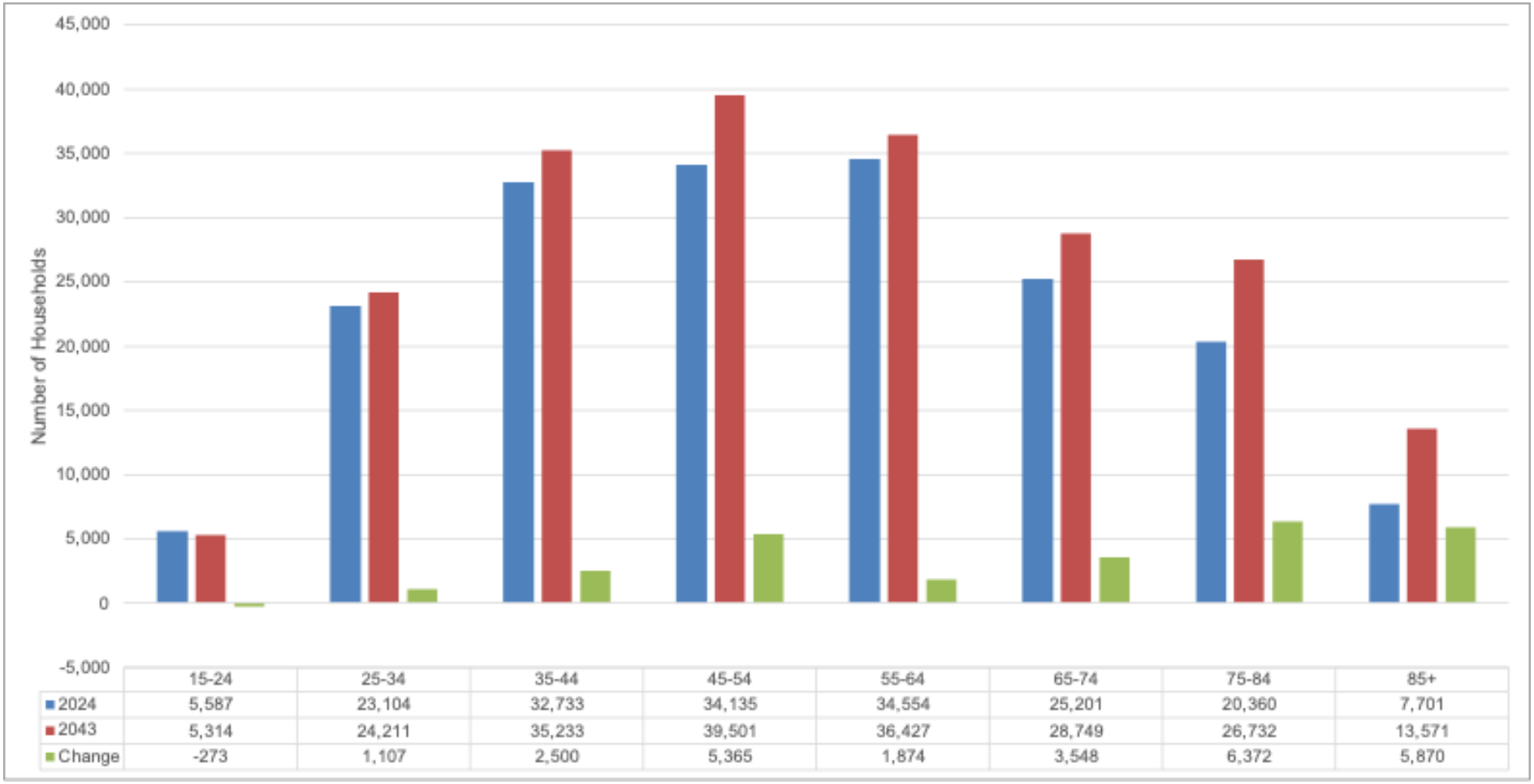
2043 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	1,849	5,240	7,048	9,233	10,128	10,468	13,000	8,546	65,511	32.8%
Household with 1 dependent child	1,568	5,150	6,703	7,230	2,850	448	199	134	24,282	12.2%
Household with 2 dependent children	661	4,062	7,098	5,512	1,074	120	44	2	18,573	9.3%
Household with 3 or more dependent children	259	2,655	4,125	1,928	321	28	22	12	9,351	4.7%
Other households with two or more adults	1,685	5,843	5,303	12,146	18,450	17,909	15,790	4,633	81,759	41.0%
Total	6,022	22,950	30,278	36,048	32,823	28,973	29,056	13,327	199,477	100.0%

Table 2.25c Household types change 2024-2043 (by age of household reference person (HRP): 2018-based projections

Change 2024-2043 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	53	125	-515	268	-371	1,325	3,174	3,349	7,408	50.2%
Household with 1 dependent child	48	152	-533	228	-171	42	45	59	-131	-0.9%
Household with 2 dependent children	32	99	-512	239	-78	9	9	1	-201	-1.4%
Household with 3 or more dependent children	13	52	-239	115	-32	3	5	5	-78	-0.5%
Other households with two or more adults	78	147	-385	242	-599	2,416	3,983	1,874	7,756	52.6%
Total	224	575	-2,185	1,092	-1,251	3,795	7,217	5,287	14,754	100.0%

Source: 2018-based ONS household projections

Figure 2.6 Profile of households by age of Household Reference Person in 2024 and 2043 under 2022-based projections



	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
2024	5,587	23,104	32,733	34,135	34,554	25,201	20,360	7,701
2043	5,314	24,211	35,233	39,501	36,427	28,749	26,732	13,571
Change	-273	1,107	2,500	5,365	1,874	3,548	6,372	5,870

Source: 2022-based ONS household projections

Table 2.26a Household types 2024 (by age of household reference person (HRP): 2022-based projections

2024 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	1,872	5,524	6,213	7,975	10,766	9,972	10,127	5,224	57,674	31.5%
Household with 1 dependent child	1,080	4,983	7,129	6,537	2,836	351	57	3	22,976	12.5%
Household with 2 dependent children	618	4,726	8,975	5,578	1,298	151	22	13	21,381	11.7%
Household with 3 or more dependent children	224	2,472	5,178	2,554	483	88	15	1	11,014	6.0%
Other households with two or more adults	1,792	5,399	5,238	11,493	19,171	14,640	10,138	2,460	70,331	38.4%
Total	5,587	23,104	32,733	34,135	34,554	25,201	20,360	7,701	183,375	100.0%

Table 2.26b Household types 2043 (by age of household reference person (HRP): 2022-based projections

2043 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	2,093	8,004	10,977	11,712	11,653	11,560	13,355	9,282	78,637	37.5%
Household with 1 dependent child	677	3,425	5,004	5,000	1,891	249	47	3	16,297	7.8%
Household with 2 dependent children	388	3,265	6,359	4,311	858	106	19	17	15,323	7.3%
Household with 3 or more dependent children	141	1,709	3,698	2,001	314	62	13	1	7,938	3.8%
Other households with two or more adults	2,015	7,809	9,195	16,476	21,711	16,771	13,299	4,268	91,544	43.6%
Total	5,314	24,211	35,233	39,501	36,427	28,749	26,732	13,571	209,738	100.0%

Table 2.26c Household types change 2024 to 2043 (by age of household reference person (HRP): 2022-based projections

Change 2024-2043 Household type	HRP aged 15-24	HRP aged 25-34	HRP aged 35-44	HRP aged 45-54	HRP aged 55-64	HRP aged 65-74	HRP aged 75-84	HRP aged 85+	HRP aged TOTAL	HRP aged %
One Person	221	2,480	4,764	3,737	887	1,589	3,228	4,057	20,963	79.5%
Household with 1 dependent child	-403	-1,558	-2,124	-1,536	-945	-102	-10	0	-6,679	-25.3%
Household with 2 dependent children	-230	-1,462	-2,616	-1,267	-440	-45	-3	4	-6,058	-23.0%
Household with 3 or more dependent children	-83	-763	-1,480	-553	-169	-26	-3	0	-3,076	-11.7%
Other households with two or more adults	223	2,410	3,957	4,984	2,540	2,131	3,160	1,808	21,213	80.5%
Total	-273	1,107	2,500	5,365	1,874	3,548	6,372	5,870	26,363	100.0%

Source: 2022-based ONS household projections

2.77 Table 2.27 provides a summary of the outcomes of the 2018-based and 2022-based household projections.

Table 2.27a Household type outcomes of 2018 based household projections

Household type	2024	2043
One Person	31.5%	32.8%
Household with 1 dependent child	13.2%	12.2%
Household with 2 dependent children	10.2%	9.3%
Household with 3 or more dependent children	5.1%	4.7%
Other households with two or more adults	40.1%	41.0%
Total	100.0%	100.0%

Table 2.27b Age group outcomes of 2018 based household projections

Age group	2024	2043
Under 45	32.8%	29.7%
45 to 64	37.4%	34.5%
65 and over	29.8%	35.8%
Total	100.0%	100.0%
Base (number of households)	184,723	199,477

Table 2.27c Household type outcomes of 2022-based household projections

Household type	2024	2043
One Person	31.5%	37.5%
Household with 1 dependent child	12.5%	7.8%
Household with 2 dependent children	11.7%	7.3%
Household with 3 or more dependent children	6.0%	3.8%
Other households with two or more adults	38.4%	43.6%
Total	100.0%	100.0%

Table 2.27d Age group outcomes of 2022 based household projections

Age group	2024	2043
Under 45	33.5%	30.9%
45 to 64	37.5%	36.2%
65 and over	29.0%	32.9%
Total	100.0%	100.0%
Base (number of households)	183,375	209,738

2.78 The main variations between the two projections are:

2024 Households

- Previous 2018-based projection: 184,723
- Updated 2022-based projection: 183,375
- *Difference*: -1,348 (a minor adjustment)

2043 Households

- Previous 2018-based projection: 199,477

  - Updated 2022-based projection: 209,723
  - *Difference*: +10,261 (a marked increase)

- A slightly lower number of households in 2024 under the 2022-based projections, but the number of households expected to increase at a higher rate (14.2%) compared with 8% under the 2018-based projections.
- The 2022-based projections show a marked increase in one person households which are projected to account for 37.5% of households by 2043 compared with 32.8% under the 2018-based projections.
- Regarding the age group of household reference person (HRP), the 2018-based projections indicated an overall shift in the age profile, with a marked increase in the proportion of HRPs aged 65 and over (+16,300 households) and reductions in the proportion of households with a HRP aged under 65 (-1,550 households). The 2022-based projections show a different pattern with growth in the number of households across all HRP age groups (+10,570 under 65 HRP households) and +15,790 HRP aged 65 and over households.

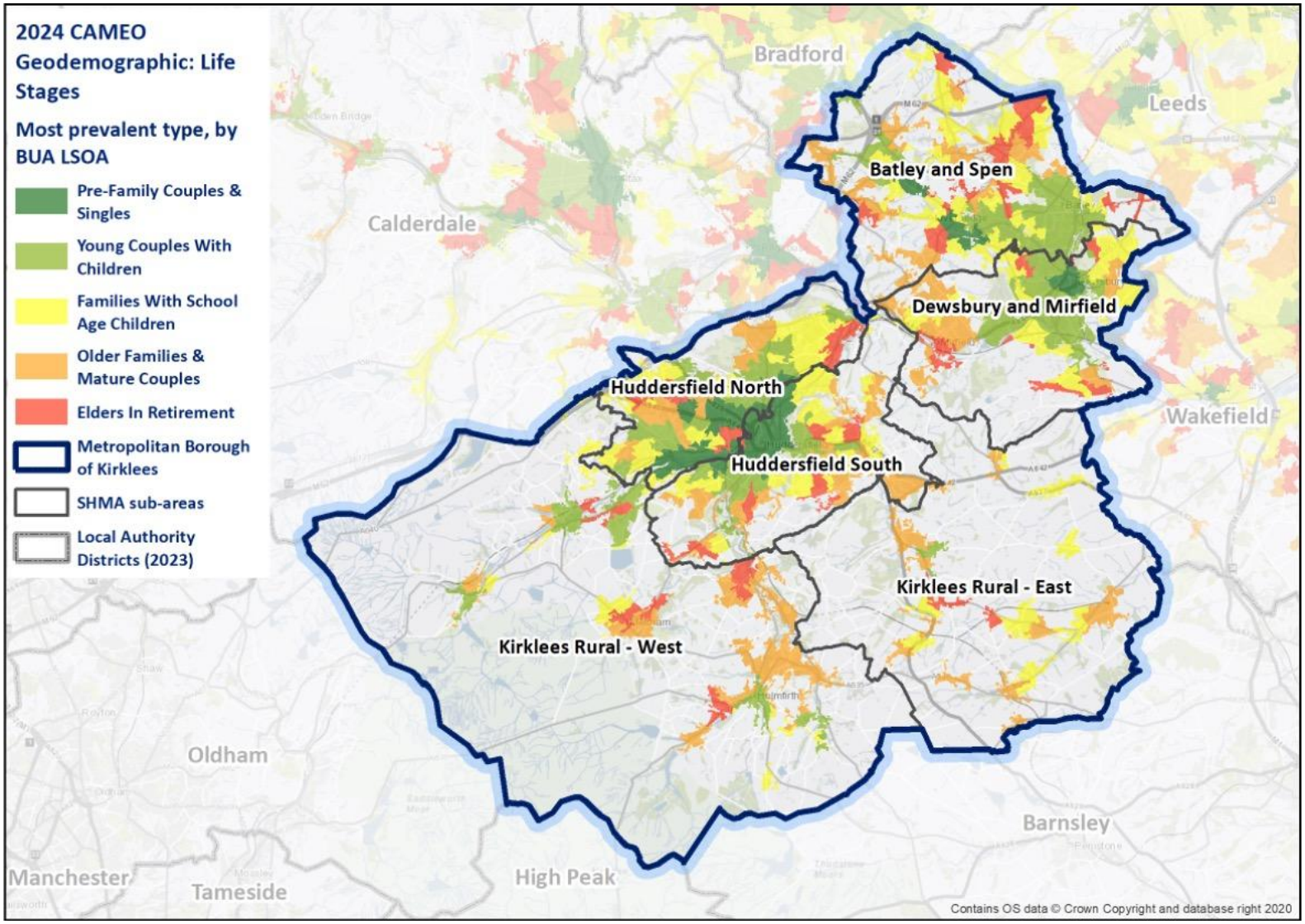
2.79 Although there were slight variations between the 2018-based and 2022-based population projections, these translate into more substantial variations in household projections. The latest 2022-based projections suggest an increase of around 26,360 households from 2024 to 2043 (a 14.4% increase) compared with an increase of around 14,750 under the 2018-based projections (an 8% increase). The updated projections also point to a growth in the number of households across all broad HRP age groups, most notably where the HRP is aged 65 and over.

General household characteristics

2.80 The range of households living in Kirklees is illustrated in Maps 2.3 and 2.4. Map 2.3 illustrates the distribution of key household typologies and indicates a cluster of pre-family couples and singles across the Huddersfield North and Huddersfield South sub-areas and young couples with predominantly clustered across the Batley and Spen and the Dewsbury and Mirfield sub-areas. Families with school aged children tend to be located towards the outskirts of each sub-area and tend to be combined with smaller pockets of older families and mature couples and elders in retirement.

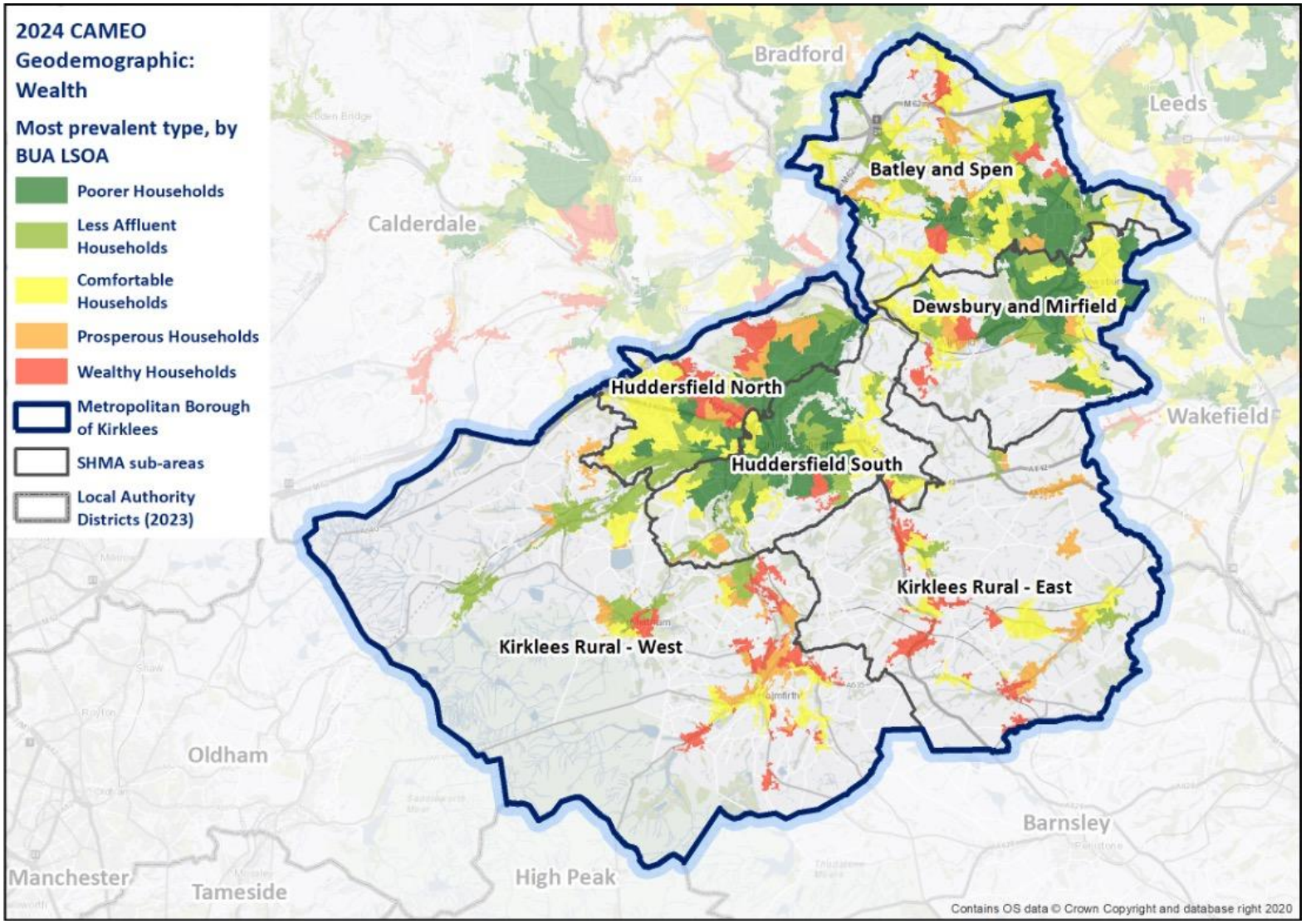
2.81 Map 2.4 considers income groups, broadly illustrating that lower income households are concentrated in the north of Kirklees across four of the six sub-areas with the exception of the two rural sub-areas. ‘Households who are ‘comfortable’ are located in all sub-areas with the largest cluster in Huddersfield North. There are smaller pockets of prosperous and wealthy households located in all sub-areas with the largest cluster located in Huddersfield North.

Map 2.3 Household characteristics: household type by LSOA, 2024



Source: CAMEO UK

Map 2.4 Household characteristics: income type by LSOA, 2024



Source: CAMEO UK

Income data

2.82 There are a range of income data sources available to inform this study which are now summarised. 2022 CAMEO income data provide range, quartile, and average data of gross household income by sub-area. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at Kirklees level. These two sources can provide a realistic estimate of earnings and household income across Kirklees (Table 2.28).

2.83 The 2024 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £26,094, median earnings are £34,157, and average earnings are £38,332 across Kirklees.

Table 2.28 Annual gross household income by sub-area 2024

Sub-area	<£10k	£10k to <£20k	£20k to <£30k	£30k to <£40k	£40k to <£50k	£50k to <£75k	£75k or more	Unknown	Total	Lower Quartile	Median	Average
Batley and Spen	5.4%	31.0%	25.0%	18.9%	10.8%	4.0%	0.5%	4.4%	100.0%	£15,000	£25,000	£26,803
Dewsbury and Mirfield	6.3%	37.9%	23.1%	16.1%	7.0%	4.5%	0.6%	4.4%	100.0%	£15,000	£25,000	£25,075
Huddersfield North	7.9%	28.7%	24.3%	17.4%	10.6%	7.7%	0.9%	2.5%	100.0%	£15,000	£25,000	£27,931
Huddersfield South	14.1%	34.8%	21.0%	13.4%	7.7%	3.9%	0.1%	5.0%	100.0%	£15,000	£15,000	£23,047
Kirklees Rural – East	2.2%	7.3%	14.8%	23.4%	24.1%	18.7%	2.2%	7.2%	100.0%	£25,000	£35,000	£40,521
Kirklees Rural – West	0.7%	9.4%	23.8%	20.9%	19.9%	18.4%	2.2%	4.7%	100.0%	£25,000	£35,000	£38,926
Metropolitan Borough of Kirklees	**6.4%**	**27.1%**	**22.8%**	**18.0%**	**12.2%**	**8.1%**	**0.9%**	**4.5%**	**100.0%**	**£15,000**	**£25,000**	**£29,057**

Source: CAMEO UK

Summary

2.84 Across Kirklees, there are an estimated 189,797 dwellings and 177,979 households and 2.9% of dwellings are vacant.

2.85 In terms of occupied dwelling stock:

- 65.5% of occupied dwellings are owner-occupied, 19.3% are private rented, and 15.1% are affordable (including social/affordable renting and shared ownership);
- 76.8% of dwellings are houses (36.2% terraced, 26.0% semi-detached, and 14.6% detached), 14.2% are flats, and 9.0% are bungalows; and
- 13.9% of dwellings have one bedroom, 31.6% two bedrooms, 40.7% three bedrooms, and 13.7% four or more bedrooms.

2.86 Over the 12 years 2013/14 to 2024/2025, 12,741 net new dwellings have been built across Kirklees. In the past 5 years to 2024/2025, an annual net average of 980 dwellings have been built across the district.

2.87 Regarding migration, over the period 2012 to 2022, natural change and international net in-migration has consistently increased population. This been counteracted by an overall net out-migration within the UK but there have been net inflows from most of the neighbouring authorities.

2.88 Regarding travel to work, the majority of economically active people (78.2%) live and work in Kirklees, with most of the remainder working elsewhere in West Yorkshire.

2.89 2022-based projections estimate a population in 2024 of 444,989 and this is projected to increase by 23,096 to 468,086 by 2043, with the largest increases in the 40-54, 65-74, 75-84, and 85+ age categories. 2022-based ONS household projections suggest a total of 184,723 households (which is higher than the 2021 Census figure) and this is projected to increase by 26,363 (14.4%) to 209,738 by 2043. Largest increases will be one person and other households with two or more adults, with reductions with households with children. There will be an increase of households across all HRP age groups, most notably where the HRP is aged 65 and over.

3. Price, Rents, and Affordability

Introduction

3.1 This chapter sets out the cost of buying and renting properties across Kirklees. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

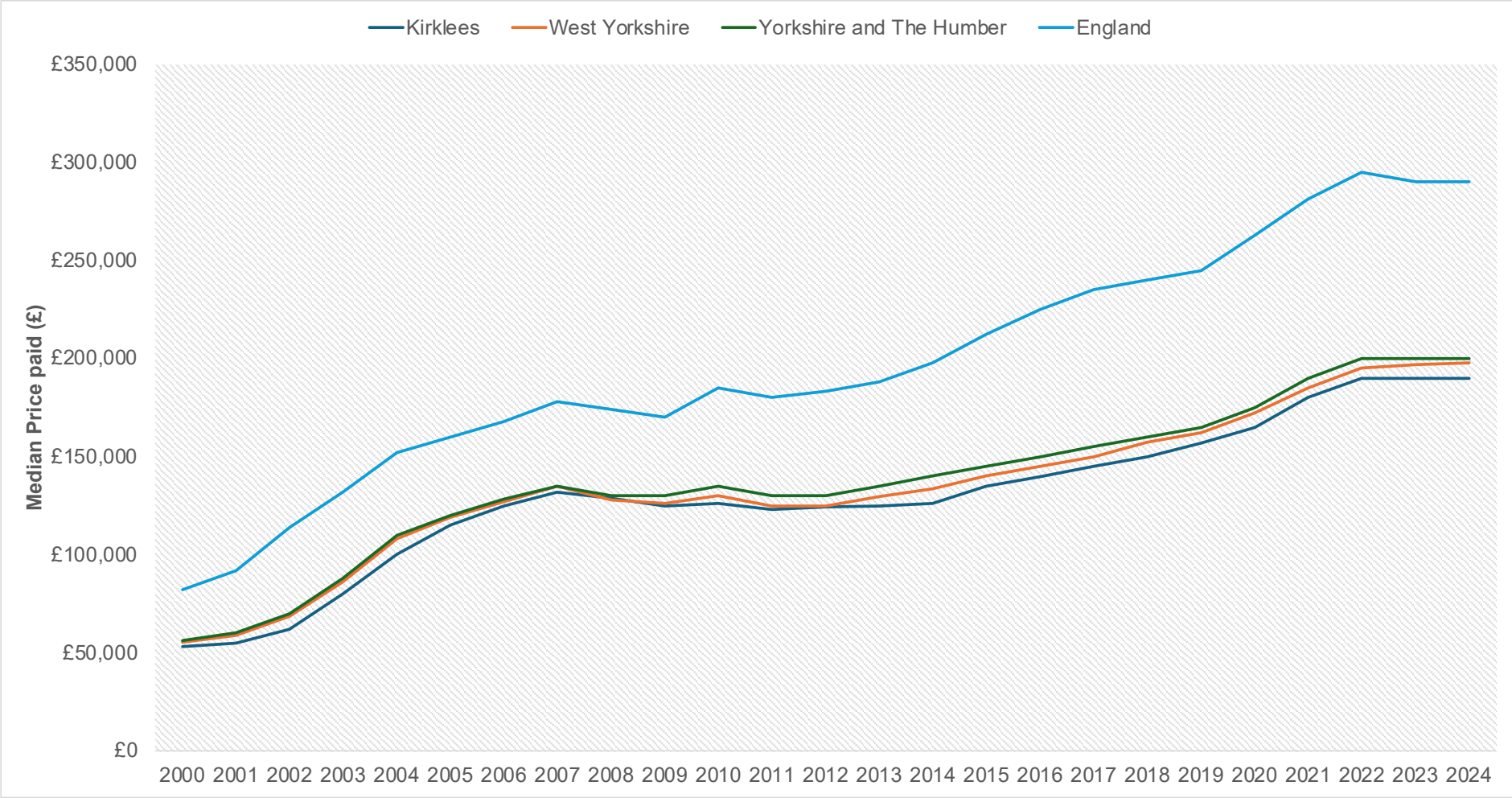
House price trends

3.2 Figure 3.1 shows how house prices in Kirklees area have changed over the period 2000 to September 2024, based on Land Registry price paid data. This is compared with West Yorkshire, Yorkshire and the Humber, and England.

3.3 Median house prices in Kirklees have been broadly in line with West Yorkshire and Yorkshire and the Humber but lower than those for England.

3.4 Overall, median prices have increased from £53,000 in the year 2000 to £190,000 in September 2024, an increase of 258.5%. Table 3.1 sets out comparative house price change over this period, which indicates that this rate of growth is higher than that experienced across Yorkshire and the Humber (+257.1%) and for England as a whole (+253.7%). Lower quartile prices shown in Table 3.2 have increased from £37,500 in 2000 to £139,995 in September 2024, an increase of 273.3%.

Figure 3.1 Median house price trends 2000 to 2024 (September): Kirklees, West Yorkshire, Yorkshire & the Humber, and England



Source: ONS House Price Statistics for Small Areas (HPSSAs) LQ and Median comparator 1995 onwards

Figure 3.1 background data years 2000 to 2011

Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Kirklees	£53,000	£55,000	£62,000	£80,000	£100,000	£115,000	£125,000	£132,000	£128,650	£125,000	£126,000	£123,000
West Yorkshire	£55,500	£59,000	£68,500	£86,000	£107,950	£119,000	£127,000	£135,000	£127,973	£126,000	£130,000	£125,000
Yorkshire and the Humber	£56,000	£59,950	£70,000	£87,950	£110,000	£119,995	£128,500	£135,000	£130,000	£130,000	£135,000	£130,000
ENGLAND	£82,000	£92,000	£114,000	£132,000	£152,000	£159,950	£168,000	£178,000	£173,995	£170,000	£185,000	£180,000

Figure 3.1 background data years 2012 to 2024

Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 (Mar)
Kirklees	£124,500	£125,000	£126,000	£135,000	£139,973	£145,000	£150,000	£157,000	£165,000	£179,500	£185,000	£187,000
West Yorkshire	£125,000	£129,950	£133,500	£140,000	£145,000	£150,000	£157,295	£162,000	£172,000	£185,000	£190,000	£190,000
Yorkshire and the Humber	£130,000	£134,950	£139,999	£145,000	£150,000	£155,000	£160,000	£165,000	£175,000	£189,995	£190,500	£192,500
ENGLAND	£183,000	£188,000	£198,000	£212,500	£224,950	£235,000	£240,000	£245,000	£260,000	£280,000	£290,000	£290,000

Table 3.1 Comparative median house price change 2000-2024 with neighbouring districts, West Yorkshire, Yorkshire & the Humber, and England

Location	Median price (£) 2000	Median price (£) 2024 (Sept)	% Change 2000-2024
ENGLAND	£82,000	£289,995	253.7%
Yorkshire and the Humber	£56,000	£200,000	257.1%
West Yorkshire	£55,500	£198,000	256.8%
Kirklees	**£53,000**	**£190,000**	**258.5%**
Bradford	£49,725	£167,000	235.8%
Calderdale	£48,000	£170,000	254.2%
Leeds	£64,000	£234,500	266.4%
Wakefield	£53,500	£190,000	255.1%
Barnsley	£44,000	£160,000	263.6%
High Peak	£64,000	£254,000	296.9%
Oldham	£43,000	£190,000	341.9%

Source: ONS House Price Statistics for Small Areas (HPSSAs) LQ and Median comparator 1995 onwards

Table 3.2 Comparative lower quartile house price change 2000-2024 with neighbouring districts, West Yorkshire, Yorkshire & the Humber, and England

Location	LQ price (£) 2000	LQ price (£) 2024 (Sept)	% Change 2000-2024
ENGLAND	£54,000	£190,000	251.8%
Yorkshire and the Humber	£38,500	£137,500	263.6%
West Yorkshire	£38,000	£135,000	268.4%
Kirklees	**£37,500**	**£135,000**	**273.3%**
Bradford	£34,000	£114,000	252.9%
Calderdale	£33,000	£120,000	278.8%
Leeds	£44,995	£165,000	277.8%
Wakefield	£38,500	£136,500	263.6%
Barnsley	£30,000	£117,000	300.0%
High Peak	£48,500	£180,000	286.6%
Oldham	£27,000	£137,000	425.9%

Source: ONS House Price Statistics for Small Areas (HPSSAs) LQ and Median comparator 1995 onwards

3.5 Table 3.3 sets out the change in house prices by sub-area over the period 2007 to 2024 (Note: Land Registry ward level analysis is only possible from 2007). During this period, median prices increased by +40.2% overall but varies considerably at sub-area level. The table also sets out the lower quartile data for the same period, and shows and overall increase of +35% with considerable variation at borough level.

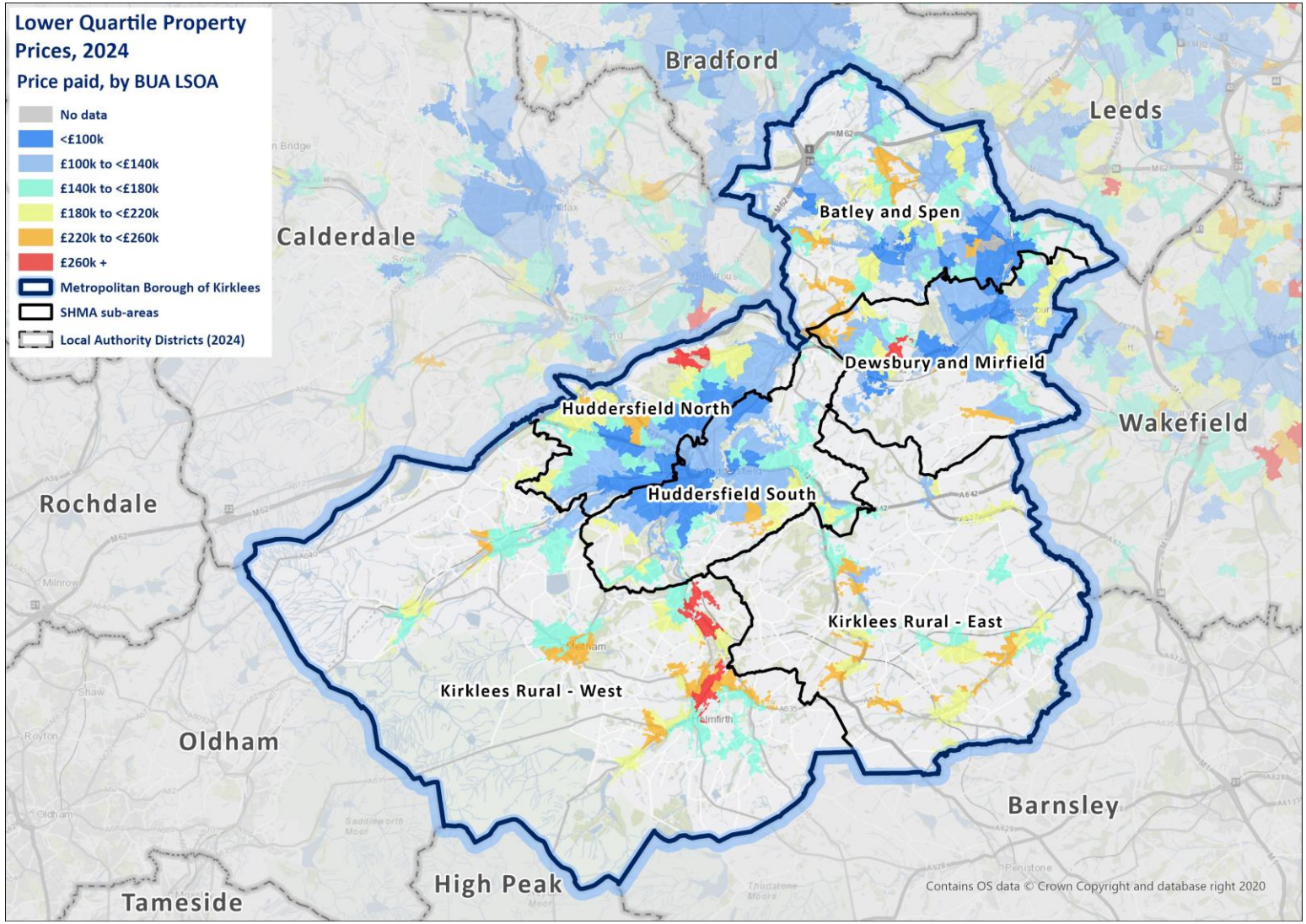
Table 3.3 Comparative lower quartile and median house price change 2007-2024 by sub-area

Sub-area	LQ price 2007	LQ price 2024	LQ price % change	Median price 2007	Median price 2024	Median price % change
Batley and Spen	£99,950	£135,000	35.1%	£127,500	£182,000	42.7%
Dewsbury and Mirfield	£100,000	£132,750	32.8%	£127,200	£177,000	39.2%
Huddersfield North	£98,000	£117,000	19.4%	£128,000	£165,000	28.9%
Huddersfield South	£94,000	£120,000	27.7%	£121,000	£157,000	29.8%
Kirklees Rural - East	£136,500	£190,000	39.2%	£180,000	£256,000	42.2%
Kirklees Rural - West	£118,500	£172,000	45.1%	£153,000	£240,000	56.9%
Kirklees total	**£100,000**	**£135,000**	**35.0%**	**£132,000**	**£190,000**	**43.9%**

Source: 2024 Zoopla Limited

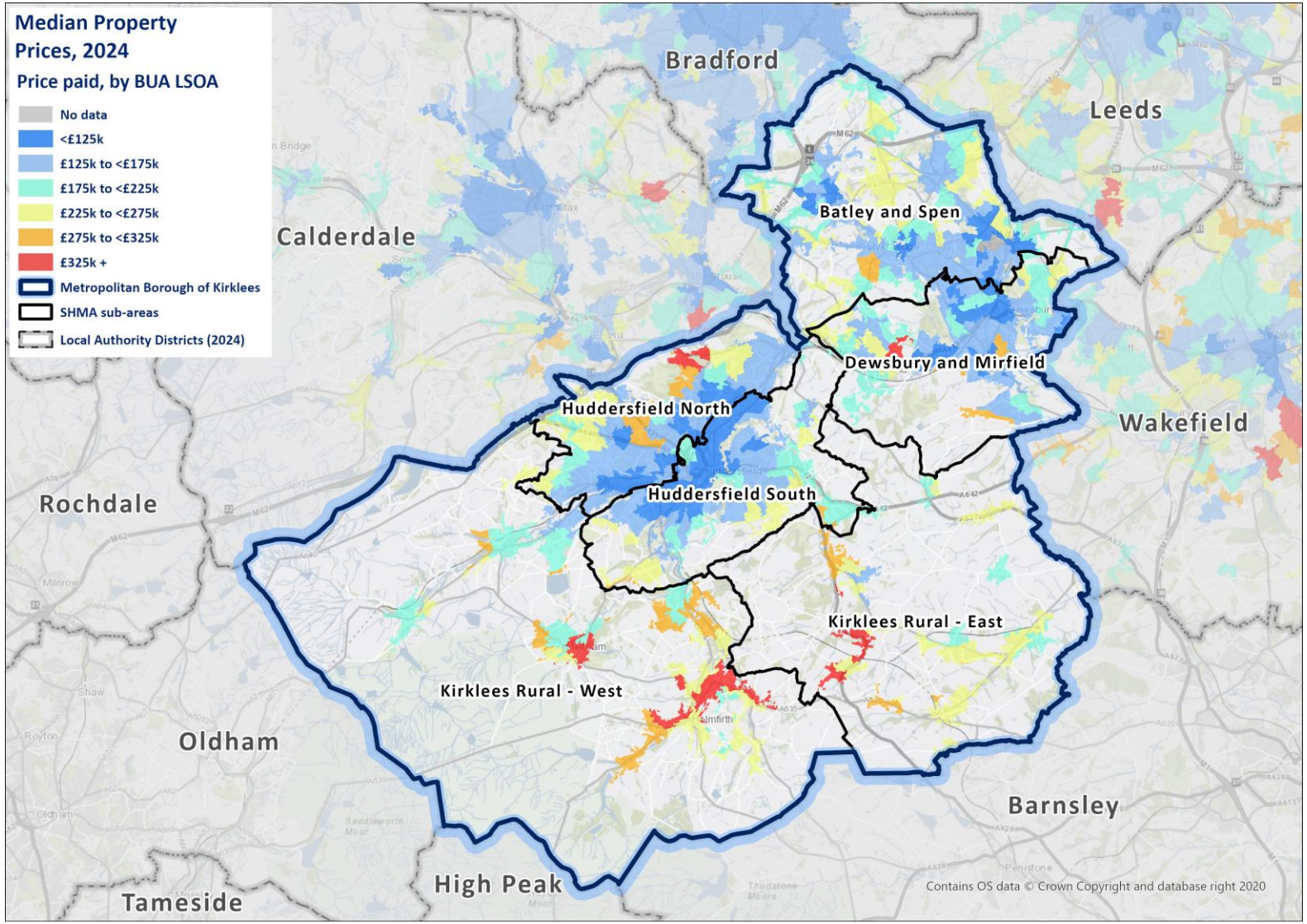
3.6 Maps 3.1 and 3.2 provide an illustration of lower quartile and median prices using Lower Super Output Area. The maps show a range of market prices with the lowest prices clustered across Huddersfield North, Huddersfield South, Batley and Spen and Dewsbury and Mirfield sub-areas. Batley and Spen has the highest predominance of mid-range housing. There are small pockets of the highest prices in all sub-areas with the exception of the Huddersfield South sub-area.

Map 3.1 Lower quartile house prices 2024 by built up areas with the LSOAs of Kirklees



Source: HM Land Registry data © Crown copyright and database right 2023. This data is licensed under the Open Government Licence v3.0

Map 3.2 Median house prices 2024 by built up areas with the LSOAs of Kirklees



Source: HM Land Registry data © Crown copyright and database right 2023. This data is licensed under the Open Government Licence v3.0

Private renting

3.7 Table 3.4 provides an overview of the cost of renting privately across the district over the period 2010 to 2024 and compares prices with West Yorkshire, Yorkshire and the Humber, and England. Over this time, lower quartile rents across Kirklees have increased by 60.3% and median rents have increased by 68.8%. These increases are below those experienced across West Yorkshire and England but higher compared with the Yorkshire and the Humber region. Table 3.5 summarises 2024 price data by sub-area.

Table 3.4 Comparative lower quartile and median rental price 2010-2024

Location	LQ rent 2010	LQ rent 2024	LQ rent % change 2010-2024	Median rent 2010	Median rent 2024	Median rent % change 2010-2024
Kirklees	£373	£598	60.3%	£429	£724	68.8%
West Yorkshire	£425	£750	76.5%	£507	£949	87.2%
Yorkshire and the Humber	£429	£676	57.6%	£524	£849	62.0%
ENGLAND	£598	£997	66.7%	£893	£1,573	76.1%

Source: © 2024 Zoopla Limited

Table 3.5 Lower quartile and median rents by sub-area 2024

Sub-area	Lower quartile (£ each month)	Median (£ each month)
Batley and Spen	£650	£750
Dewsbury and Mirfield	£650	£750
Huddersfield North	£650	£724
Huddersfield South	£542	£650
Kirklees Rural – East	£724	£849
Kirklees Rural – West	£702	£849
Kirklees total	**£598**	**£724**

3.8 The amount that can be claimed for assistance with rental costs is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form a Local Housing Allowance (LHA) rate for a broad market area. (BRMA). Kirklees is located within the Kirklees BRMA. Table 3.6 summarises the LHA for Kirklees BRMA and the variance between lower quartile rents and the LHA.

Table 3.6 Broad Rental Market Area Local Housing Allowance Rates (April 2024) – Kirklees BRMA

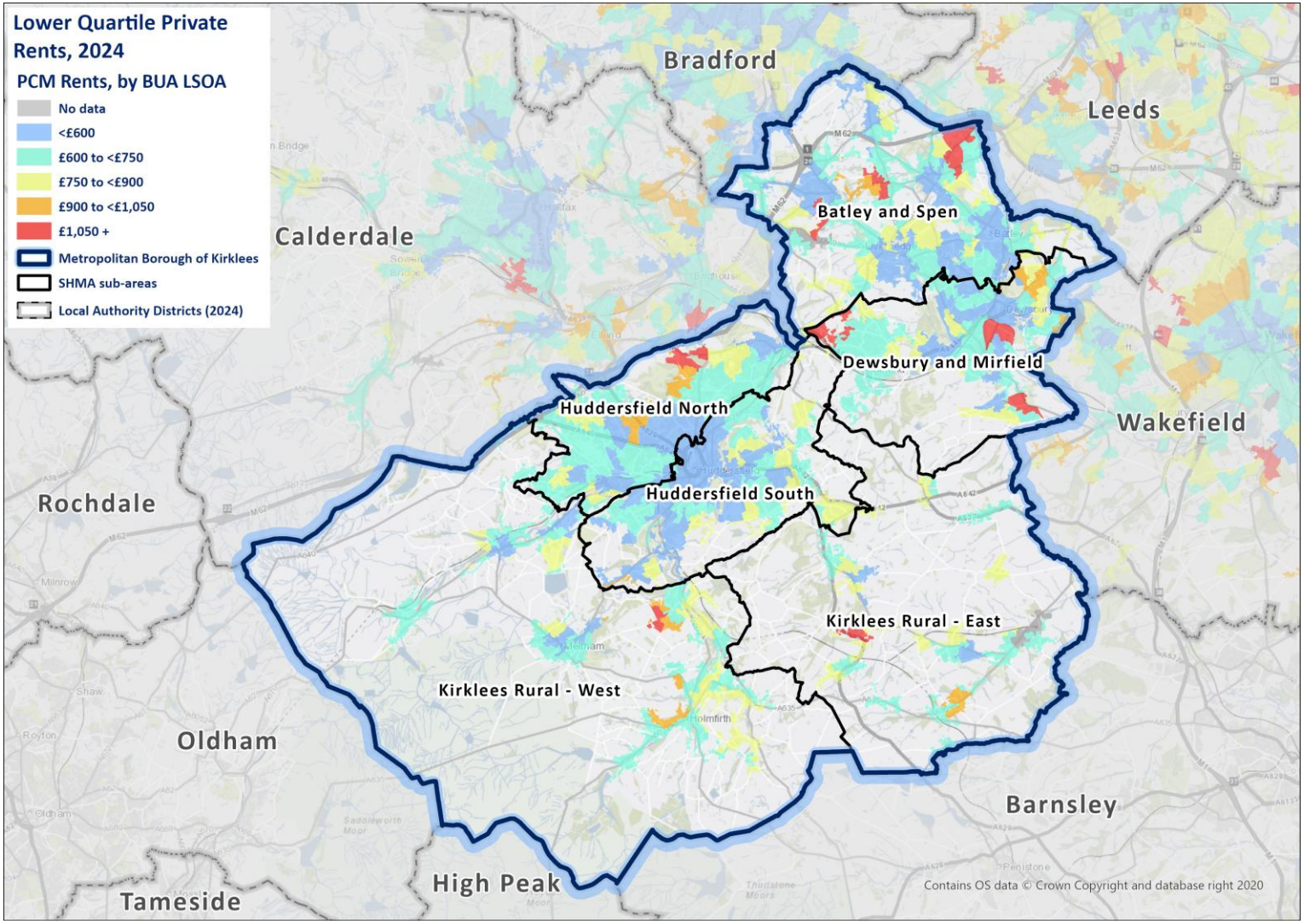
No. of Bedrooms	Rate per week (£)	Monthly rate	2024 LQ rent	Variance between LQ rent and LHA
Shared Accommodation	£72.80	£315	£433	-£118
1 Bedroom	£103.56	£449	£498	-£49
2 Bedroom	£120.82	£524	£650	-£126
3 Bedroom	£149.59	£648	£849	-£201
4 Bedroom	£189.86	£823	£1,049	-£226

Source: © 2024 Zoopla Limited

3.9 More detailed rental data within built-up areas at a small area level (Lower Super Output Areas) are presented in Map 3.3 (lower quartile) and Map 3.4 (median). This illustrates that rents are generally lower in Huddersfield North and Huddersfield South sub-area. There are small pockets of higher rents in all sub-area with the exception of Kirklees Rural – West and Huddersfield South.

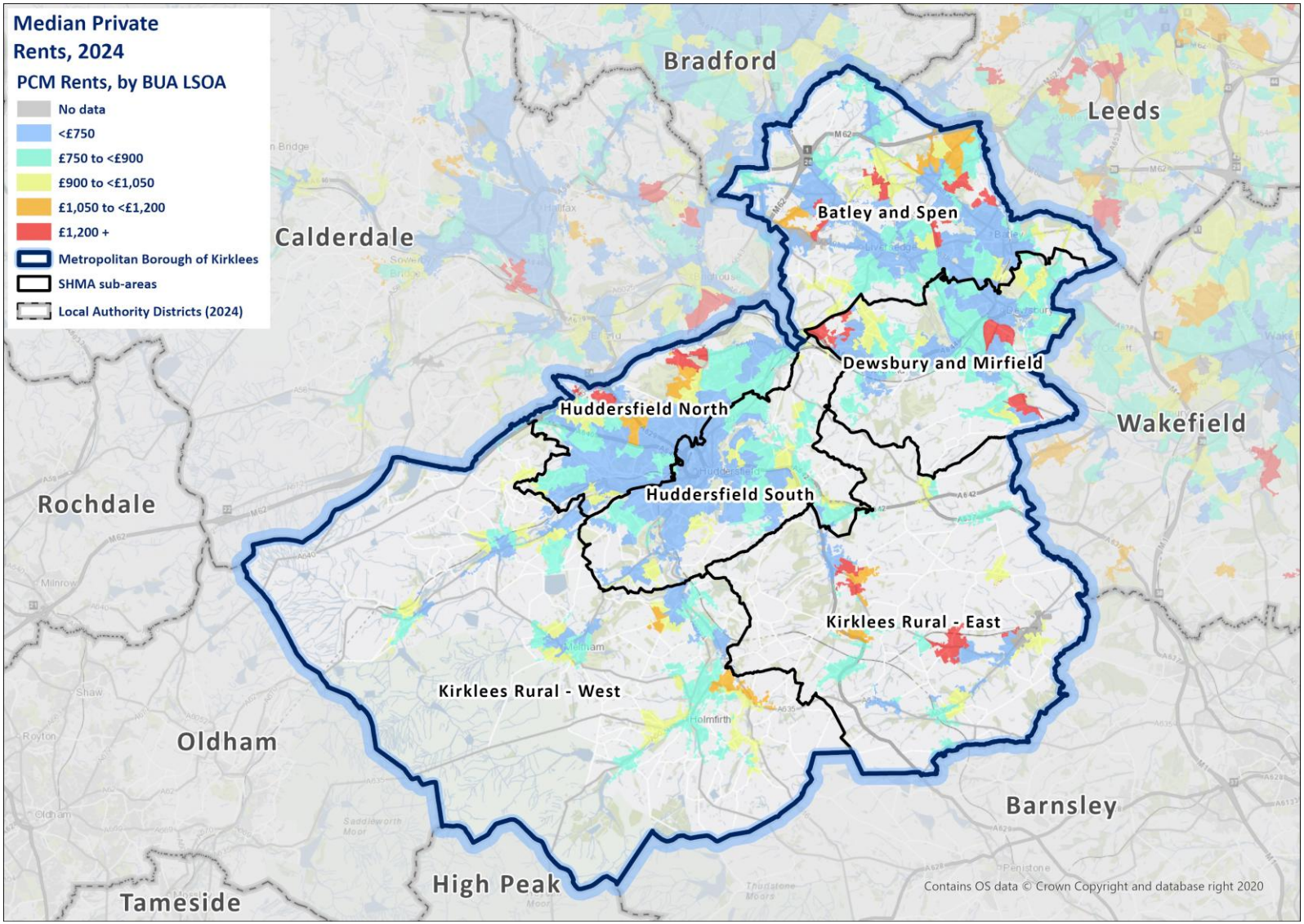
3.10 The private rented sector accommodates a proportion of low-income households that are eligible for assistance with rental costs. Map 3.5 illustrates the proportion of households in receipt of housing benefit assistance across Kirklees. This shows a particularly high concentration across Huddersfield North, Huddersfield South, Batley and Spen and Dewsbury and Mirfield sub-areas. The data relates to non-passported benefits which means that households are eligible for Housing Benefit irrespective of whether they receive other benefits. Passported benefits are benefits which people are entitled to because of their entitlement to other benefits.

Map 3.3 Lower quartile rents 2024 across Kirklees by built up areas within LSOAs



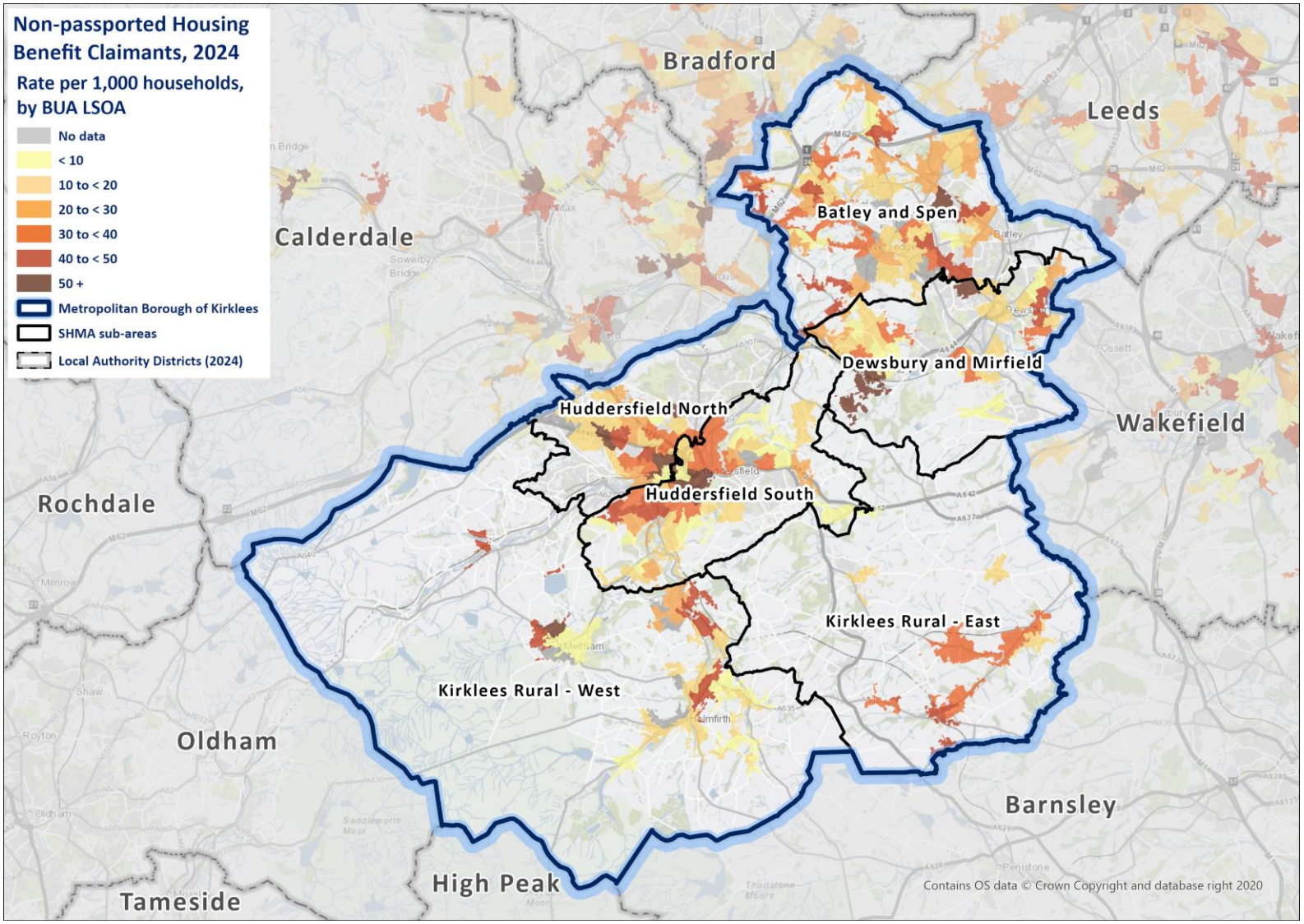
Source: Zoopla Lettings 2024

Map 3.4 Median rents 2024 across Kirklees by built up areas within LSOAs



Source: Zoopla Lettings 2024

Map 3.5 Private Rented Sector Non-Passported Housing Benefit 2024



Source: 2024 DWP Stat Xplore

Relative affordability

3.11 The relative affordability of open market dwellings in the Kirklees is compared with other local authorities in Yorkshire and neighbouring local authorities in Tables 3.1 and 3.2. These tables are produced by the MHCLG, based on a ratio of earnings to house prices using Land Registry Price Paid and ONS Annual Survey of Hours and Earnings data.

3.12 In terms of relative affordability based on median workplace-based ratios, at 5.8x earnings Kirklees has a similar ratio to Yorkshire and the Humber and ranks higher than all of its neighbouring authorities with the exception of High Peak.

Table 3.7 Relative affordability of prices by local authority area, West Yorkshire, Yorkshire and the Humber, and England (workplace-based and residence-based)

Locality	2024 Lower Quartile Workplace-based	2024 Lower Quartile Residence-based	2024 Median Workplace-based	2024 Median Residence-based
Kirklees	5.6	5.4	5.9	5.6
Bradford	4.8	4.8	5.1	5.2
Calderdale	4.6	4.6	4.6	4.6
Leeds	6.1	6.2	6.4	6.5
Wakefield	5.3	5.4	5.6	5.9
Barnsley	4.5	4.4	4.7	4.6
High Peak	7.7	7.6	8.0	7.4
Oldham	5.5	5.5	5.7	5.7
Yorkshire and the Humber	5.3	5.3	5.8	5.8
ENGLAND	6.8	6.8	7.7	7.7

Sources: ONS Ratio of house price to residence-based earnings

Relative affordability of housing tenure options and defining genuinely affordable housing

3.13 The relative cost of alternative housing options across Kirklees and sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at housing market sub-area level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.

3.14 The starting point for assessing thresholds for what is affordable and not affordable are as follows:

- For renting, 25% of gross household income is used as the 'tipping point' for affordability, with properties not affordable if more than 25% of income is

spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and

- For buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.

3.15 The former 2007 SHMA guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

3.16 Regarding mortgage lending practices, as of June 2025, several major UK lenders have adjusted their mortgage lending practices, offer higher loan-to-income (LTI) ratios to support first-time buyers, with some offering as high as 6x income. The maximum LTI for First Direct for example is 4.75x income. However, when assessing affordability care should be taken to not base calculations on LTI ratios that may be too stretching for households, particularly given other household financial pressures.

3.17 Based on this and to reflect the specific pressures experienced in Kirklees, the principal assumption considered by arc4 with reference to affordability is:

- For buying up to 3.5x gross household income; and
- For renting up to 25% gross household income.

3.18 Table 3.8 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by sub-area is set out in Table 3.9. Table 3.10 shows the gross household incomes needed to afford the tenure based on the 25% rental and 3.5x income multiples. Table 3.11 considers the impact of deposits on sale price.

3.19 This analysis indicates that for open market housing at borough-level, the minimum income required is £28,704 (for lower quartile or entry-level renting) or £34,714 (for lower quartile or entry-level house prices). These amounts do vary by sub area, for example income requirements for entry-level renting range between £26,016 in the Huddersfield South sub-area and £34,752 in the Kirklees Rural – East sub-area. For entry-level home ownership, income requirements range between £30,086 in the Huddersfield North sub-area and £48,857 in the Kirklees Rural – East sub-area.

3.20 Figure 3.2 summarises in graphical form the relative affordability of alternative tenures at Kirklees level, setting out the income and deposit required for different options set against prevailing lower quartile and median earnings. It uses lower quartile and median earnings derived from the ONS Annual Survey of Hours and Earnings for 2024.

3.21 This indicates that only social renting is affordable for households with lower quartile earners. For households with median income earners, a broader range of tenure options are available, including affordable rent, shared ownership, and open market renting.

Table 3.8 Summary of tenure (including affordable options), price assumptions, and data sources

Tenure	Tenure price assumptions	Affordability assumptions	Data Source
Social rent	2024 average prices	25% of income	Regulator of Social Housing Statistical Data Return 2024
Affordable rent	80% of median market rent	25% of income	GLA 2024
Market Rent – lower quartile	2024 prices	25% of income	Zoopla 2024
Market Rent – median	2024 prices	25% of income	Zoopla 2024
Market Sale – lower quartile	2024 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – median	2024 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – average	2024 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on 2024 median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on 2024 median price and 25% ownership. Mortgage based on 20%, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Help to buy	Total price based on 2024 median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of 2024 median price. Mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of 2024 median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 25%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of 2024 median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 20%	Assumptions applied to Land Registry Price Paid data

Table 3.9 Price / equity requirement (2024) of alternative tenure options by sub-area and Kirklees

Tenure option	Kirklees	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West
Social Rent (average)	£421	£421	£421	£421	£421	£421	£421
Affordable Rent	£579	£600	£600	£579	£520	£679	£679
Market Rent - Lower Quartile	£598	£650	£650	£650	£542	£724	£702
Market Rent – Median	£724	£750	£750	£724	£650	£849	£849
Market Rent – Average	£795	£827	£824	£802	£718	£999	£920
Market Sale - Lower Quartile	£135,000	£135,000	£132,750	£117,000	£120,000	£190,000	£172,000
Market Sale – Median	£185,000	£182,000	£177,000	£165,000	£157,000	£256,000	£240,000
Market Sale – Average	£241,212	£215,252	£239,243	£196,526	£254,517	£320,027	£283,218
Shared ownership (50%)	£92,500	£91,000	£88,500	£82,500	£78,500	£128,000	£120,000
Shared ownership (25%)	£46,250	£45,500	£44,250	£41,250	£39,250	£64,000	£60,000
Help to buy	£138,750	£136,500	£132,750	£123,750	£117,750	£192,000	£180,000
Discounted Home Ownership (30%)	£129,500	£127,400	£123,900	£115,500	£109,900	£179,200	£168,000
Discounted Home Ownership (25%)	£138,750	£136,500	£132,750	£123,750	£117,750	£192,000	£180,000
Discounted Home Ownership (20%)	£148,000	£145,600	£141,600	£132,000	£125,600	£204,800	£192,000

Table 3.10 Household income required (2024) for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area

Tenure option	Kirklees	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West
Social Rent (average)	£20,197	£20,197	£20,197	£20,197	£20,197	£20,197	£20,197
Affordable Rent	£27,802	£28,800	£28,800	£27,802	£24,960	£32,602	£32,602
Market Rent - Lower Quartile	£28,704	£31,200	£31,200	£31,200	£26,016	£34,752	£33,696
Market Rent – Median	£34,752	£36,000	£36,000	£34,752	£31,200	£40,752	£40,752
Market Rent – Average	£38,152	£39,715	£39,560	£38,506	£34,459	£47,961	£44,137
Market Sale - Lower Quartile	£34,714	£34,714	£34,136	£30,086	£30,857	£48,857	£44,229
Market Sale – Median	£47,571	£46,800	£45,514	£42,429	£40,371	£65,829	£61,714
Market Sale – Average	£62,026	£55,351	£61,520	£50,535	£65,447	£82,293	£72,827
Shared ownership (50%)	£35,401	£34,850	£33,932	£31,729	£30,261	£48,434	£45,497
Shared ownership (25%)	£28,595	£28,155	£27,421	£25,660	£24,485	£39,017	£36,669
Help to buy	£34,357	£33,800	£32,871	£30,643	£29,157	£47,543	£44,571
Discounted Home Ownership (30%)	£33,300	£32,760	£31,860	£29,700	£28,260	£46,080	£43,200
Discounted Home Ownership (25%)	£35,679	£35,100	£34,136	£31,821	£30,279	£49,371	£46,286
Discounted Home Ownership (20%)	£38,057	£37,440	£36,411	£33,943	£32,297	£52,663	£49,371

Source: Data produced by Land Registry © Crown copyright 2024, Zoopla 2024, CLG

Table 3.11a Impact of alternative deposits on sale price and income required for open market properties

Market sale price	Deposit 10%	Deposit 20%	Deposit 30%	Deposit 40%	Borough Average Price
Market sale – lower quartile	£121,500	£108,000	£94,500	£81,000	£135,000
Market sale – median	£166,500	£148,000	£129,500	£111,000	£185,000
Market sale – average	£217,091	£192,970	£168,848	£144,727	£241,212

Table 3.11b Impact of alternative deposits on sale price and income required for open market properties – income required at 3.5x multiple

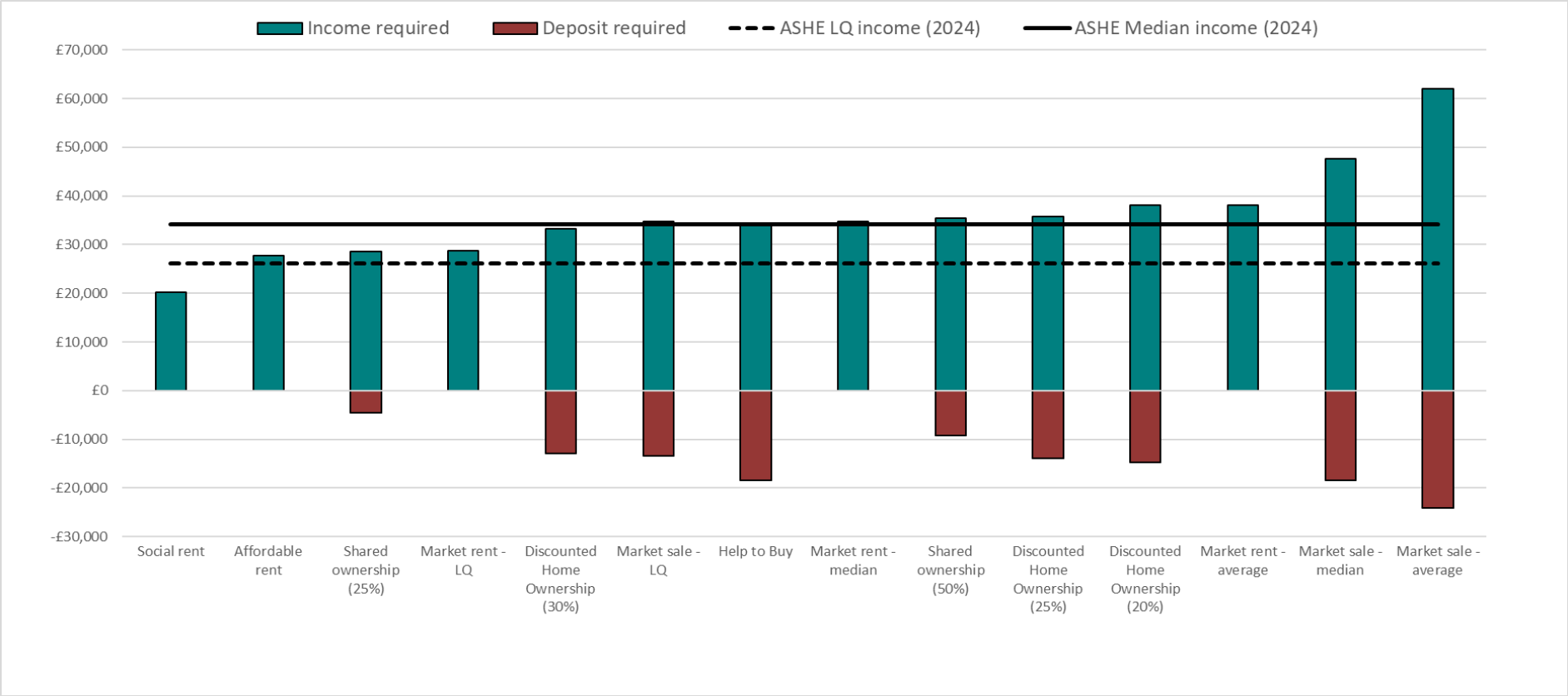
Household income required (3.5x multiple)	Deposit 10%	Deposit 20%	Deposit 30%	Deposit 40%
Market sale – lower quartile	£34,714	£30,857	£27,000	£23,143
Market sale – median	£47,571	£42,286	£37,000	£31,714
Market sale – average	£62,026	£55,134	£48,242	£41,351

Table 3.11c Impact of alternative deposits on sale price and income required for open market properties- income required at 5x multiple

Household income required (5x multiple)	Deposit 10%	Deposit 20%	Deposit 30%	Deposit 40%
Market sale – lower quartile	£24,300	£21,600	£18,900	£16,200
Market sale – median	£33,300	£29,600	£25,900	£22,200
Market sale – average	£43,418	£38,594	£33,770	£28,945

Source: Data derived from Land Registry © Crown copyright 2024

Figure 3.2 Kirklees household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2024, Zoopla 2024, CLG, ASHE 2024

Note: The deposit requirements are shown on the table as a negative number

Figure 3.2 Kirklees household income and housing costs – Tabulated data

Borough of Kirklees	Income required	Deposit required	ASHE LQ income (2024)	ASHE Median income (2024)
Social rent	£20,197	n/a	£26,094	£34,157
Affordable rent	£27,802	n/a	£26,094	£34,157
Shared ownership (25%)	£28,595	-£4,625	£26,094	£34,157
Market rent - LQ	£28,704	n/a	£26,094	£34,157
Discounted Home Ownership (30%)	£33,300	-£12,950	£26,094	£34,157
Market sale - LQ	£34,714	-£13,500.0	£26,094	£34,157
Help to Buy	£34,357	-£18,500	£26,094	£34,157
Market rent - median	£34,752	n/a	£26,094	£34,157
Shared ownership (50%)	£35,401	-£9,250	£26,094	£34,157
Discounted Home Ownership (25%)	£35,679	-£13,875	£26,094	£34,157
Discounted Home Ownership (20%)	£38,057	-£14,800	£26,094	£34,157
Market rent - average	£38,152	n.a	£26,094	£34,157
Market sale - median	£47,571	-£18,500.0	£26,094	£34,157
Market sale - average	£62,026	-£24,121.2	£26,094	£34,157

What is genuinely affordable housing in the Kirklees context?

3.22 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across Kirklees and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:

- Lower quartile and median household incomes from the 2024 CAMEO data;
- 2024 entry-level incomes from a range of key worker occupations;
- Incomes associated with 2024 minimum and living wages (using single, dual income, and 1.5x income measures);
- The proportion of income a household would need to spend on rent;
- The extent to which affordable rental options are genuinely affordable to households; and
- The extent to which households could afford home ownership based on multiples of household income, with up to 4x being affordable.

Genuinely affordable rents

3.23 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across Kirklees and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.

3.24 Table 3.12 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by sub-area, how this compares with incomes, and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £598 across Kirklees where the lower quartile income is £1,250. This means that a household is spending 47.8% of income on rent. To be genuinely affordable, that is, costing no more than 25% of gross income, a lower quartile rent should be £313 each month and median rent should be £521 each month. There are affordability issues across all sub-areas where households on lower quartile incomes are having to spend over 30% and up to 52.0% of their income on lower quartile rents.

Affordable home ownership options

3.25 Table 3.13 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are not affordable, with all property prices above the 3.5x recommended figure and in excess of 8x household incomes in some sub-areas. Boroughwide, a property should cost no more than £52,500 to be affordable to households on lower quartile incomes and £87,500 to households on median incomes.

Table 3.12a Affordability of Lower Quartile private rents by sub-area

Sub-area	Actual LQ rent 2024	LQ Gross household income 2024 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income
Batley and Spen	£650	£1,250	52.0	£313
Dewsbury and Mirfield	£650	£1,250	52.0	£313
Huddersfield North	£650	£1,250	52.0	£313
Huddersfield South	£542	£1,250	43.4	£313
Kirklees Rural - East	£724	£2,083	34.8	£521
Kirklees Rural - West	£702	£2,083	33.7	£521
Kirklees total	**£598**	**£1,250**	**47.8**	**£313**

Table 3.12b Affordability of Median private rents by sub-area

Sub-area	Actual Median rent 2024	Median Gross household income 2024 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
Batley and Spen	£750	£2,083	36.0	£521
Dewsbury and Mirfield	£750	£2,083	36.0	£521
Huddersfield North	£724	£2,083	34.8	£521
Huddersfield South	£650	£1,250	52.0	£313
Kirklees Rural – East	£849	£2,917	29.1	£729
Kirklees Rural – West	£849	£2,917	29.1	£729
Kirklees total	**£724**	**£2,083**	**34.8**	**£521**

Sources: CAMEO

Table 3.13a Affordability of lower quartile owner-occupation by sub-area

Sub-area	Actual LQ price 2024	LQ Gross household income 2024 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Batley and Spen	£135,000	£15,000	8.1	£52,500
Dewsbury and Mirfield	£132,750	£15,000	8.0	£52,500
Huddersfield North	£117,000	£15,000	7.0	£52,500
Huddersfield South	£120,000	£15,000	7.2	£52,500
Kirklees Rural - East	£190,000	£25,000	6.8	£87,500
Kirklees Rural - West	£172,000	£25,000	6.2	£87,500
Kirklees total	**£135,000**	**£15,000**	**8.1**	**£52,500**

Table 3.13b Affordability of median owner-occupation by sub-area

Sub-area	Actual median price 2024	Median Gross household income 2024 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Batley and Spen	£182,000	£25,000	6.6	£87,500
Dewsbury and Mirfield	£177,000	£25,000	6.4	£87,500
Huddersfield North	£165,000	£25,000	5.9	£87,500
Huddersfield South	£157,000	£15,000	9.4	£52,500
Kirklees Rural - East	£256,000	£35,000	6.6	£122,500
Kirklees Rural - West	£240,000	£35,000	6.2	£122,500
Kirklees total	**£185,000**	**£25,000**	**6.7**	**£87,500**

Sources: CAMEO

Affordability of prices and rents to selected key workers and households on minimum/living wages

3.26 The extent to which boroughwide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.14. Most key workers on entry-level grades are having to spend more than 25% of their income on rent.

3.27 Table 3.15 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available and indicates that multiples in excess of 3.5x were generally needed when buying a property.

Table 3.14 Incomes of key workers and households on minimum/living wage and rental affordability

Police officer

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Pay Point 2	£31,164	£2,597	23.0	27.9	£598	£724
Pay Point 4	£33,690	£2,808	21.3	25.8	£598	£724

Nurse

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Band 1	£23,614	£1,968	30.4	36.8	£598	£724
Band 3	£24,071	£2,006	29.8	36.1	£598	£724
Band 5	£29,969	£2,497	23.9	29.0	£598	£724

Fire officer

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Trainee	£28,265	£2,355	25.4	30.7	£598	£724
Competent	£37,675	£3,140	19.0	23.1	£598	£724

Teacher

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Unqualified (min)	£21,731	£1,811	33.0	40.0	£598	£724
Main pay range (min)	£31,650	£2,638	22.7	27.5	£598	£724

Minimum/Living Wage age 21 or over

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Single household	£22,308	£1,859	32.2	38.9	£598	£724
1xFull-time, 1xPart-time	£33,462	£2,789	21.4	26.0	£598	£724
Two working adults	£44,616	£3,718	16.1	19.5	£598	£724

Minimum/Living Wage age between 18 and 20

Income/Occupation/ Wage	Gross household income 2024 (Annual £)	Gross household income 2024 (Monthly £)	LQ Rent Percentage income spent (Monthly £)	Median Rent Percentage income spent (Monthly £)	LQ Rent (Monthly £)	Median Rent (Monthly £)
Single household	£16,770	£1,398	42.8	51.8	£598	£724
1xFull-time, 1xPart-time	£25,155	£2,096	28.5	34.5	£598	£724
Two working adults	£33,540	£2,795	21.4	25.9	£598	£724

Table 3.15a Open market property prices: Kirklees

Property Prices	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Price>>	£135,000	£185,000	£92,500	£46,250	£138,750	£129,500	£138,750	£148,000
Price after deposit/loan>>	£121,500	£166,500	£83,250	£41,625	£120,250	£116,550	£124,875	£133,200

Table 3.15b Ratio of house price to income: Kirklees

Data source for income calculation	Income level	Gross household income 2024	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
CAMEO UK Household Income	LQ income	£15,000	8.1	11.1	5.6	2.8	8.0	7.8	8.3	8.9
CAMEO UK Household Income	Median income	£25,000	4.9	6.7	3.3	1.7	4.8	4.7	5.0	5.3
CAMEO UK Household Income	Average income	£29,057	4.2	5.7	2.9	1.4	4.1	4.0	4.3	4.6
ONS Annual Survey of Hours and Earnings	ASHE LQ	£23,965	5.1	6.9	3.5	1.7	5.0	4.9	5.2	5.6
ONS Annual Survey of Hours and Earnings	ASHE Median	£32,341	3.8	5.1	2.6	1.3	3.7	3.6	3.9	4.1
ONS Annual Survey of Hours and Earnings	ASHE Average	£35,409	3.4	4.7	2.4	1.2	3.4	3.3	3.5	3.8

Table 3.15c Ratio of house price to income selected key workers: Kirklees

Police officer	Wage	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Pay Point 2	£31,164	3.9	5.3	2.7	1.3	3.9	3.7	4.0	4.3
Pay Point 4	£33,690	3.6	4.9	2.5	1.2	3.6	3.5	3.7	4.0
Nurse	**Wage**	**LQ**	**Median**	**Shared ownership (50%)**	**Shared ownership (25%)**	**Help to buy**	**Discounted Home Ownership (30%)**	**Discounted Home Ownership (25%)**	**Discounted Home Ownership (20%)**
Band 1	£23,614	5.1	7.1	3.5	1.8	5.1	4.9	5.3	5.6
Band 3	£24,071	5.0	6.9	3.5	1.7	5.0	4.8	5.2	5.5
Band 5	£29,969	4.1	5.6	2.8	1.4	4.0	3.9	4.2	4.4

Fire officer	Wage	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Trainee	£28,265	4.3	5.9	2.9	1.5	4.3	4.1	4.4	4.7
Competent	£37,675	3.2	4.4	2.2	1.1	3.2	3.1	3.3	3.5

Teacher	Wage	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Unqualified (min)	£21,731	5.6	7.7	3.8	1.9	5.5	5.4	5.7	6.1
Main pay range (min)	£31,650	3.8	5.3	2.6	1.3	3.8	3.7	3.9	4.2

Table 3.15d Ratio of house price to income of households on minimum/living wage: Kirklees

Minimum/Living Wage	Wage	LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Single household (25 and over)	£22,308	5.4	7.5	3.7	1.9	5.4	5.2	5.6	6.0
1xFull-time, 1xPart-time	£33,462	3.6	5.0	2.5	1.2	3.6	3.5	3.7	4.0
Two working adults	£44,616	2.7	3.7	1.9	0.9	2.7	2.6	2.8	3.0
Single household (21-24)	£16,770	7.2	9.9	5.0	2.5	7.2	6.9	7.4	7.9
1xFull-time, 1xPart-time	£25,155	4.8	6.6	3.3	1.7	4.8	4.6	5.0	5.3
Two working adults	£33,540	3.6	5.0	2.5	1.2	3.6	3.5	3.7	4.0

Concluding comments

3.28 In 2024, lower quartile house prices were £135,000 and median prices were £185,000 across Kirklees. Prices across Kirklees were similar to West Yorkshire and Yorkshire and the Humber. Lower quartile private rents across Kirklees in 2024 were £598 and median rents were £724.

3.29 The relative affordability of dwellings to buy or rent was explored at borough level. Across Kirklees, the minimum income required for entry-level/lower quartile renting was around £28,704. For buying an entry-level/lower quartile property, the minimum income required was around £34,714. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and, if buying a property, should cost no more than 3.5x household income.

3.30 Analysis considered the affordability of rents and prices at borough level. Overall, households had to spend 47.8% of lower quartile income on a lower quartile rent and 34.8% of median income for median rents. Rents were relatively more affordable in the two Kirklees Rural sub-areas. Notable affordability pressures are identified in the Batley and Spen, Dewsbury and Mirfield and Huddersfield North sub-area, where the proportion of lower quartile income needed for lower quartile rents was generally above 50%.

3.31 For open market purchase, the ratio of lower quartile income to price across Kirklees was 8.1x and for median income to median price it was 6.7x. Both ratios are above the benchmark of 3.5x income and ratio. Indeed, ratios exceeded 8x in the Batley and Spen and Dewsbury and Mirfield sub-areas. Without substantial deposits, the ability to buy is a challenge to many households.

3.32 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent.

3.33 Private renting was generally unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage have to spend in excess of 30% of their income on lower quartile rents.

3.34 For buying, analysis assumed that a 10% deposit was available but indicated that income multiples in excess of 3.5x were generally needed to buy on the open market.

3.35 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across Kirklees (Table 3.16). This is based on 2022 cameo local incomes (which may refer to single or dual household income) and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes when testing the affordability of buying. These figures should be considered when considering the extent to which new affordable housing is truly affordable.

Table 3.16 Genuinely affordable rents and purchase prices by sub-area

Sub-area	Lower Quartile (LQ) rents (25% of income)	Median rents (25% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
Batley and Spen	£313	£521	£52,500	£87,500
Dewsbury and Mirfield	£313	£521	£52,500	£87,500
Huddersfield North	£313	£521	£52,500	£87,500
Huddersfield South	£313	£313	£52,500	£52,500
Kirklees Rural – East	£521	£729	£87,500	£122,500
Kirklees Rural – West	£521	£729	£87,500	£122,500
Kirklees total	**£313**	**£521**	**£52,500**	**£87,500**

4. The Needs of Different Groups

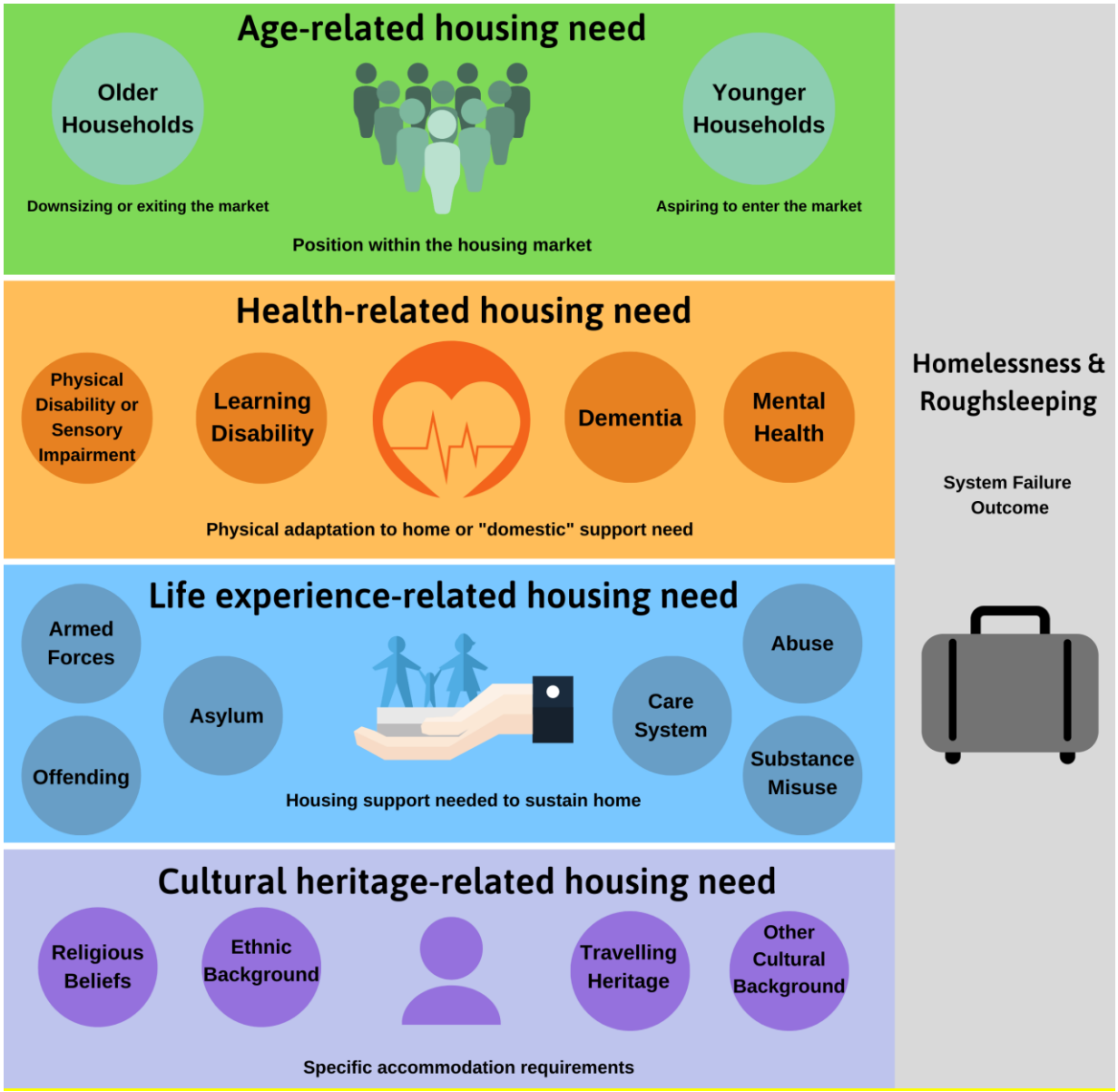
Introduction

4.1 Paragraph 63 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types.

Housing for people with additional needs

4.2 These groups include older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 4.1.

Figure 4.1 Establishing need associated with age, health, and life experience



4.3 The evidence base relating to additional needs groups has been established based around these broad principles:

- People with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
- Some people will have complex and multiple needs and therefore may fall into several different categories of need;
- Some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
- Most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

Age-related housing need

4.4 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households, this includes 'rightsizing' and adaptation of existing dwellings. For younger households, affordability is a particular concern and this has been considered elsewhere in the report. For this section we therefore focus upon the needs of older persons for particular unit types.

Housing for older people

4.5 The NPPF Annex 2 defines older people as **'people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with support and care needs.'**

4.6 PPG recommends the following are considered in an assessment of older persons need:

- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, Extra Care or housing with care), broken down by type and tenure.
- The need for care in residential care and nursing homes (C2).
- The need for co-housing communities.
- The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.

4.7 PPG notes that **'plan-making authorities will need to count housing provided for older people against their housing requirement'** (source: PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626).

4.8 Over the period 2024 to 2043, the number of people aged 65 and over is expected to increase by 26.3% (ONS 2022-based population projections). Similarly, the number of households headed by someone aged 65 or over is expected to increase by 15,790 (29.6%) by 2043 (ONS 2022-based household projections).

4.9 The 2024 Household Survey indicates that the majority of older people (68.6%) want to remain in their current home with help and support when needed (Table 4.1). There is also interest in a range of options including buying on the open market, sheltered accommodation, co-housing, and renting Extra Care housing,

Table 4.1 Older persons' housing preferences by age group

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed (e.g. home visits, 'call for help' alarm)	57.8%	80.9%	100.0%	68.6%
Buying a dwelling on the open market	35.4%	12.1%	22.7%	25.7%
Rent a dwelling from a private landlord	8.7%	0.0%	0.0%	4.9%
Rent from housing association	11.0%	7.1%	0.0%	9.0%
Rent from the council	9.0%	3.6%	0.0%	6.5%
Sheltered accommodation - To rent	16.7%	19.8%	0.0%	17.3%
Sheltered accommodation - To buy	23.0%	11.9%	22.7%	18.6%
Sheltered accommodation - Part rent/buy (shared ownership)	12.2%	6.1%	0.0%	9.3%
Extra Care housing - To rent	10.6%	4.5%	0.0%	7.8%
Extra Care housing - To buy	11.3%	4.9%	22.7%	9.2%
Extra Care housing - Part rent/buy (shared ownership)	10.0%	2.0%	0.0%	6.4%
Supported housing for people with learning disabilities and autism	0.0%	0.0%	0.0%	0.0%
Supported housing for people with mental health conditions	0.0%	0.0%	0.0%	0.0%
Residential nursing/care home	5.3%	10.2%	15.1%	7.6%
Co-housing - your own home in a small community which shares facilities (e.g. laundry) and activities	18.0%	7.1%	10.5%	13.4%
Go to live with children or other relatives/friends	10.1%	8.3%	0.0%	9.0%
Other	5.9%	3.7%	0.0%	4.8%
Base (total households responding)	12,206	8,579	848	21,634

Source: 2024 Household Survey

4.10 The 2024 Household Survey indicates 72.5% of older people planning to move would like to move to a property with fewer bedrooms, 19.8% would like to move to a property with the same number of bedrooms, and 7.7% would like a larger property (Table 4.2). The general conclusion is that smaller dwellings are needed to accommodate older movers but there are households who would require the same or even an increase in the number of bedrooms in their properties.

Table 4.2 Future housing choices of older households (rightsizing)

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	61.7%	72.5%
Staying same	30.9%	19.8%
Upsizing (moving to larger property)	7.5%	7.7%
Total	**100.0%**	**100.0%**
Base (households responding)	**7,880**	**7,659**

Source: 2024 Household Survey

Future need for specialist older person accommodation and residential care provision

4.11 Across Kirklees, latest data would suggest there are around 5,884 units/bedspaces of specialist older persons accommodation comprising 2,709 specialist older accommodation units (C3 planning use class), 379 Extra Care (C2 use class), and 2,796 bedspaces residential care (C2 use class). Map 4.1 and Table 4.3 shows the current number of older persons units of accommodation across Kirklees using data provided by the Elderly Accommodation Counsel (EAC).

Table 4.3 Categories of older person accommodation

Category (and planning use category)	Current number of C3 units/ C2 bedspaces	Description
Age-exclusive housing (C3)	1,143	**EAC definition:** Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people and may have communal facilities such as a residents' lounge, guest suite, and shared garden, but do not provide any regular on-site support to residents. **PPG definition:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
Care homes (C2)	1,549	**EAC definition:** A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002, all homes in England, Scotland, and Wales are known as 'care homes', but are registered to provide different levels of care.

Category (and planning use category)	Current number of C3 units/ C2 bedspaces	Description
		A home registered simply as a **care home** will provide personal care only – help with washing, dressing, and giving medication. **PPG definition:** These have individual rooms within a residential building and provide a high level of care, meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.
Care home with nursing (C2)	1,247	A home registered as a **care home with nursing** will provide the same personal care but also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse.
Enhanced sheltered/close case (C3)	0	Sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of provision that is found in an Extra Care housing scheme.
Retirement/sheltered housing (C3)	1,566	EAC definition: **Sheltered housing (S)** means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. **Retirement housing ©** means housing developments of a similar type to sheltered housing, but built for sale, usually on a leasehold basis. The term sheltered housing is now largely superseded by retirement housing. PPG definition: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room, and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.

Category (and planning use category)	Current number of C3 units/ C2 bedspaces	Description
Extra Care (EC) housing or housing with care (HC) (C3)	327 (EC) 52 (HC)	EAC definition: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors, and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates, and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. **PPG definition:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an on-site care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses. **Note** Extra Care can also provide accommodation for people with additional needs who are not older people.
Total	**5,884**	

Source: EAC data 2024

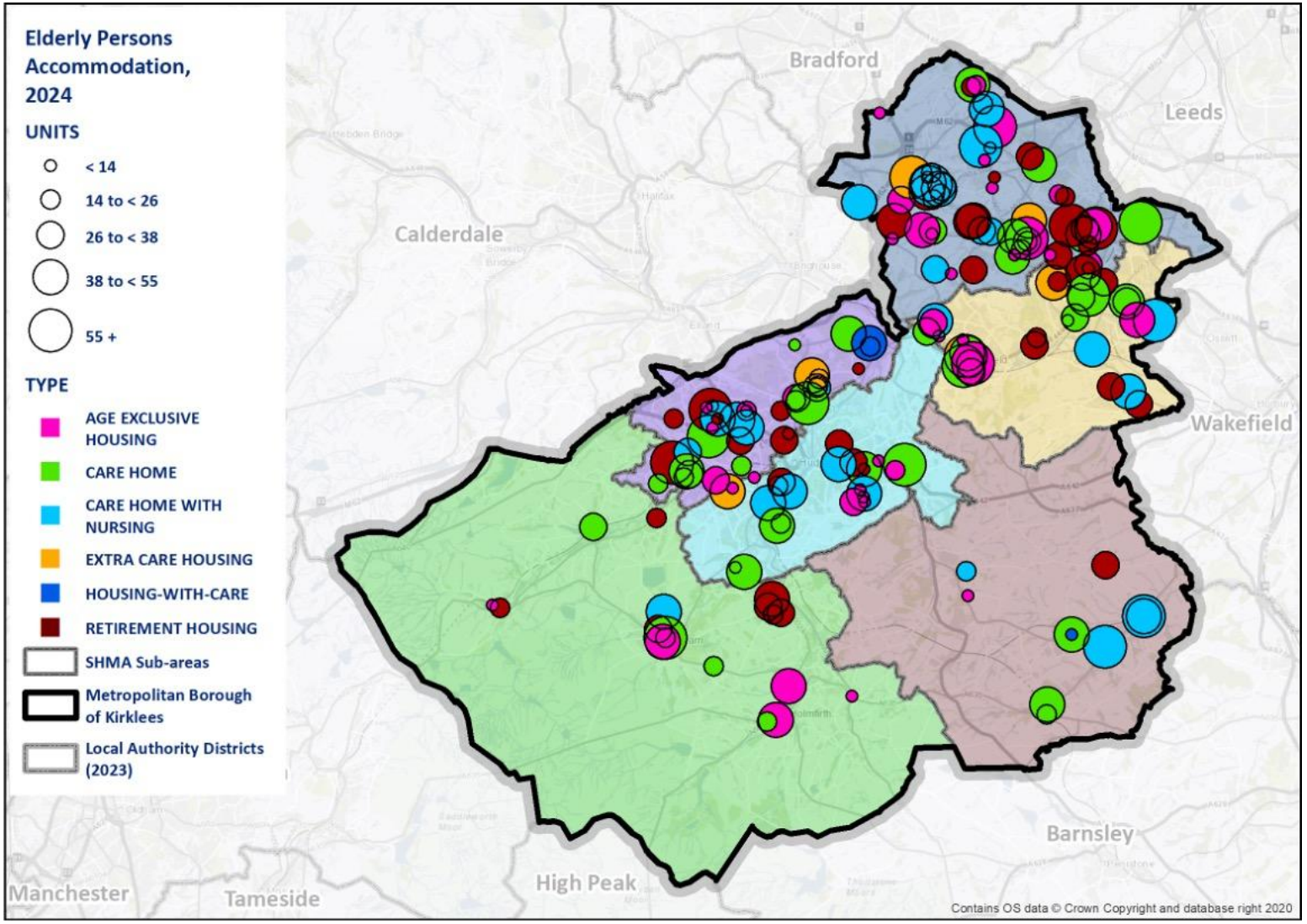
4.12 This SHMA will help provide evidence of the need for different accommodation options and support needs. Given the ageing of the population, the need for specialist older person accommodation is expected to increase.

4.13 Table 4.4 sets out an assessment of need for different types of older persons accommodation based on latest metrics provided by the Housing Learning and Information Exchange (Housing LIN). This establishes:

- A need in 2024 for 2,543 residential care bedspaces increasing to 3,544 by 2043. This compares to a current supply of 2,796 bedspaces.
- A need in 2024 for 1,760 Extra Care units increasing to 2,454 by 2043. This compares to a current supply of 379 bedspaces.
- A need in 2024 for 7,823 C3 specialist older person dwelling units rising to 10,906 by 2043. This compares with a current supply of 2,709 units.

4.14 Based on the analysis of demographic change and the Housing LIN estimates, Table 4.4 sets out the overall need for older persons specialist accommodation by type of provision and tenure to 2043. This indicates a net need for 11,020 additional units of older persons provision over the period 2024 to 2043: 8,107 additional C3 dwelling units or 431 each year, a need for 2,075 C2 Extra Care units or 109 each year, and 748 C2 residential care bedspaces or 39 each year. There is a particular need for leasehold sheltered housing, enhanced sheltered, and Extra Care housing for rent and sale. Kirklees has a good supply of dementia-friendly older persons accommodation through existing provision.

Map 4.1 Current older persons accommodation across Kirklees



Source: Elderly Accommodation Counsel 2024

Postcode location of properties mapped in Map 4.1

Postcode	Type of property	Number of units
WF12 7AH	care home	34
WF13 4DU	extra care housing	45
WF15 6NG	care home	28
HD7 6AY	retirement housing	24
BD11 2NX	age exclusive housing	78
WF17 5RP	retirement housing	30
HD3 4WQ	retirement housing	35
HD9 7JJ	age exclusive housing	14
WF17 5EB	retirement housing	58
WF12 0HS	retirement housing	28
HD1 3TF	retirement housing	32
HD8 0BG	care home	59
BD19 3EF	retirement housing	40
WF17 7JZ	age exclusive housing	36
WF13 2BH	age exclusive housing	6
HD9 6JD	retirement housing	34
HD5 8EG	care home	42
HD3 3AU	care home with nursing	40
WF12 9BP	care home with nursing	39
WF14 0EE	care home	34
HD3 4YA	care home	60
HD3 3GX	retirement housing	26
WF16 0AL	age exclusive housing	16
HD9 5RL	care home with nursing	46
BD11 2AN	care home	40
BD11 2DH	retirement housing	23
HD8 8RP	care home	47
HD9 4DX	care home	24
WF17 8JT	age exclusive housing	18
WF13 1PX	retirement housing	37
WF13 3QE	care home	14
HD3 3SD	retirement housing	61
BD19 5DP	retirement housing	18
HD2 1QE	care home	46
HD3 4ST	retirement housing	59
HD2 1DJ	care home	24
HD9 6DY	retirement housing	15
HD2 2AH	age exclusive housing	20
HD2 2AH	age exclusive housing	6
HD2 2AH	age exclusive housing	6
HD3 4ES	retirement housing	27
HD9 4AG	care home	18
BD19 3SD	age exclusive housing	16
WF14 8BT	age exclusive housing	36
WF15 6QH	retirement housing	49
WF16 0ND	care home	45
HD5 8RZ	care home with nursing	50
HD5 8DL	retirement housing	36
HD5 8NH	age exclusive housing	12
BD19 4HE	age exclusive housing	8
WF13 2RZ	care home	35
HD8 9JU	care home with nursing	85
HD9 5PZ	retirement housing	30
HD8 9XP	retirement housing	31
WF13 3BT	retirement housing	25

Postcode	Type of property	Number of units
HD4 5QP	extra care housing	41
WF14 9DJ	extra care housing	58
HD9 6DF	retirement housing	34
WF13 3NB	retirement housing	35
HD5 8PY	age exclusive housing	8
WF15 8BE	care home with nursing	29
WF14 8LS	retirement housing	31
HD2 1UJ	retirement housing	8
BD19 4LP	age exclusive housing	12
WF15 8BH	age exclusive housing	6
WF17 9EN	care home	40
HD9 2JU	age exclusive housing	46
HD3 3ZJ	age exclusive housing	10
HD2 2PZ	age exclusive housing	20
HD4 5RG	age exclusive housing	10
HD4 5AW	age exclusive housing	6
HD9 2LA	care home	16
HD1 4UD	care home	24
HD2 1DH	care home	25
BD19 4RQ	retirement housing	14
WF12 8NJ	care home with nursing	66
HD1 3XH	care home with nursing	42
WF15 6JA	care home with nursing	30
HD4 7WS	age exclusive housing	10
WF16 0AL	care home	30
HD5 8UX	age exclusive housing	6
WF15 7LE	age exclusive housing	5
WF14 9QJ	age exclusive housing	6
WF15 8LN	retirement housing	41
HD4 7WA	care home	40
WF16 9QG	extra care housing	53
HD7 5EL	care home	37
WF12 7AH	care home	40
WF15 8FG	age exclusive housing	12
HD7 5QU	retirement housing	24
WF17 6EZ	care home	64
HD3 4UP	care home with nursing	31
HD8 9EQ	care home	50
HD5 9LU	retirement housing	31
HD3 4NQ	age exclusive housing	31
WF17 5RU	care home	40
HD3 3EJ	care home with nursing	45
HD7 4AN	care home	22
WF17 9RE	retirement housing	34
HD2 2JQ	care home	12
WF15 6BY	care home with nursing	32
WF14 8DP	care home	40
HD8 9EQ	housing-with-care	6
HD5 8UX	age exclusive housing	3
WF14 8PW	care home	60
HD9 3TQ	age exclusive housing	45
BD19 4LA	care home with nursing	68
BD19 3PX	age exclusive housing	12
BD11 2AW	age exclusive housing	22
BD19 6LP	care home with nursing	55
WF17 5BW	age exclusive housing	48
WF13 4EX	retirement housing	24

Postcode	Type of property	Number of units
WF13 4AN	retirement housing	34
BD12 7DW	age exclusive housing	8
HD9 4AG	care home	64
WF16 0AX	care home	20
HD1 3QY	retirement housing	20
WF15 8DX	age exclusive housing	55
BD19 6AG	age exclusive housing	30
BD19 3EJ	extra care housing	80
HD3 3ER	age exclusive housing	12
HD5 8QY	age exclusive housing	26
WF14 9QZ	care home with nursing	54
WF12 0JZ	care home with nursing	45
HD8 0SS	age exclusive housing	12
HD5 8RX	age exclusive housing	6
BD11 2LE	age exclusive housing	20
HD7 6DZ	age exclusive housing	6
BD11 2ES	care home with nursing	45
HD4 6LL	retirement housing	20
WF14 8LL	age exclusive housing	70
WF17 8JX	retirement housing	18
WF14 9SP	age exclusive housing	6
HD8 0TH	care home with nursing	20
HD3 4PZ	care home	20
WF16 9RS	age exclusive housing	62
HD5 8EG	retirement housing	3
HD1 4PN	care home with nursing	43
WF16 9EU	care home	40
HD1 5BS	age exclusive housing	4
BD19 3RE	retirement housing	32
WF12 8BD	age exclusive housing	42
WF12 0RR	retirement housing	38
WF17 7JA	retirement housing	67
WF16 0LG	age exclusive housing	5
BD19 4JT	age exclusive housing	10
HD4 6LJ	care home	40
WF15 6QN	retirement housing	55
WF13 4BL	age exclusive housing	9
HD9 4NP	age exclusive housing	44
HD9 6DQ	retirement housing	49
BD19 4TL	retirement housing	18
HD2 1ST	retirement housing	20
BD19 3BA	retirement housing	43
HD8 8PS	care home	23
HD3 3JQ	age exclusive housing	12
HD2 1WN	housing-with-care	46
HD3 4RJ	care home	40
HD2 2UG	retirement housing	25
BD19 3HU	care home with nursing	86
HD2 2QE	age exclusive housing	34
WF15 7AA	retirement housing	30
HD1 5DR	retirement housing	33
HD9 4DX	care home	24
WF17 7QH	retirement housing	17
WF13 2LS	retirement housing	46
HD5 8NN	age exclusive housing	31
WF14 9BY	age exclusive housing	31
WF13 2LF	care home with nursing	32

Postcode	Type of property	Number of units
HD2 1DJ	care home with nursing	37
WF13 2SU	care home	64
HD2 1DQ	age exclusive housing	18
BD19 3RN	care home with nursing	42
HD2 1EX	extra care housing	50
HD4 6AP	care home	46
HD4 6AP	care home with nursing	45
HD8 9PR	care home with nursing	40
HD8 9PR	care home with nursing	60
HD5 8AU	care home with nursing	40
HD3 3EJ	retirement housing	4
HD2 1BB	care home	78

Table 4.4 Future need for older person accommodation relative to current supply across Kirklees

Type of accommodation	A Supply 2024	B Modelled need 2024	C Modelled need 2043	D = C-B Change in need 2024 to 2043	E = D+B-A Total need 2043	E/19 = Annual need
Population 75+	**N/A**	**41,185**	**57,766**	**16,582**	**N/A**	**N/A**
Conventional sheltered housing to rent	2,153	2,347	3,272	925	1,119	59
Leasehold sheltered housing	556	4,694	6,543	1,850	5,987	315
Enhanced sheltered housing (divided 50:50 between that for rent and for sale)	0	782	1,091	308	1,091	57
Extra care housing for rent	321	587	818	231	497	26
Extra care housing for sale	58	1,173	1,636	462	1,578	83
TOTAL C3	**2,709**	**7,823**	**10,906**	**3,083**	**8,197**	**431**
TOTAL C2/C3 extra care	**379**	**1,760**	**2,454**	**694**	**2,075**	**109**
TOTAL C2 residential care	**2,796**	**2,543**	**3,544**	**1,002**	**748**	**39**
GRAND TOTAL	**5,884**	**12,126**	**16,904**	**4,778**	**11,020**	**580**

Source: Housing LIN, 2022-based ONS population projection

Senior cohousing communities

4.15 Senior cohousing is specifically mentioned in PPG as a housing option for older people. Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.

4.16 This option should be considered by the council as part of a diverse range of accommodation for older people. The 2024 Household Survey identified a total of 2,691 households interested in co-housing across Kirklees, with interest in a range of dwelling types and sizes. Overall, 21.4% were interested in 1-bedroom dwellings, 39.8% 2-bedroom and 38.8% 3 or more-bedroom dwellings. There was particular interest in 2 bedroom bungalows (32.6%) and 3 bedroom bungalows (38.8%). There was limited interest in houses (7.2%) or flats (6.2%).

People with dementia and early onset dementia

4.17 The PPG makes specific reference to dementia and that **'there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate'** *(*source*:* June 2019 PPG Paragraph: 019 Reference ID: 63-019-20190626).

4.18 The PPG also outlines the characteristics of a dementia-friendly communities:

- Easy to navigate physical environment;
- Appropriate transport;
- Communities shaped around the views of people with dementia and their carers;
- Good orientation and familiarity;
- Reduction in unnecessary clutter; and
- Reduction in disorienting visual and auditory stimuli.

4.19 2020 POPPI/PANSI data estimates there are 119 people aged 30 to 64 with early onset dementia and 5,702 people aged 65 and over with dementia (Table 4.5) across Kirklees. By 2043, the number of people aged 65 and over with dementia is projected to increase by 42.5%, with an increase of 66.9% amongst the 85+ age group. The number with early onset dementia is expected to remain increase.

Table 4.5 People with dementia across Kirklees

Dementia	2024	2043	% Change 2024-2043
Early onset dementia (30-64)	119	126	6.2%
Dementia (65-74)	990	1127	13.9%
Dementia (75-84)	2,329	3,021	29.7%
Dementia (85 and over)	2,383	3,978	66.9%
Dementia (total 65+)	5,702	8,127	42.5%

Source: POPPI/PANSI applied to 2022-based population projections

4.20 The All Party Parliamentary Group (APPG) published a report on Housing for People with Dementia in July 2021

4.21 This set out 23 recommendations which included:

- Recognise potential future loneliness and how we can maintain our family connections and wider social networks in the communities we live in before or after diagnosis.
- Consider whether to move whilst we are able: rightsizing and moving to the right place and environment whilst able to still develop new routes and make new friends.
- Make preventive changes, incrementally, to the home environment, such as when upgrading property or installing new technology, or where we require additional personal care and support to help us to live independently.

4.22 Regarding housing and planning, the report recommended:

- Support increased provision of Extra Care housing / assisted living accommodation and retirement housing that is dementia-ready, with top-sliced grant-aid through Homes England.
- Strengthen MHCLG guidance to local planning authorities. LPAs should respond to demographic change and the need for more homes designed for older people, including those with dementia, through Local Plans specifying requirements for age-friendly housing.

4.23 The West Yorkshire Combined Authority Dementia Ready Housing Design Criteria includes a list of ten dementia-ready criteria to create an environment that facilitates a more independent, healthy lifestyle and avoids an institutional appearance. If applied at the design stage, they are cost-effective and avoid the need for some adaptations which can be unattractive and stigmatising. There are:

1. Front door is easy to find, day or night
2. Step-free access into the home
3. Internal surfaces reduce confusion
4. Bathroom is easy to find
5. Bathroom/WC locks aid rescue
6. Good level of natural light in all habitable rooms

7. View of nature from at least one habitable room
8. Access to an outdoor space that is easy to navigate
9. Amenities and other homes within 1km
10. Active dementia champion with the housing organisation

The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

4.24 The profile of dwellings occupied by households aged 65 and over by age group, based on the 2024 Household Survey across Kirklees, is summarised in Table 4.6. This shows that the majority (70.1%) live in houses, particularly with 3 or more bedrooms, 10.5% live in bungalows, 18.4% in flats, and 0.8% in other dwelling types.

Table 4.6 Dwellings occupied by households where the HRP is aged 65 and over

Dwelling type and size	65 to 74 (%)	75 to 84 (%)	85+ (%)	Total (%)
1 or 2-bedroom house	18.3%	19.0%	11.3%	18.2%
3 bedroom house	37.2%	28.0%	26.2%	33.5%
4 or-more bedroom house	20.8%	11.6%	43.8%	18.4%
1-bedroom bungalow	3.0%	17.5%	0.0%	8.0%
2 or more-bedroom bungalow	2.0%	3.7%	0.0%	2.5%
1-bedroom flat	2.7%	10.1%	0.0%	5.3%
2 or more-bedroom flat	15.5%	8.8%	16.2%	13.1%
Other	0.5%	1.2%	2.5%	0.8%
Total	100.0%	100.0%	100.0%	100.0%
Base	25,205	14,029	1,667	40,901

Source: 2024 Household Survey

4.25 The provision of appropriate adaptations to existing dwelling stock can help people lead independent lives. PPG also asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people (source: PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220).

4.26 Given that the majority of older people want to remain in their own homes with help and support when needed, the 2024 Household Survey provides a useful insight into the proportion of households who need care and support, and the extent which properties are adapted (Table 4.7) across Kirklees

4.27 Table 4.7 shows that 10% of all households require care and support to enable them to stay in their home across Kirklees. This is highest amongst 85+ age group and from households living in affordable housing. Of households with a Household Reference Person aged 85 and over, 15.7% require help and support to enable occupiers to stay in their own home.

4.28 61.7% of households have sufficient space for a carer to stay overnight if needed across Kirklees– and this increases to over 62.4% across 75 to 84 age

group and 100% in the 85+ age group. Owner-occupiers were most likely to have space available, and private and social renters were less likely. Around 15.5% of respondents in affordable housing had sufficient space for a carer.

4.29 Around 5.0% of all dwellings across Kirklees had been adapted or purpose-built for a person with a long-term illness, health problem, or disability. This was highest amongst affordable housing occupants (16.2%) and lowest amongst owner-occupiers (3.1%). Older people were more likely to live in an adapted home, with 10.7% of households with a HRP aged 75-84 living in adapted homes.

Table 4.7a Adaptations, support needs, and space for carer by tenure across Kirklees

Tenure	Is there sufficient space in your home for a carer to stay overnight, if this was needed?	Do you, or any other members of your household, require care or support to enable you/them to stay in this home?	Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?	Has your current home been adapted or purpose-built for a wheelchair user?
Response	**Yes (%)**	**Yes (%)**	**Yes (%)**	**Yes (%)**
Owner Occupied	72.5%	5.8%	3.1%	1.4%
Private Rented	37.9%	18.1%	3.5%	0.9%
Affordable	15.5%	28.1%	16.2%	14.9%
All tenures	**61.7%**	**10.0%**	**5.0%**	**3.3%**

Table 4.7b Adaptations, support needs, and space for carer by age group across Kirklees

Age of household reference person	Is there sufficient space in your home for a carer to stay overnight, if this was needed?	Do you, or any other members of your household, require care or support to enable you/them to stay in this home?	Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?	Has your current home been adapted or purpose-built for a wheelchair user?
Response	**Yes (%)**	**Yes (%)**	**Yes (%)**	**Yes (%)**
Under 65	58.0%	10.4%	4.6%	2.7%
65 to 74	79.1%	5.4%	6.1%	2.6%
75 to 84	62.4%	13.7%	5.4%	10.7%
85 and over	100.0%	15.7%	8.7%	0.0%
All age groups	**61.7%**	**10.0%**	**5.0%**	**3.3%**

Source: 2024 Household Survey

Estimating future need for adaptations and home improvement

4.30 The 2024 Household Survey provides evidence of the range of adaptations and home improvements needs based on the age group of the Household Reference Person (Table 4.8) across Kirklees.

4.31 More insulation and better heating were most frequently mentioned improvements needed across Kirklees.

4.32 Regarding adaptations, these were mainly mentioned by older households and most frequently mentioned were bathroom adaptations, internal and external handrails/grabrails, kitchen adaptations, and stair lift/vertical lift. The need for adaptations was generally highest amongst the 65-74 and 75+ age group across Kirklees.

4.33 These requirements are self-determined by residents responding to the 2024 Household Survey and may not necessarily reflect actual requirements following an independent assessment in the home.

Table 4.8a Home improvements required by age group (% of households)

Home improvement required	Under 65	65-74	75+	Total
More insulation (loft, wall cavities)	24.9%	13.8%	12.4%	21.7%
Better heating	20.9%	15.5%	17.1%	19.6%
Double glazing	14.4%	4.5%	2.6%	11.4%
Improved ventilation	10.3%	4.3%	3.3%	8.5%
Downstairs WC	4.7%	3.1%	8.9%	4.9%

Table 4.8b Adaptations required by age group (% of households)

Adaptations required	Under 65	65-74	75+	Total
Adaptations to bathroom	8.1%	6.7%	16.7%	8.8%
Adaptations to kitchen	5.8%	3.6%	6.3%	5.4%
External handrails /grab rails	5.0%	8.0%	14.3%	6.5%
Internal handrails /grab rails	6.1%	8.4%	16.7%	7.6%
Stair lift / vertical lift	4.1%	7.2%	11.3%	5.4%
Lever door handles	2.2%	3.2%	4.2%	2.6%
Room for a carer	2.8%	2.8%	1.2%	2.6%
Base (all households)	128,309	30,609	19,061	177,979

Source: 2024 Household Survey

4.34 Resources for aids and adaptations remain limited, particularly for households in the private sector (owner-occupation or privately rented accommodation). However, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.

Assistance in the home

4.35 The 2024 Household Survey also provides information on a range of practical assistance required from households by age group (Table 4.9) across Kirklees. Overall, the highest level of need is for help with repair and maintenance of the home, gardening, cleaning, and help with other practical tasks. For all types of assistance, the level of need increases with age, which includes the need for company/friendship mentioned by 9.9% of people aged 75+.

Table 4.9 Percentage of households requiring assistance by age group across Kirklees

Type of help needed now or in next 5 years	Age of HRP Under 65	Age of HRP 65-74	Age of HRP 75+	Age of HRP All
Help with repair and maintenance of home	18.6%	26.4%	27.9%	21.0%
Help with gardening	11.5%	21.4%	20.4%	14.1%
Help with cleaning home	8.5%	20.9%	23.7%	12.2%
Help with other practical tasks	6.6%	11.6%	17.4%	8.6%
Help with personal care	4.8%	3.9%	9.5%	5.2%
Want company / friendship	4.5%	3.7%	9.9%	5.0%
Base (all households)	128,309	30,609	19,061	177,979

Source: 2024 Household Survey

Health-related housing need

4.36 A range of sources can be drawn upon to establish the overall scale of disability/support needs across Kirklees. In summary:

- The 2021 Census reported that across Kirklees, 81.1% were in good health and 5.5% were not in good health (particularly across older age groups). Which compares with 17.5% across England. A total of 24,038 residents were in not good health across Kirklees.
- 17.5% of residents across Kirklees reported that they were disabled, as defined under the Equality Act, with 7.7% saying their daily activities were limited ‘a lot’ and 9.8% ‘a little’ which compares with 7.0% and 9.9% respectively across England. This is mainly associated with older age groups.
- The ONS Family Resources Survey 2018/19 estimates that around 22.6% of the population nationally has a disability. Based on the age profile of people with disabilities, for Kirklees an estimated 101,242 people have a disability (22.8% of the population) in 2024, which is projected to increase to around 113,769 (24.7% of the population) by 2043.

4.37 The 2024 Household Survey data considered illness/disability. The survey estimated a total of 66,873 people or 37.6% had an illness/disability across Kirklees which is similar to the national ONS estimate. Table 4.10 shows the number of people stating an illness/disability and the type of illness/disability. The most frequently mentioned illness/disability was a physical/mobility

impairment (8.5%), mental health issue (6.0%), and older age-related illness or disability (5.1%).

Table 4.10a Number of people stating illness/disability across Kirklees

Illness/disability	Number of people	% of total Population
Physical / mobility impairment	38,140	8.5%
Learning disabilities	11,905	2.7%
Autism	11,098	2.5%
Mental health issue	26,677	6.0%
Visual impairment	8,773	2.0%
Hearing impairment	14,429	3.2%
Dementia/Alzheimer's	2,186	0.5%
Older age-related illness or disability	22,949	5.1%
Other	25,692	5.8%
Total population (ONS, 2022-based projection for 2024)	444,990	
Total number of people with an illness/disability	97,947	22.0%

Table 4.10b Number of people stating illness/disability across Kirklees

Households with at least one person with an illness/disability	Number of households	% of households
Total	66,873	37.6%

Source: 2024 Household Survey

Physical disability

4.38 POPPI and PANSI (Projecting Older People Population Information/Projecting Adult Needs and Service Information, Oxford Brookes University/Institute of Public Care) provides data on the likely prevalence in 2024 of a range of physical disabilities and how this is expected to change by 2043 (Table 4.11). In 2024, there were an estimated 29,611 people across Kirklees with mobility issues across all age groups. This is projected to increase to 35,980 by 2043, mainly due to an increase in the number of people aged 65 with mobility issues.

Table 4.11 Physical disability prevalence across Kirklees

Disability (age group)	2024	2043	% Change 2024-2043
Impaired mobility (18-64)	14,571	15,444	6.0%
Mobility (unable to manage at least one activity on own) (65+)	15,040	20,535	36.5%
Moderate or serious personal care disability (18-64)	12,735	13,602	6.8%
Serious visual impairment (18-64)	171	180	5.5%
Moderate or severe visual impairment (65+)	7,339	9,266	26.3%
Severe hearing loss (18-64)	1,597	1,698	6.3%
Severe hearing loss (65+)	6,310	8,863	40.5%
All with mobility issues (impaired mobility 18-64 and mobility 65+	29,611	35,980	21.5%

Source: POPPI/PANSI; 2022-based ONS population projections

4.39 Regarding visual impairment, the RNIB has produced a document Visibly Better Housing (click here to view document).This includes recommendations for managing the home environment to reduce the impact of sight impairment and sight loss. Suggestions include appropriate lighting, anti-glare windows to reduce reflections which can be disorientating, and use of lighter fabrics and furnishings.

Learning disability and autism

4.40 A learning disability refers to a group of conditions present before the age of 18 that affect how an individual communicates and understands information. Autism is a lifelong developmental condition which affects how people communicate with, and relate to, other people and how they interact with the world around them.

4.41 The number of people across all age groups with moderate or severe learning disabilities is estimated to be around 1,690 in 2024, rising to 1,818 by 2043 (Table 4.12). There is a notable growth in the number of people aged 65 and over with learning disabilities. Around 3,394 people have autistic spectrum disorders in 2024 and this is expected to increase to 3,700 by 2043.

Table 4.12 Number of people with learning disability and autism

Learning disability (age group)	2024	2043	% Change 2024-2043
Total (18-64)	6,389	6,724	5.2%
Total (65+)	1,727	2180	26.3%
Moderate or severe (18-64)	1,459	1,535	5.2%
Moderate or severe (65+)	231	283	22.5%
Moderate or severe (all ages)	1,690	1,818	7.6%
People with LD living with a parent (18-64)	534	551	3.2%
Downs syndrome (18+)	166	176	5.9%
Challenging behaviour (18-64)	118	124	5.5%
Autistic spectrum disorders (18-64)	2,619	2,761	5.4%
Autistic spectrum disorders (65+)	775	939	21.2%
Autistic spectrum disorders (all ages)	3,394	3,700	9.0%

Source: POPPI/PANSI and 2022-based ONS population projections

Mental health

4.42 Mental health refers to an individual's emotional, psychological, and social well-being. 2024 POPPI/PANSI data estimates there are around 49,495 residents with a common mental health disorder (Table 4.13). Depression amongst people aged 65 or over is expected to increase considerably.

Table 4.13a Mental health prevalence – aged 18-64

Mental health 18-64	2024	2043	% change 2024-2043
Common mental disorder	49,495	52,126	5.3%
Borderline personality disorder	6,285	6,619	5.3%
Antisocial personality disorder	8,775	9,242	5.3%
Psychotic disorder	1,833	1,930	5.3%
Psychotic disorders (2 or more)	18,857	19,859	5.3%

Table 4.13b Mental health prevalence – older people with depression

Older people with depression	2024	2043	% change 2024-2043
Depression 65+	7,091	8,984	27%
Severe depression (65+)	2,271	2,960	30%

Source: POPPI/PANSI and 2022-based ONS population projections

Accessible and wheelchair standard housing

4.43 PPG states that **'where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 52 of the NPPF). This footnote says** 'Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.

Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.'

4.44 **To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:**

- **M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);**
- **M4(2) Category 2: Accessible and adaptable dwellings; and**
- **M4(3) Category 3: Wheelchair user dwellings**

'Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors' (source: PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626)

4.45 PPG on Housing: optional technical standards provides further guidance and sets out that planning policies for accessible housing need to be based on evidence of need, viability and consideration of site-specific factors

4.46 Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations as set out in Table 4.14. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the 'Lifetime Homes' standard.

Table 4.14 Summary of accessible housing standards

Standard label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair adaptable (a) or wheelchair accessible (b)	Optional

4.47 It should be noted that Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable dwellings (a home that can be easily adapted to meet the needs of a household including wheelchair users) (source: PPG Paragraph: 009 Reference ID: 56-009-20150327).

4.48 In order to establish an appropriate target for M4(3) dwellings, Table 4.15 sets out a series of assumptions regarding wheelchair use from the English Housing Survey and a report by Aspire Housing Association. Applying these

assumptions would suggest a target of 4% of newbuild to meet the M4(3)(b) wheelchair accessible standard is required.

4.49 According to PPG (source: PPG Paragraph: 009 Reference ID: 56-009-20150327), 'Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.' This would imply that the onus on wheelchair accessible housing delivery is with the local authority/registered providers, but private developers should also be encouraged to build to M4(3) wheelchair accessible or adaptable homes where appropriate. Any final targets should be set within the context of likely levels of delivery.

Table 4.15 Wheelchair use assumptions and resulting annual need

Assumption	% requirement	Number each year (based on 1,873 annual net housing need)*
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair all the time	0.6%	11
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair either indoors or outdoors	3.0%	56
Kirklees has 6,817 current users of wheelchairs inside and outside the home based on the 2024 Household Survey. This equates to 3.8% of households.	3.8%	71
Aspire report on wheelchair accessible housing (*)	10.0%	187
Average of indicators	4.4%	82
Policy recommendation (rounded)	4%	75

(*) Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible.

*May 2025 Standard Method

4.50 Table 4.16 considers the profile of wheelchair accessible or adaptable dwellings needed by number of bedrooms and age group of the Household Reference Person.

Table 4.16a Wheelchair dwellings needed by age group and number of bedrooms each year - percentage

Age group	1 bedroom	2 bedroom	3 bedroom	Total
Under 65	2.6%	20.1%	21.9%	44.6%
65 and over	31.4%	6.8%	17.2%	55.4%
Total	34.0%	26.8%	39.2%	100.0%

Table 4.16b Wheelchair dwellings needed by age group and number of bedrooms each year – number

Age group	1 bedroom	2 bedroom	3 bedroom	Total
Under 65	2	15	16	33
65 and over	24	5	13	42
Total	26	20	29	75

Source: 2024 Household Survey

4.51 Given the ageing demographic of Kirklees and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence which takes into account the requirements of PPG, it is recommended that:

- 4% of new dwellings are built to M4(3) wheelchair accessible standard (this would imply an average target of around 75 each year); and
- All remaining new dwellings are built to M4(2) accessible and adaptable standards to take account of the ageing demographics of Kirklees. This will ensure that new dwellings can be occupied and also visited by people needing accessible/adaptable dwellings.

Looked-after children

4.52 The government believes that every child should have a loving, secure home close to their communities. To achieve this government priority, it is necessary to ensure that there is an appropriate amount and type of accommodation for looked after children, in the right locations, is planned for and provided. The Department for Education's definition of a looked-after child is: 'A child is looked after by a local authority if they are provided with accommodation for a continuous period of more than 24 hours (section 20 Children Act 1989) or are subject to a care order (defined in section 22(1) Children Act 1989)'. To support the provision of this type of housing, there is an explicit reference to looked after children in paragraph 63 of NPPF, which sets out that the housing needs for different groups in the community should be assessed and reflected in planning policies.

4.53 Evidence of need for looked after children can be found in the Children's Services Sufficiency Needs Assessment and Strategy for 2023-2025 (updated June 2024). The information in the report is confidential but in broad terms identifies the following six housing priorities:

- Where possible children in care live in family homes.

- Expand our Fostering Services to deliver more fostering homes for our children.
- Ensure our Residential Children's Home deliver outstanding care.
- Ensure that our children and young people have access to a spectrum of home options to best meet their individual needs.
- Build and develop our local relationship with the independent sector through effective market engagement to develop and manage a mixed economy of provision.
- Ensure that we can respond to urgent/crisis need for accommodation for children and young people by developing our in-house and commissioned provision designed to offer immediate access where required.

4.54 There is a need to ensure that planning policies embrace the range of needs arising from looked-after children. The Children's Commissioner proposal to support children in care has identified a number of factors that should be considered:

- Building new homes to provide innovative, flexible models to achieve better outcomes for children and enable them to live in their local communities;
- Commission homes in conjunction with partners who can provide therapeutic input when needed.
- Consider options for shared care and respite care arrangements for struggling families.
- Cater for children remanded to local authority care, including foster care, to reduce the number of children in youth custody.

4.55 The Council should consider a series of key principles when developing polices to support the development of high-quality accommodation for looked-after children, including both the adaptive reuse of existing housing stock and the delivery of new, purpose-built children's homes. In line with recent appeal decisions, these principles place safeguarding and the suitability of the wider environment at the centre of site selection and assessment (recognising that proposals may be unacceptable where external threat factors in the vicinity put children at risk):

- Ensure the appropriate conversion of residential properties into children's homes, subject to considerations in relation to location, scale and impact on local amenity.
- Ensure developments are safe, accessible and inclusive that promote a sense of belonging and safely for vulnerable children.
- Design out crime principles should be embedded to reduce risks of exploitation and anti-social behaviour. Proposals must be located in areas that provide a safe and supportive environment for looked-after children. Development should be resisted where the characteristics of the surrounding area—including levels of crime, disorder, exploitation risks or other external threat factors—would place future occupants at unacceptable risk, and where such risks cannot be adequately mitigated. Advice from the Police and safeguarding partners will be a material consideration.

- Ensure convenient access to key services such as schools, healthcare, support and public transport, and support services with particular consideration to services supporting trauma recovery and therapeutic support.
- Support the development of specialist accommodation including: semi-independent units for care leavers, supported housing with wraparound services; residential children's homes in appropriate locations, with the emphasis on smaller, more domestic style properties rather than institutional settings.
- Support the construction of innovative and flexible residential care models that are well-integrated into the surrounding built environment, located near essential services, and designed to support positive outcomes for children. Design guidance should reflect the need for therapeutic environments and adaptability to individual care needs.

Black and Global Majority population and households

4.56 Around 26.4% of the population in Kirklees identify as BGM. The distribution of BGM people within Kirklees is shown in Table 4.17. Over 30% of residents in Dewsbury and Mirfield, Huddersfield North and Huddersfield South identify as BGM. BGM residents in Batley and Spen, Dewsbury and Mirfield, Huddersfield North and Huddersfield South account for over 90% of all BGM residents across Kirklees.

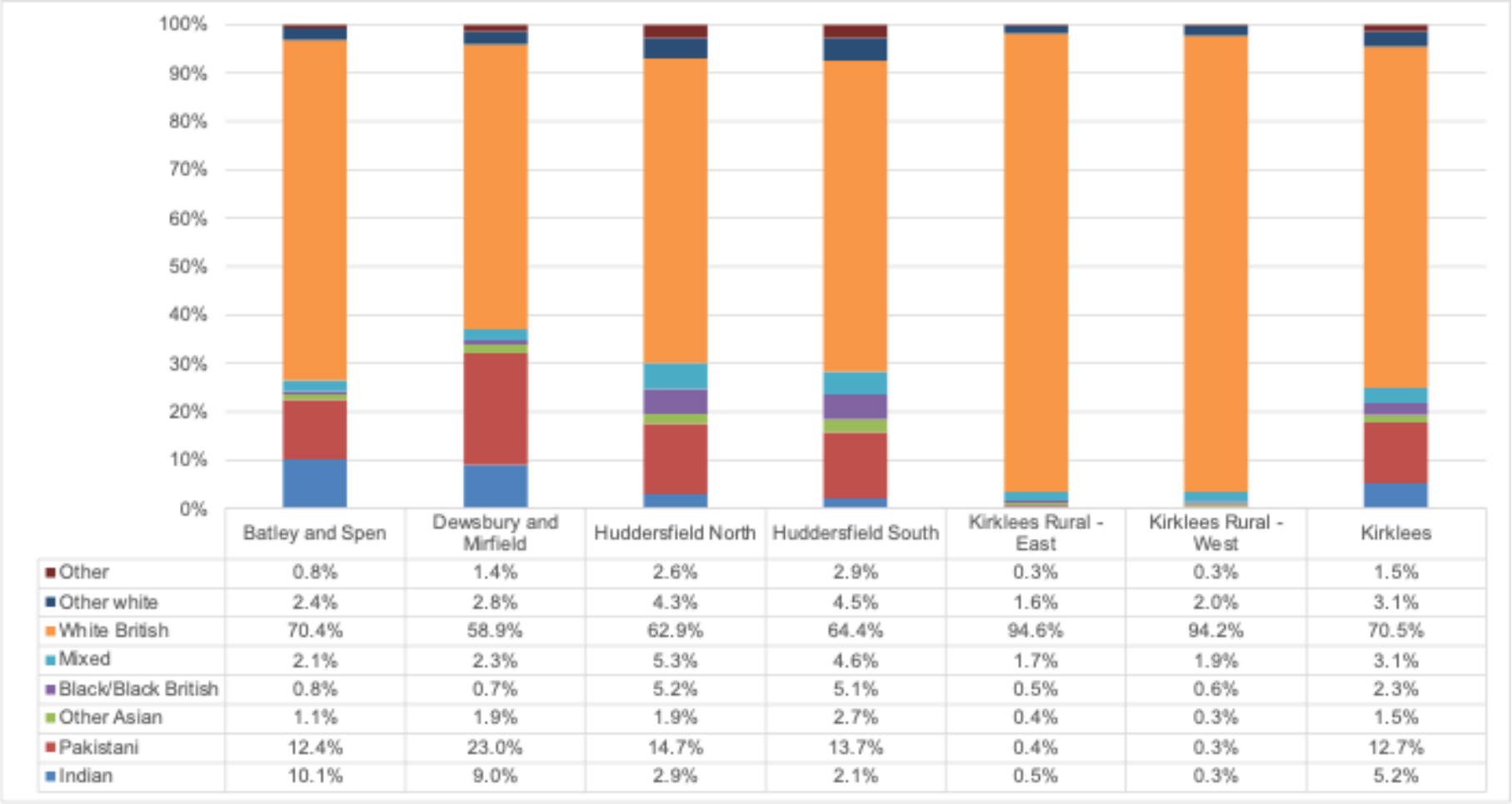
Table 4.17 Distribution of BGM households across Kirklees

Sub-area	BGM population	% of BGM population in each sub-area	% of population in each area who identity as BGM	All people
Batley and Spen	29,850	26.1%	27.2%	109,613
Dewsbury and Mirfield	31,405	27.5%	38.4%	81,862
Huddersfield North	26,595	23.3%	32.7%	81,302
Huddersfield South	23,080	20.2%	31.1%	74,149
Kirklees Rural – East	1,239	1.1%	3.7%	33,251
Kirklees Rural – West	2,033	1.8%	3.8%	52,958
Kirklees total	**114,202**	**100.0%**	**26.4%**	**433,135**

Source: 2021 Census

4.57 Figure 4.1 summarises the profile of residents by ethnicity and sub-area. Overall across Kirklees the three largest ethnicities are 70.5% White (English, Welsh, Scottish, Northern Irish, British), 12.7% Pakistani and 5.2% Indian. 11.6% identify with other ethnicities.

Figure 4.2 Ethnicity by sub-area



	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Kirklees
Other	0.8%	1.4%	2.6%	2.9%	0.3%	0.3%	1.5%
Other white	2.4%	2.8%	4.3%	4.5%	1.6%	2.0%	3.1%
White British	70.4%	58.9%	62.9%	64.4%	94.6%	94.2%	70.5%
Mixed	2.1%	2.3%	5.3%	4.6%	1.7%	1.9%	3.1%
Black/Black British	0.8%	0.7%	5.2%	5.1%	0.5%	0.6%	2.3%
Other Asian	1.1%	1.9%	1.9%	2.7%	0.4%	0.3%	1.5%
Pakistani	12.4%	23.0%	14.7%	13.7%	0.4%	0.3%	12.7%
Indian	10.1%	9.0%	2.9%	2.1%	0.5%	0.3%	5.2%

Source: 2021 census

Figure 4.2 – Tabulated data

Ethnicity	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural – East	KirkleesRural - West	Kirklees
Other	0.8%	1.4%	2.6%	2.9%	0.3%	0.3%	1.5%
Other white	2.4%	2.8%	4.3%	4.5%	1.6%	2.0%	3.1%
White British	70.4%	58.9%	62.9%	64.4%	94.6%	94.2%	70.5%
Mixed	2.1%	2.3%	5.3%	4.6%	1.7%	1.9%	3.1%
Black/Black British	0.8%	0.7%	5.2%	5.1%	0.5%	0.6%	2.3%
Other Asian	1.1%	1.9%	1.9%	2.7%	0.4%	0.3%	1.5%
Pakistani	12.4%	23.0%	14.7%	13.7%	0.4%	0.3%	12.7%
Indian	10.1%	9.0%	2.9%	2.1%	0.5%	0.3%	5.2%

4.58 The 2024 Household Survey indicates that 86.9% of Household Reference People describe themselves as White British and 13.1% describe themselves as having other ethnicities. The 2021 Census identified that overall 26.4% of the population identify as BGM, with more than 30% identifying as BGM in the urban sub-areas of Dewsbury and Mirfield, Huddersfield North and Huddersfield South. In rural areas, the proportion of population identifying as BGM was below 4%.

4.59 Based on the 2024 Household Survey, housing information relating to Black and Global Majority (BGM) households includes:

- Around 48.8% are owner-occupiers, 19.6% rent privately, and 31.7% live in affordable housing (social rented or intermediate tenures).
- 36.3% BGM households were in some form of housing need (compared with 13.2% of all households), with sharing kitchen, bathroom or toilet with another household the main reason (16.9%) of households in need.
- Of moving BGM households, there were particular aspirations towards larger dwellings (30.5% 4 or more bedroom houses and 46.0% 3-bedroom houses). Expectations were 21.3% 4 or more bedrooms and 57.4% 3-bedroom houses.

Gypsy, Traveller, and Travelling Showperson need

4.60 The 2015 Kirklees Gypsy and Traveller and Travelling Showperson Accommodation Assessment identified a total pitch requirement of 12 additional Gypsy and Traveller pitches for the period 2014/15 to 2033/34 and this should be viewed as a minimum requirement. This includes an allowance for households wanting to move from bricks and mortar accommodation onto a pitch. This is based on a shortfall of 10 pitches (2014/15 to 2018/19) plus a need for an additional two pitches (2019/20 to 2033/34). If no allowance is made for bricks and mortar households the pitch requirement for the period 2014/15 to 2018/19 is zero, with a requirement for two pitches over the period 2019/20 to 2033/34. A new Traveller Accommodation Needs Assessment will be available to support the preparation of the Local Plan update.

Other groups with particular housing requirements

4.61 This chapter concludes with a summary of the other household groups who have particular housing requirements in Kirklees.

People who rent their homes

4.62 Chapter 4 presents a range of data on the characteristics of households who rent their homes, either privately or from a social housing provider.

Self-build and custom housebuilding

4.63 The NPPF 2024 sets out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option. A total of 567 households are on the council's custom/self-build

register as of December 2024. Table 4.18 summarises the location, dwelling type and number of bedroom preferences of households. Analysis shows a strong preference for detached houses with 4 or more bedrooms, with interest in self and custom-build evident in all sub-areas. Around one-quarter of households on the register were from outside Kirklees.

Table 4.18a Self-build register dwelling preferences- dwelling type

Dwelling type	Number of applicants mentioning dwelling type	% of responses*
Detached house	524	96.1%
Sem-detached house	139	25.5%
Terraced house	52	9.5%
Flat	25	4.6%
Bungalow	154	28.3%
Base	545 respondents	

Table 4.18b Self-build register dwelling preferences – number of bedrooms

No. of bedrooms	Number of applicants mentioning number of bedrooms	% of responses
1	2	0.4%
2	27	5.7%
3	146	31.0%
4	231	49.0%
5 or more	65	13.8%
Base	471 respondents	100.0%

Table 4.18c Self-build register dwelling preferences – sub-area

Sub-area of applicant	Number of applicants In sub-area	% of responses
Batley and Spen	84	14.8%
Dewsbury and Mirfield	63	11.1%
Huddersfield North	71	12.5%
Huddersfield South	74	13.1%
Kirklees Rural – East	48	8.5%
Kirklees Rural – West	84	14.8%
Not resident in Kirklees	143	25.2%
Total	567 respondents	100.0%

Source: Council self-build register (note not all applicants responded to all questions, hence the base number of applicants differs for each theme)

*note: households could tick multiple options so the total number of responses does not add up to 100%

Student housing need

4.64 The University of Huddersfield is a key economic driver for Kirklees and the wider sub-region. Higher Education Student Data (HESA.co.uk) reported 20,320 students enrolled at the university in 2022/23. Data on the accommodation settings of 13,475 full-time higher education students reported

that 72.5% lived in either in their own home or with a parent/guardian, 15.2% in private halls and 12.3% in other rented accommodation.

4.65 2024 Council Tax data reports a total of 1,866 student dwellings across Kirklees, with 85.4% in Huddersfield town (Table 4.19).

4.66 The existing local plan recognises the importance of the university and students to the local economy and that student accommodation needs can be met in town centre locations, particularly Huddersfield town centre.

Table 4.19 Location of student households in Kirklees

Sub-area	All student	Student household with landlord	Total households with students	% of total student households
Batley and Spen	116		116	6.2%
Dewsbury and Mirfield	79	2	81	4.3%
Huddersfield North	193	4	197	10.6%
Huddersfield South	857	540	1397	74.9%
Kirklees Rural – East	10		10	0.5%
Kirklees Rural – West	65		65	3.5%
Total	**1320**	**546**	**1866**	100.0%

4.67 Hudlets is a lettings agency run by the Students Union. It manages 6 halls of residence, 6 studio apartment complexes and works with landlords who can offer high quality accommodation close to campus.

Rural affordable housing need

4.68 Accompanying this report is a separate appendix which considers rural affordable need. Arc4 has developed a Rural Affordable Housing Need Model (RAHM) which provides a strategic overview of affordable housing need.

4.69 The RAHM model uses 12 variables drawn from census, house price and rental lettings data to assess affordable housing need. Data for individual parishes are compared with appropriate benchmark data which can include rural county, county or regional data. Using arc4 national estimates of housing need, it is also possible to model the likely annual need for affordable housing at the parish level.

Conclusion

4.70 This chapter has considered the needs of different groups in line with the NPPF and requirements of the brief. Key findings are now summarised.

4.71 In terms of older people, it is evident that the vast majority of older people wish to stay within their existing homes. For most, this is an informed and appropriate choice where current and future housing needs can be addressed through in situ solutions (including adaptations).

4.72 There are currently around 5,884 units of specialist older persons' accommodation comprising 2,709 specialist older accommodation units (C3

planning use class), 379 Extra Care (C2 use class), and 2,796 bedspaces residential care (C2 use class). It is estimated there is a need for 11,020 additional older person units over the period 2024 to 2043 comprising: 8,197 additional C3 dwelling units over the period or 465 each year, a need for 2,075 C2 Extra Care units or 109 each year, and 748 C2 residential care bedspaces or 39 each year.

4.73 A key conclusion is that there needs to be a broader housing offer for older people across Kirklees and the SHMA has provided evidence of scale and range of dwellings needed.

4.74 The SHMA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing' (source: PPG June 2019 Paragraph: 010 Reference ID: 63-010-20190626).

4.75 A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the population of Kirklees. Although it is a challenge to quantify the precise accommodation and support requirements, the SHMA has helped to scope out where needs are arising and has provided indicators of specific needs across various needs groups.

4.76 It is estimated there are around 101,242 people with a disability across Kirklees based on ONS disability estimates and is projected to increase to around 113,769 by 2043. Regarding housing for people with disabilities**,** the 2024 Household Survey suggests around 5.0% of households live in properties which have either been purpose-built or adapted for someone with an illness or disability. 3.3% of households need all facilities (living room, bathroom, kitchen, and bedroom) to be on one floor.

4.77 Given the ageing population of Kirklees and the identified levels of disability amongst the population, it is recommended that 4% of new dwellings are built to wheelchair accessible M4(3) standard. All remaining new dwellings are built to M4(2) accessible and adaptable standard, to take account of the ageing demographics of Kirklees.

4.78 Regarding self-build and custom housebuilding, there are 567 households on the council register. There is a strong preference for detached homes with 4 or more bedrooms.

5. Overall Dwelling Type and Mix

Introduction

5.1 This chapter considers overall housing need based on the government's standard method and establishes an overall dwelling type, size, and tenure mix for Kirklees. The detailed analysis underpinning this chapter is presented in Technical Appendix D.

Establishing housing need using the 'standard method'

5.2 The 2024 National Planning Policy Framework (NPPF) (Paragraph 62) states 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should be taken into account in establishing the amount of housing to be planned for'

5.3 PPG notes that the process should be undertaken separately to assessing land availability, establishing a housing requirement figure and preparing site allocation policies.

5.4 **'The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. The standard method set out below identifies a minimum annual housing need figure, and ensures that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. It does not produce a housing requirement figure '**(PPG Paragraph: 002 Reference ID: 2a-002-20241212).

Step 1: Setting the baseline

5.5 'The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used' (PPG Paragraph 004 Reference ID: 2a-004-20241212).

5.6 For Kirklees, the figure is 0.8% of 189,797 (MHCLG Table 125: dwelling stock estimates by local authority district) or 1,518 as of December 2024.

5.7 Housing stock is used as a baseline as it **'provides a stable and predictable baseline that ensure all areas, as a minimum, are contributing a share of the national total that is proportionate to the size of their current housing market'** (PPG Paragraph 005 Reference ID: 2a-005.20241212).

Step 2: An adjustment to take account of affordability

5.8 The Step 1 housing stock baseline figure is then adjusted based on affordability of the area using ONS median workplace-based affordability ratios. The mean average affordability ratio over the five most recent years should be used. (PPG Paragraph 004 Reference ID: 2a-004-20241212).

5.9 The reason for the affordability adjustment is set out in PPG:

'An affordability adjustment is applied as household growth on its own is insufficient as an indicator of housing demand because:

- **Housing stock represents existing patterns of housing and mans that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed.**
- **people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.**

5.10 **The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'** (PPG Paragraph 006 Reference ID: 2a-006-20241212).

5.11 Table 5.1 sets out the components of the local housing need calculation, This establishes a minimum local housing need of 1,873 each year as of May 2025.

Table 5.1 Components of the dwelling need calculation for Kirklees

Step	Component	Description	Number	Calculation	Data Source
Step 1	A	Baseline dwelling stock	191,001	-	2024 MHCLG Table 125
Step 1	B	0.8% of baseline dwelling stock	1,528	a x b	-
Step 2	C	Affordability adjustment	6.19	-	Average 5-year median workplace-based affordability ratios median 2019-2024 **(ONS data)**
Step 2	D	Adjustment factor	1.2261	-	((5year average affordability ratio)5)/5×0.95+1
Local Housing Need	**E**	**Annual minimum local housing need**	**1,873**	**b x d**	**Annual (as at May 2025)**

5.12 PPG states new estimates of housing stock are published annually (usually in May) and updated affordability ratios are published annually (usually in March). (PPG Paragraph: 009 Reference ID: 2a-009-20241212).

Demographic and economic scenario modelling

5.13 National planning policy recognises that a Local Plan housing requirement can be higher than the overall local housing need, including in situations where it is necessary to reflect economic growth ambitions. It is therefore essential to consider whether the Local Housing Need figure (calculated using the Standard Method) will provide sufficient population growth to sustain those jobs. It is also important to consider alternative demographic projections which may point to a different housing need outcome.

5.14 It is widely recognised that local authorities should ensure that housing and economic strategies are aligned to support sustainable growth. This means that housing provision should not only address demographic requirements but also support the workforce necessary to achieve anticipated employment growth.

5.15 Further analysis has been prepared by Edge Analytics to consider alterative population trends and the economic growth ambitions of the council and how these translate to overall housing need. The assumptions used are consistent with those used in the Employment Land Study (2025).

5.16 The aims of this analysis are to consider the overall population in Kirklees and how this is expected to change in the future and whether the local housing need figure of 1,873 can meet future need; if the 1,873 figure provides enough housing to meet the needs of the labour force in Kirklees to support economic growth; and finally consider the relationship between households and dwellings, recognising that there are usually more dwellings than households as some are vacant.

Demographic scenarios

5.17 A range of demographic scenarios have been prepared based on different population projections. Analysis carefully translates population to households by considering the extent to which someone in a particular age group is likely to be a ‘household reference person’. Until 2001 this was called a ‘head of household’ and is the member of the household in whose name the accommodation is owned or rented.

5.18 Population change is driven by changes in births, deaths and migration. The demographic analysis therefore considers trends in fertility and mortality over the past 5 years and alterative migration assumptions based on short-term (5 year) and long-term (22 year) trends.

5.19 The extent to which households are likely to form is also considered. The modelling presents two alternative scenarios using the headship rates from the 2022-based ONS household projections, rescaled to the 2021 Census:

- the actual scale of household formation included in official projections (HH-22); and
- a higher rate based on a gradual return to the higher rates of household formation for the 25-34 age group seen in 2001 (HH-22R).

Labour force and economic growth

5.20 Analysis also considers whether the 1,873 dwelling figure will provide enough housing to support the needs of economically active people in Kirklees and accommodate the workforce Kirklees needs to achieve its economic growth ambitions. The council's Inclusive Growth Strategy 2025-2030 sets out how the council wants to capitalise on the economic growth potential of Kirklees. This aspires to an 80% economic activity rate and the creation of 27,800 additional jobs by 2043 (an average of around 1,400 each year).

5.21 The Edge Analysis estimates the size of the workforce based on assumptions around economic activity rates, unemployment rates and commuting patterns:

- **Economic activity rates** (from the 2011 Census with OBR adjustments).
- An **unemployment rate** of 4% (from the ONS' model-based unemployment estimates which is applied to the labour force to estimate the number of unemployed people and the number of resident workers).
- A **commuting ratio** of 1.15 (from the 2011 Census).

5.22 However, modelling does not account for changes in economic activity rates, unemployment or commuting patterns which could affect labour supply.

5.23 The number of resident workers figure is divided by the commuting ratio (1.15) to determine the number of people working within the area (referred to as 'employment'). The labour force is calculated by applying economic activity rates by sex and age group to the population. No adjustment for double-jobbing has been applied to these outputs, which would convert these employment outputs to a job growth projection.

5.24 Edge Analytics have provided two employment-led scenarios based on the Regional Econometric Model (REM). These include:

- the Employment-led Baseline scenario which anticipates growth of 12,100 jobs between 2024 and 2043; and
- the Employment- led Growth scenario which expects growth of 28,700 jobs between 2024 and 2043.

Household and dwelling adjustment

5.25 A vacancy rate of 2.9% is assumed which is based on Council Tax data from the council. This is used to convert the number of households to dwellings, so for every 100 dwelling there are 97.1 households.

Scenario outcomes

5.26 The outcomes of the demographic and economic scenarios are summarised in Table 5.2.

5.27 All of the demographic scenarios indicate a lower housing need, meaning that the 1,873 local housing need figure is sufficient to meet the housing needs of the population of Kirklees, even when higher levels of household formation are assumed.

5.28 Appendix H provides further details of the scenario outcomes including the level of jobs growth that could be supported under different scenarios. To meet the REM employment forecasts which align with the council's ambitions, there is a need to increase the labour force by between +620 and +1,424 each year. Under the dwelling-led LHN scenario of 1,873, the level of jobs growth that could be supported ranges between +1,272 to +1,497 jobs each year., which would meet labour force needs.

5.29 Modelling also suggests that planning for housing growth should be sufficient to support projected jobs growth in Kirklees. Under the employment-led scenarios, the LHN of 1,873 dwellings is sufficient to support the employment-led Baseline scenario. Under this scenario the projected requirement ranges from 1,027 to 1,218 dwellings per year (with and without headship adjustments), which is below the LHN figure.

5.30 The more ambitious employment-led Growth scenario can also be delivered broadly in line with the LHN, with the analysis indicating a requirement of between 1,761 and 1,974 dwellings per annum. Whilst one of the employment-led Growth scenarios (HH-22R & EA21) suggests that the LHN would marginally fall short of the 1,974 dwellings per annum needed to support the Council's aspirational employment growth this particular scenario assumes a significant increase in household formation. This may itself be challenging given the ongoing issues relating the housing affordability. It also assumes there is no change to economic activity rates, unemployment and commuting. If there are improvements in one of these factors, the LHN would be sufficient to support the projected job growth.

5.31 It is important to note that the current jobs growth is aspirational and is not underpinned by committed investment or infrastructure, making future outcomes uncertain. The aim is to support economic growth without constraining it through insufficient housing provision.

Conclusions

5.32 A range of demographic and labour force scenarios have been prepared which assess the extent which the +1,873 local housing need figure is appropriate for Kirklees. It is ambitions, given that the ONS 2022-based projections suggest a household growth of 25,305 over the period 2024 to 2043.

5.33 All of the demographic scenario analysis outcomes are lower than the +1,873 figure, even allowing for increased levels of household formation.

5.34 Modelling suggests that, in most scenarios, planned housing growth should be sufficient to support projected jobs growth in Kirklees.

5.35 The economic scenario analysis indicates that the LHN of +1, 873 dwellings each year is sufficient to support job growth under the employment-led Baseline scenario and broadly aligns with the more ambitious employment-led Growth scenario. Only one circumstance under the employment-led Growth scenario indicates a marginal shortfall but this based on strong assumptions about household formation and static labour-market conditions.

5.36 Under the LHN-led approach, the labour force generated could support sufficient additional jobs each year to meet the labour requirements of the REM forecasts aligning with the council's economic growth ambitions.

5.37 Delivering around 1,873 homes each year would represent a significant achievement and support positive population and labour force growth. It is therefore considered that the local housing need of 1,873 is sufficient to meet labour force requirements and a further uplift to the number of dwellings is not required. The 1,873 figure also provides sufficient capacity to support the delivery of affordable housing and specialist older person housing without the need for any additional uplift.

Table 5.2 Summary of alternative demographic scenarios 2024-2043

Scenario	Description	Annual dwelling need under alternative Household Representative Rates 2022-based (HH-22)	Annual dwelling need under alternative Household Representative Rates 2022-based (HH-22R)
Dwelling-led LHN	Dwelling-led scenario evaluating the impact of the May 2025 Local Housing Need (LHN) figure for Kirklees of +1,873 new homes each year, derived using the current Standard Method. Fertility, mortality and migration assumptions are consistent with the PG-Short Term scenario.	1,873	1,873
SNPP-2022	An official trend scenario replicating the ONS-2022 sub-national population projections	1,372	1,565
PG-Short Term	An alternative trend scenario based on five years of migration history (2018/19–2022/23), with fertility and mortality assumptions also based on five years 2018/19 to 2022/23	1,048	1,236
PG-Long Term	An alternative trend scenario based on 22 years of migration history (2001/02–2022/23), with fertility and mortality assumptions also based on five years 2018/29 to 2022/23.	1,103	1,298
Employment-led growth	An employment-led scenario evaluating the impact of the Adjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	1,761	1,974
Employment-led baseline	An employment-led scenario evaluating the impact of the unadjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	1,027	1,218

Source: Edge Analytics March 2026. See Appendix H for further technical information

Affordable housing need

5.38 A detailed analysis of affordable housing need in accordance with PPG is presented in Technical Appendix C. This establishes an overall gross affordable need of 2,203 and, after taking into account affordable lettings and newbuild, the net shortfall is 1,188 each year. Modelling assumes this is the shortfall over a 10 year period to align with the standard method calculation. This is an increase on the 1,049 annual need reported in the 2016 SHMA and reflects the overall increase in need, and the increasing cost of the private rented sector and freezing of housing benefit support since 2020. This means there remains a considerable need for affordable housing but PPG then says that 'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes.' (PPG Paragraph Reference ID: 67-008-20190722 and PPG at Reference ID: 2a-024-20190220). There is no specific requirement to meet this identified affordable need in full.

5.39 Analysis would suggest an overall tenure split of 48% social rented, 34% affordable rented and 18% affordable home ownership across Kirklees. This split needs to be considered on a site-by-site basis. For instance, there may be some sites which are not of sufficient scale for more than one type of affordable housing to be feasible.

5.40 Delivery to help address affordable housing need is expected through the application of existing affordable housing policies, subject to viability. There is clear evidence of affordable housing need which supports a robust affordable housing policy. In order to meet affordable need, the council works closely with housing association and developer partners to deliver a range of new affordable housing products, including affordable rent and discounted home ownership. The council are therefore making positive steps to help address the affordable housing shortfalls across Kirklees and will continue to keep this under review.

5.41 According to the council's dwelling completions data, around 14% of homes built have been affordable over the period 2013/14 to 2022/23.

Dwelling type and mix

5.42 Dwelling mix analysis is underpinned by a demographic scenario model which takes into account projected household change to 2043 using 2022-based ONS household projections. To support flexibility in delivery, dwelling type and mix by tenure is presented as a broad range which also considers household aspirations and expectations. Table 5.3 summarises dwelling mix by tenure for Kirklees and dwelling mix by district is presented in Technical Appendix D.

5.43 Regarding the mix of market and affordable housing, it is suggested that there is a need for flexibility on an overall split for housing developments, taking into account the extent of need for affordable housing, past trends in delivery, development trends and seeking to maintain balanced housing market.

Modelling therefore assumes that 70-80% of new housing is for market sale and 20-30% is affordable.

5.44 The actual size of new properties is informed by the nationally described space standards..

Table 5.3a Overall dwelling type/size mix recommendations by tenure

Dwelling type/size	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1/2-bedroom house	10-15%	10-15%	10-15%	20-25%	10-15%
3-bedroom house	35-40%	25-30%	25-30%	30-35%	35-40%
4 or more-bedroom house	20-25%	10-15%	10-15%	20-25%	20-25%
1-bedroom flat	0-2%	10-15%	10-15%	0-2%	2-5%
2 or more -bedroom flat	2-5%	2-5%	2-5%	2-5%	2-5%
1/2- bedroom bungalow/ level-access	10-15%	25-30%	25-30%	15-20%	10-15%
3 or more-bedroom bungalow/level-access	10-15%	5-10%	5-10%	5-10%	5-10%

Table 5.3b Overall dwelling type/size mix recommendations by type

Dwelling type	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
House	70-75%	50-55%	50-55%	70-75%	70-75%
Flat	2-5%	10-15%	10-15%	2-5%	5-10%
Bungalow/level-access	20-25%	30-35%	30-35%	20-25%	20-25%

Table 5.3c Overall dwelling type/size mix recommendations by size

Number of bedrooms	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1	2-5%	20-25%	20-25%	5-10%	5-10%
2	20-25%	30-35%	30-35%	35-40%	25-30%
3	45-50%	30-35%	30-35%	35-40%	45-50%
4	20-25%	10-15%	10-15%	20-25%	20-25%

From a local housing need to a housing requirement

5.45 The purpose of the SHMA is to identify the overall local housing need using the standard method calculation in PPG. The council will then need to determine what is an appropriate housing requirement that can be delivered across Kirklees. The 1,873 figure (May 2025) is higher than the current 1,730 target.

5.46 In line with the government's planning practice guidance the local housing need figure should be kept under review and revised where appropriate. The housing need figure derived using the standard method can be subject to change, as it is influenced by annually updated inputs such as housing stock estimates and affordability ratios.

Conclusions

5.47 The local housing need for Kirklees based on the standard method is 1,873 dwellings each year as of May 2025. This compares with the current local plan target of 1,730 and an average net delivery of 980 over the five years 2020/21 to 2024/25. The 1,873 dwellings is sufficient to support economic growth, affordable housing and specialist older persons housing delivery without a need for a further uplift.

5.48 The SHMA has established future household change and the implications this has for dwelling type, size, and tenure mix. This helps the council and its partners make informed decisions on the range and size of dwellings to be built to meet need over the period to 2043.

5.49 Given the level of net affordable need (1,188 homes each year), the Local Plan needs to maintain a robust affordable housing policy setting out targets and tenure split in order to maximise new supply. A recommended target would be 70-80% market and 20-30% affordable for new developments. An affordable policy should therefore continue to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs, although it must be recognised that new affordable supply alone is unlikely to deliver 1,188 new homes every year because of a number of constraints such as land availability and viability of delivery.

6. Stakeholder summary

Introduction

6.1 The following section presents some of the overarching comments from stakeholder consultation carried out as part of the SHMA. Detailed stakeholder comments are set out in Appendix E (general) and Appendix F (councillors).

6.2 **Strengths of the local housing market:**

- **Location advantages**: Strategically positioned between major districts with good connectivity via M62 and public transport
- **Diverse housing options**: Range of market areas (rural, semi-rural, urban) with variety of housing types
- **Affordability**: Generally more affordable compared to Leeds or Manchester
- **Education**: Strong University of Huddersfield creating demand for student accommodation
- **Natural environment**: Relatively green area with parks, open spaces, and countryside

6.3 **Weaknesses of the Local Housing Market:**

- **Supply-demand imbalance**: Significant lack of supply across all housing types
- **Affordability challenges**: Despite being relatively affordable, there's an acute shortage of truly affordable housing
- **Private rented sector issues**: Increasing rents, poor quality homes, and properties above Local Housing Allowance rates
- **Aging housing stock**: Much of the stock is older, inefficient, and needs upgrades
- **Specialist housing shortage**: Lack of suitable options for older people and those with disabilities
- **Topography**: Challenging landscape making development difficult and affecting viability

6.4 **Housing Supply Gaps**:

- **Affordable housing**: Overall shortage, especially social rented properties
- **Specialist accommodation**: For older people, those with disabilities, and supported housing
- **Appropriate housing sizes**: Both larger family homes and suitable smaller units for downsizing
- **Energy-efficient homes**: Older stock requires retrofitting to meet efficiency standards
- **Housing for young professionals**: High-quality housing in town centres

6.5 **Stakeholder Recommendations:**

- **Planning process improvements**: Faster, more efficient planning decisions and approvals
- **Land allocation**: More land made available for housing development
- **Partnerships**: Strengthened collaboration between the Council, RPs, and developers
- **Housing standards**: Implementation of space standards, accessibility requirements, and energy efficiency measures
- **Town centre regeneration**: Focus on improving housing quality in town centres
- **Specialist housing**: Increased provision of suitable housing for older people and those with disabilities

6.6 **Future Priorities:**

- **Increasing supply**: Particularly of affordable and social housing
- **Quality improvements**: Both in new builds and retrofitting existing stock
- **Supporting vulnerable groups**: Meeting needs of specific groups including older people, disabled residents, and homeless individuals
- **Sustainability**: Focus on energy efficiency and climate-friendly housing
- **Infrastructure development**: Ensuring appropriate supporting infrastructure for housing developments

6.7 The stakeholder consultation exercise identified challenges in the Kirklees housing market, particularly regarding affordability, supply, and quality. There's clear consensus among stakeholders that addressing these issues requires collaborative approaches, policy interventions, and increased investment in both new housing development and improving existing stock.

7. Conclusion: Policy and Strategic Issues

Introduction

7.1 This document has been prepared to equip the council and their partners with robust, defensible, and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of existing and emerging government policy and guidance.

7.2 The Kirklees SHMA will help the council plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community. Specifically, the SHMA identifies the size, type, and tenure of housing required by considering current market demand relative to supply and also identifies a continued affordable housing shortfall across Kirklees.

7.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

Overall housing need

7.4 The government's latest standard method calculation identifies a minimum need for 1,873 dwellings each year across Kirklees as of May 2025.

Dwelling type, tenure, and mix

7.5 The relationship between household change and dwelling type/size and tenure requirements have been fully explored. The evidence will help the council deliver an appropriate range of dwelling stock for residents over the plan period. It is recommended that future planning policy references the broad mixes evidenced in Table 7.1 and is taken into account when determining future applications. The table assumes 70-80% of new dwellings will be market and 20%-30% affordable. These tables and the associated recommended percentages are intended as guidance only. They provide a framework to inform development proposals, and not all developments will necessarily align precisely with these figures.

7.6 Regarding affordable need, there is an annual net shortfall of 1,188 dwellings over the next ten years. A recommended affordable tenure split is 48% social rented, 34% affordable rented and 18% affordable home ownership across Kirklees. Delivery of affordable housing is subject to economic viability and the council does not need to plan to meet this number in full but affordable housing delivery should be maximised at every possible opportunity.

Table 7.1a Overall dwelling type/size mix recommendations by tenure

Dwelling type/size	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1/2-bedroom house	10-15%	10-15%	10-15%	20-25%	10-15%
3-bedroom house	35-40%	25-30%	25-30%	30-35%	35-40%
4 or more-bedroom house	20-25%	10-15%	10-15%	20-25%	20-25%
1-bedroom flat	0-2%	10-15%	10-15%	0-2%	2-5%
2 or more -bedroom flat	2-5%	2-5%	2-5%	2-5%	2-5%
1/2- bedroom bungalow/ level-access	10-15%	25-30%	25-30%	15-20%	10-15%
3 or more-bedroom bungalow/level-access	10-15%	5-10%	5-10%	5-10%	5-10%

Table 7.1b Overall dwelling type/size mix recommendations by type

Dwelling type	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
House	70-75%	50-55%	50-55%	70-75%	70-75%
Flat	2-5%	10-15%	10-15%	2-5%	5-10%
Bungalow/level-access	20-25%	30-35%	30-35%	20-25%	20-25%

Table 7.1c Overall dwelling type/size mix recommendations by size

Number of bedrooms	Market	Social Rented	Affordable Rented	Affordable home ownership	Overall range
1	2-5%	20-25%	20-25%	5-10%	5-10%
2	20-25%	30-35%	30-35%	35-40%	25-30%
3	45-50%	30-35%	30-35%	35-40%	45-50%
4	20-25%	10-15%	10-15%	20-25%	20-25%

Meeting the needs of older people and those with disabilities

7.7 There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.

7.8 There are currently around 5,884 units of specialist older persons' accommodation comprising 2709 specialist older accommodation units (C3 planning use class), 379 Extra Care (C2 use class), and 2,796 bedspaces residential care (C2 use class). It is estimated there is a need over the period 2024 to 2043 for 11,020 additional units of older person accommodation (or 580 each year):

- 8,107 additional C3 dwelling units or 431 each year;
- 2,075 C2 Extra Care units or 109 each year; and
- And 748 C2 residential care bedspaces or 39 each year.

7.9 The C3 units should be included in the overall housing figure. Delivery of C2 units would be in addition to this figure.

7.10 A key conclusion is that there needs to be a broader housing offer for older people across Kirklees and this SHMA has provided evidence of scale and range of dwellings needed.

7.11 A range of information has been assembled from various sources which helps to scope out the likely level of disability across Kirklees' population.

7.12 Given the ageing population of Kirklees and the identified levels of disability amongst the population, it is recommended that 4% of new dwellings are built to M4(3) wheelchair accessible and adaptable standard and all remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of Kirklees.

7.13 It is expected that some of this need will be met through the development of C3 accommodation and there is overlap between affordable, specialist older person and M4(3) need. For instance, the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

7.14 It is also assumed that there will be ongoing adaptation of existing dwellings to support those with additional needs.

Looked-after children

7.15 The Council should follow key principles when planning high-quality accommodation for looked-after children, including adapting existing housing and developing new purpose-built homes:

- Allow suitable conversion of residential properties with regard to location, scale, and local impact.
- Ensure developments are safe, inclusive, and foster belonging for vulnerable children.
- Embed "design out crime" principles to prevent exploitation and anti-social behaviour.
- Provide convenient access to essential services such as education, healthcare, transport, and trauma support.

Custom and self-build

7.16 Analysis of the council's self- and custom-build data shows a strong preference for detached houses with 4 or more bedrooms, with interest in self and custom-build evident in all sub-areas.

7.17 In a policy response to custom and self-build homes, the council should consider:

- Whether to approve individual plots within larger developments subject to compliance with other requirements of the plan with respect to layout, density, mix and access.

- Encouraging developers of strategic housing sites to devote a proportion of the site to provide serviced plots for custom- and self-build homes.
- Whether to support applications to provide serviced plots for custom- and self-build homes on small sites (of fewer than 10 dwellings)
- Design standards for new self and custom-built homes.

Dementia-ready housing

7.18 Kirklees has a good supply of dementia-friendly older persons accommodation through existing provision. The council should acknowledge the findings of All Party Parliamentary Group (APPG) published a report on Housing and Care for Older People and support increased provision of Extra Care housing / assisted living accommodation and retirement housing that is dementia-ready and Local Plans specifying requirements for age-friendly housing. The council should also note the findings of the WYCA dementia-ready housing design criteria.

Build to rent

7.19 Build to Rent and affordable private rent affords a number of benefits as a product to improve the quality of supply and management of rented accommodation in Kirklees. To ensure these benefits are realised, the council may wish to consider setting out specific requirements within their planning policy.

Student housing need

7.20 The University of Huddersfield is a key economic driver to the district and providing appropriate accommodation for students is a strategic priority in Huddersfield town centre. The council has in place a local plan policy to help meet residential accommodation needs and should maintain regular engagement with the university to support development to meet identified needs.

Final comments

7.21 The evidence presented in this SHMA suggests that there are three main policy areas that require particular attention from both a planning policy and social policy perspective:

- The challenge of enabling the quantity and mix of housing that needs to be delivered, including an appropriate level of affordable housing.
- The challenge of ensuring that the housing and support needs of older people are met going forward.
- The challenge of ensuring that the needs of people with disabilities is appropriately addressed.
- Ensure appropriate provision is available for looked-after children.

Technical Appendix A: Research Methodology

Overall approach

A.1 A multi-method approach was adopted in order to prepare a robust and credible Housing Needs Assessment for Kirklees:

- A random sample survey of households across Kirklees area was undertaken, with 10,000 households in Kirklees contacted during November and invited to complete a questionnaire. 1,451 questionnaires were returned and used in data analysis. This represents a 14.5% response rate overall and a sample error of +/-2.6% at Kirklees level. Low response rates are expected and the sample errors achieved would be described by ONS as 'Precise' if +/15% or lower and 'reasonable precise' if between +/-5% to under +/-10%.
- A survey of key stakeholders including representatives from the council, neighbouring local authorities, housing associations, specialist housing providers, estate agents, adult social care, and developers.
- Interviews with estate and letting agents operating within Kirklees.
- A review of relevant secondary data including the 2021 Census, house price trends, CORE lettings data, and MHCLG Statistics.

Table A1 Household survey sample information

Sub-area	Total households	Mail out	Response	Response rate	Sample error
Batley and Spen	44,439	1,667	189	11.3%	7.11%
Dewsbury and Mirfield	30,996	1,667	156	9.4%	7.82%
Huddersfield North	34,273	1,667	221	13.3%	6.57%
Huddersfield South	31,150	1,667	168	10.1%	7.54%
Kirklees Rural – East	13,965	1,666	408	24.5%	4.78%
Kirklees Rural – West	23,156	1,666	309	18.5%	5.54%
Kirklees	**177,979**	**10,000**	**1,451**	**14.5%**	**2.56%**

Technical Appendix B: Affordable Housing Definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2024 (Annex 2):

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions90:

a) **Social Rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

First Homes

In May 2021, Planning Practice Guidance was issued which set out the concept of First Homes and their delivery. Key points are:

- First Homes are a discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.
- They must be discounted by a minimum of 30% against market value. After the discount has been applied, the first sale must be at a price no higher than £250,000 outside London.
- They must be sold to people meeting eligibility criteria which includes first-time buyers and household incomes should not exceed £80,000.
- The discount is passed onto each subsequent purchaser.

NPPF 2024 (paragraph 66 footnote 30) states that 'the requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.

Technical Appendix C: Housing Need Calculations

Introduction

C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size, and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.

C.2 PPG states that 'all households whose needs are not met by the market can be considered in affordable housing need (PPG Paragraph: 018 Reference ID: 2a-018-20190220). PPG then considers how affordable housing need should be calculated:

'Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).' (PPG Paragraph: 019 Reference ID: 2a-019-20190220).

C.3 The PPG focuses on the use of existing (secondary data) but does not preclude the use of primary survey evidence.

C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:

- Step A. Existing households in need (current unmet gross need).
- Step B. Future households in need.
- Step C. Affordable supply.
- Step D. Annual need for affordable housing.

Affordability assumptions

C.5 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the 'need to identify the minimum household income required to access lower quartile (entry level) market housing' PPG 2019 Paragraph 021 Reference ID 2a-021-20190220. The last guidance to consider affordable prices/rents was published in the 2007 DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007, which stated that gross household incomes should be used to assess affordability and:

- A household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and

- A household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.

C.6 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

C.7 Mortgage lending practices would suggest that 4.75x a single or joint income could be considered. This is the maximum single or joint household income multiple offered by First Direct July 2020.

C.8 Based on this data, the principal assumption considered by arc4 with reference to affordability is:

- For buying up to 3.5x gross household income; and
- For renting up to 25% gross household income.

Step A: Current unmet gross need

C.9 PPG Paragraph: 020 Reference ID: 2a-021-20190220 states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- The number of homeless households;
- The number of those in priority need who are currently housed in temporary accommodation;
- The number of households in over-crowded housing;
- The number of concealed households;
- The number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
- The number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.10 PPG notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table C1 sets out the overall scale of current need before affordability of market housing is considered.

Table C1 Current gross unmet need (before affordability testing)

Reason for need	Total in need	Comment	Source
A1 Homeless households	**778**	Number of households identified as homeless 2023/24	MHCLG Live tables
A2 Priority need / temporary accommodation	**1,598**	Households identified as threatened with homelessness in 2023/24 plus households living in temporary accommodation (based on quarterly average) in 2023	MHCLG Live tables
A3 Overcrowded	**7,742**	2021 Census data households	2021 Census TS052
A4 Concealed household	**3,032**	Census definition refers to couples and lone parents living within another family unit.	2021 Census RM009
A5 Existing affordable tenants in need	**4,222**	-	2024 Household Survey
A6 Other tenures in need	**16,642**	-	2024 Household Survey
A7 Sum of households in A3 to A6 with one or more needs	**31,638**	Sum of A3 to A6 **BOLD figures**	-
A8 Total in A7 adjusted to remove any double counting	**23,460**	This is the total number of households with one or more needs	-
A9 All households in need (A1+A2+A8)	**25,836**	Represents 14.5% of all households.	-

Note: table subject to rounding

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired person aged 10-20 is paired, if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: the model has used overcrowding and concealed households data from the 2021 Census.

A4. Concealed households

The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

A7 is the sum of households who are overcrowded, concealed, are existing tenants in need, or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

C.11 Table C2 sets out lower quartile prices and rents for each district.

Table C2 Lower quartile house prices and rents by sub-area

Sub-area	Lower quartile rent 2024	Lower quartile private price 2024
Batley and Spen	£650	£135,000
Dewsbury and Mirfield	£650	£132,750
Huddersfield North	£650	£117,000
Huddersfield South	£542	£120,000
Kirklees Rural – East	£724	£190,000
Kirklees Rural – West	£702	£172,000
Kirklees total	**£598**	**£135,000**

Source: Data produced by Land Registry © Crown copyright 2024, Zoopla 2024

C.12 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. Where no prices/rents are available, borough average prices/rents have been used. The affordability analysis uses data on ward-level lower quartile prices and rents and assumes that a property is affordable if up to 25% of household income is spent on rent and buying costs up to 3.5x household income.

C.13 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents given their housing circumstances (and income information is not available from secondary data source).

C.14 The affordability of open market options is tested on the remaining households in need (rows A3 to A6 in Table C1) based on the 2024 Household Survey.

C.15 Analysis concludes that **11,291** households across Kirklees are in housing need and cannot afford to buy or rent at lower quartile market prices.

Table C3 Affordability of open market housing for households in need

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	2,376	100%	2,376
Sum of households in A3 to A6 with one or more needs	23,460	38.0%	8,915
Total cannot afford to buy or rent			**11,291**

Step B: Future households in need

C.16 **PPG Paragraph 021 Reference ID: 2a-021029190220** states that '**projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.'**

New household formation

C.17 The most useful data sources for assessing the level of new household formation are:

- MHCLG/ONS household projections, from which an annual net increase in households can be derived; and
- The English Housing Survey, from which a national gross household formation rate can be derived and referenced as a data source in the PPG.

C.18 Based on the requirements of PPG, the gross annual formation rate used in analysis is 2,848. This is the household formation rate derived from a range of projections set out in Table C4. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

Table C4 Net and gross household formation 2024-2043

Scenario	Annual household formation	Notes	Source
A. MHCLG 2014-based household projections	1,328	3,748 NET increase between 2023 and 2039	MHCLG 2014-based household projections
B. ONS 2018-based household projections	777	3,614 NET increase between 2023 and 2041	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2024-2039 (2014-based projections)	2,927	Gross household formation rate of 1.435%	English Housing Survey 3- year average 2017/18 to 2019/20
D. Average gross household formation rate based on applying national rate to total households over the period 2024-2043 (2018-based projections)	2,769	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2017/18 to 2019/20
G. Blended rate of gross household formation (C, D)	2,848	-	-

NOTE: this analysis is based on DCLG 2014-based household projections which run to 2039

New households likely to be in affordable housing need

C.19 Analysis of the incomes of households who have formed in the past 5 years using the 2024 Household Survey concludes that 38.1% could not afford buying or renting lower quartile (entry level) properties. Based on a gross formation rate of **2,848**, 1,110 households are estimated to be in affordable housing need.

Existing households expected to fall into need

C.20 The 2024 Household Survey identifies 125 households who have fallen into need in the past 5 years and require affordable housing or 25 each year.

Total newly arising affordable housing need (gross per year)

C.21 Total newly arising need is therefore 1,110 each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need

A. Number of newly-forming households	-	2,848
B. Proportion unable to afford market housing	38.1%	1,085
C. Existing households falling into need	-	25
Total newly arising affordable need (B+C)	-	1,110

Step C: Affordable housing supply

C.22 PPG Paragraph 022 Reference ID: 2a-022-20190220 notes that 'there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply.' There are five aspects to affordable supply to be considered as set out in Table C6.

Table C6 Affordable housing supply

Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	RP lettings data over most recent 4-year period	Annual average of 867 general needs affordable dwellings have been let 2019/20 to 2022/23.
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	518 vacant affordable (council and housing association excluding not available for letting) dwellings reported as vacant in 2023 or 1.9% of total affordable stock. This is below the transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
The committed supply of new net affordable homes at the point of assessment (number and size)	Council data	Total of 363 affordable dwellings have been completed between 2020/21 to 2022/23, or an annual average of 121 over the 3 year period. Annual figure is used in supply calculation as proxy for committed supply
Supply of affordable home ownership through resale	English Housing Survey Table FA4131	EHS indicates 5.9% of owner occupiers with a mortgage moved to their accommodation in the past year. This is used as a basis for estimating the number of resales of affordable home ownership products at 5% each year. Based on 541 dwellings there are an estimated 27 resales each year
Units taken out of management	Local authority data	None identified
Total annual supply	Calculation	867 lettings + 0 vacant + 121 newbuild + 27 AHO resales – 0 units taken out of management = 1,015 each year

Note: stock losses through Right to Buy are not referenced in PPG and not included in this table. Any losses through Right to Buy would increase the shortfall.

C.23 Overall, the model assumes a total annual affordable housing stock supply of **1,015** dwellings.

Step D: Total annual need and breakdown by size and tenure

C.24 Table C7 summarises the total annual need for affordable housing across Kirklees which establishes a gross annual need of 2,032 and after taking into account supply, a net need of 1,188 affordable dwellings each year. This assumes a clearance of gross unmet need over 10 years to align with the standard method. Table C7 also considers how the scale of need varies according to the length of time to clear the current gross unmet need. Table C8 presents the data for individual sub-areas.

Table C7 Gross and net annual affordable need

Scenario	Factor	Number	Data source/ assumption	Assumes 5 year clearance	Assumes 15 year clearance	Assumes 19 year clearance
A1	Current gross unmet need (before affordability test)	25,836	Table C1 row A9	25,836	25,836	25,836
A2	Current gross unmet need (after affordability test)	11,291	Table C3	11,291	11,291	11,291
A3	Pipeline supply	363	-	363	363	363
A4	Current gross unmet need (after affordability test and pipeline supply)	10,928	-	10,928	10,928	10,928
A5	Annualised need	1,093	Assume unmet need is cleared over a 10-year period to reflect the standard method 10 year time period	2,186	729	575
B	Newly-arising annual need	1,110	Table C5	1,093	1,093	1,093
TGN	Total gross need	2,203	A3+B	3,278	1,821	1,668
C	Affordable annual housing supply	1,015	Table C6	1,015	1,015	1,015
	Total annual net need	**1,188**	**TGN – C**	2,264	807	653

Notes: Table subject to rounding errors

Table C8 Gross and net annual affordable need by sub-area

CODE	Factor	Data source/ assumption	KIRKLEES	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West
A1	Current gross unmet need (before affordability test)	Table C1 row A9	25,836	7,187	3,790	5,812	5,080	1,335	2,631
A2	Current gross unmet need (after affordability test) and housing register information	Table C3	11,291	2,952	1,680	2,497	2,315	662	1,185
A3	Pipeline supply		363	42	90	45	89	45	52
A4	Current gross unmet need (after affordability test and pipeline supply)		10,928	2,910	1,590	2,452	2,226	617	1,133
A5	Annualised need	Assume unmet need is cleared over a 10-year period	1,093	291	159	245	223	62	113
B	Newly-arising annual need	Table C5	1,110	254	186	209	203	93	165
TGN	Total gross need	A3+B	2,203	545	345	454	425	154	278
C	Affordable annual housing supply	Table C6	1,015	272	227	188	223	40	66
	Total annual net need	TGN – C	**1,188**	**273**	**118**	**267**	**203**	**115**	**213**

C.25 According to the latest available Local Authority Housing Statistics data, there are 13,920 households on the housing register (Table C9).

Table C9 Affordable need based on the number of bedrooms needed

Location	1	2	3	4 or more	Base
Kirklees	58.6%	25.8%	12.4%	3.2%	13,920

Source: MHCLG Local Authority Housing Statistics LAHS 2023/24

C.26 Table C10 summarises affordable need by number of bedrooms based on 2024 Household Survey data. This indicates a broader range of need.

Table C10 Affordable need by number of bedrooms by sub-area

Sub-area	1-bed	2-bed	3-bed	4 or more-bed	Total	Base (annual gross need)	Base (annual net need)
Batley and Spen	15.4%	24.2%	39.6%	20.8%	100.0%	2,203	1,188
Dewsbury and Mirfield	18.1%	55.7%	19.6%	6.6%	100.0%	545	273
Huddersfield North	22.5%	16.7%	49.4%	11.4%	100.0%	345	118
Huddersfield South	24.4%	51.7%	18.3%	5.6%	100.0%	454	267
Kirklees Rural - East	6.2%	4.1%	75.7%	14.0%	100.0%	425	203
Kirklees Rural - West	26.7%	39.7%	22.6%	10.9%	100.0%	154	115
Kirklees total	20.0%	32.7%	34.6%	12.7%	100.0%	278	213

Source: 2024 Household Survey

Table C11 Comparison between current supply and annual gross need

Number of bedrooms	Current supply estimate number	Current supply estimate %	Annual gross need %	Variance %
1-bedroom	7,780	27.9%	20.0%	8.0%
2-bedroom	9,973	35.8%	32.7%	3.1%
3-bedroom	7,448	26.7%	34.6%	-7.9%
4 or more -bedroom	2,658	9.5%	12.7%	-3.2%
Total	27,858	100.0%	100.0%	-

Source: 2024 Household Survey

First Homes

C.27 First Homes are described at Appendix B.

C.28 Table C12 considers the price of First Homes using different discounts based on median prices across Kirklees. Table C12 shows that based on median prices, the First Home product at borough level is within the £250,000 threshold. The First Home discount should be consistent across a local authority area. Based on house price data for Kirklees as a whole, First Homes could be delivered at a 50% discount and be affordable to households on median incomes. This assumes that the First Home price is a discount to the overall median price in Kirklees.

Table C12a First Home prices by borough

Note: To be eligible as a First Home, the maximum price after discount is £250,000

Tenure option	Price (2024) Kirklees
Market price (median) 2024	£185,000
Discount to median price 30%	£129,500
Discount to median price 40%	£111,000
Discount to median price 50%	£92,500
Income required (10% deposit and 3.5x household income)	**Annual income**
Discount to median price 30%	£33,300
Discount to median price 40%	£28,543
Discount to median price 50%	£23,786

Table C12b Comparison between household income and income required for a First Home

(Less than 1 or 1 is affordable; greater than 1 is not affordable)

Actual household income (2023 CAMEO)	Annual income
Median annual income	£25,000
Income required (10% deposit and 3.5x household income)	**Affordability ratio**
Discount to median price 30%	1.3
Discount to median price 40%	1.1
Discount to median price 50%	1.0

Tenure mix

C.29 Analysis needs to consider the range of affordable tenures as set out in Annex 2 of the NPPF that may be appropriate for existing households in need and newly-forming households.

C.30 For need arising from homeless households and those in temporary accommodation, it is assumed they all require social rented accommodation. For newly-forming households and existing households in need, a split between affordable rented and affordable home ownership should be considered. However, there is insufficient household income and savings data available from the housing register to complete this analysis. Therefore, CAMEO household income data has been used to establish the proportions of households who could afford social rent, affordable rent, and affordable home ownership.

C.31 Table C13 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale, first homes and other tenures as set out in Annex 2 of the NPPF).

Table C13 Affordable tenure split

Sub-area	Social Rented (%)	Affordable Rented (%)	Affordable Home Ownership (%)	Total
Batley and Spen	47.3%	33.2%	19.5%	100.0%
Dewsbury and Mirfield	45.1%	34.9%	19.9%	100.0%
Huddersfield North	50.2%	34.2%	15.5%	100.0%
Huddersfield South	48.6%	37.5%	13.9%	100.0%
Kirklees Rural – East	53.0%	34.0%	13.1%	100.0%
Kirklees Rural – West	49.8%	31.0%	19.1%	100.0%
KIRKLEES	**47.9%**	**34.4%**	**17.7%**	**100.0%**

C.32 Analysis would suggest an overall tenure split of 48% social rented, 34% affordable rented and 18% affordable home ownership across Kirklees. In calculating the tenure mix, analysis has considered the tenure preferences and incomes of existing and newly-forming households. It also recognises the increased emphasis on delivering social rented affordable dwellings as part of new affordable housing supply.

C.33 The 2024 Household Survey has provided information on the number of bedrooms needed by households in affordable need and dwelling type aspirations and expectations. This is shown in Table C14 and indicates a broad range of affordable dwellings are needed.

Table C14 Affordable dwelling mix by sub-area, number of bedrooms, and dwelling type

Dwelling type/size	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	KIRKLEES Total
1/2-bedroom house	8.9%	14.2%	13.3%	33.3%	0.3%	21.0%	15.9%
3-bedroom house	31.3%	13.1%	45.2%	13.5%	55.0%	17.4%	28.0%
4+ bedroom house	20.8%	6.6%	11.4%	5.6%	14.0%	10.9%	12.7%
1-bedroom flat	7.2%	5.1%	11.8%	17.2%	5.6%	5.2%	9.7%
2 bedroom flat	2.3%	6.5%	0.0%	2.7%	0.0%	0.0%	2.2%
3+ bedroom flat	0.0%	0.0%	0.0%	2.3%	0.0%	2.6%	0.7%
1/2-bedroom level-access	21.3%	48.0%	14.1%	22.8%	4.5%	40.3%	24.9%
3+ bedroom level-access	8.3%	6.5%	4.2%	2.5%	20.7%	2.7%	5.9%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Annual Need (gross)	545	345	454	425	154	278	2,203
Annual Need (net)	273	118	267	203	115	213	1,188

Comparison of current housing stock and current/future needs

C.34 PPG states that 'strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future need (PPG Paragraph 023 Reference ID: 2a-023-20190220). Table C15 sets out this comparison with 2024 Household Survey information. Although there is need for all sizes of affordable housing, analysis would suggest there is a particular shortfall of larger 3 or more bedroom dwellings.

Table C15 Comparison between current affordable supply and annual gross affordable need

Number of bedrooms	Current supply estimate number	Current supply estimate %	Annual gross need %	Variance %
1-bedroom	7,780	27.9%	20.0%	8.0%
2-bedroom	9,973	35.8%	32.7%	3.1%
3-bedroom	7,448	26.7%	34.6%	-7.9%
4 or more -bedroom	2,658	9.5%	12.7%	-3.2%
Total	27,858	100.0%	100.0%	

Source: 2024 Household Survey

Technical Appendix D: Dwelling Mix and Modelling

Introduction

D.1 This technical appendix describes the method used by arc4 to establish future dwelling type and size mix across Kirklees. It presents the baseline data used as a starting point for the analysis and how data are interpreted to establish a reasonable view on dwelling type and mix.

Starting points

D.2 There are four main data sources which underpin the analysis:

- Household projections;
- Dwelling stock information;
- Data identifying the relationships between households and dwellings derived from the 2024 Household Survey; and
- Data derived from affordable housing need analysis.

Household projections

D.3 These are used to establish the number of households by Household Reference Persons (HRP) and household type using the 2022-based data, and how this is expected to change over the period 2024 to 2043.

D.4 The change in the number of households over this period can be established and, assuming that the dwelling needs of these households do not change significantly over the plan period, the potential impact on type and number of bedrooms of future dwellings can be determined.

Relationship between households and dwellings

D.5 The relationship between the age of Household Reference Person, household type, and dwellings occupied by type and size can be derived from the 2024 Household Survey.

D.6 The data available is summarised in Table D1. For each age group, the proportion of Household Reference Persons (HRPs) by household type living in different type/size and size of dwelling has been estimated.

D.7 The 2024 Household Survey also provides data on household aspirations and what households would expect to move to. This data can also be broken down by HRP age group and household type.

D.8 By combining this range of data, it is possible to model the likely change in dwelling type/size requirements with reference to:

- The current relationship between HRP/household type and dwelling type/size and this remains constant over the plan period (demographic baseline);
- Household aspirations by HRP/household type (aspirations); and

- What households would expect by HRP/household type (expect).

Table D1 Age groups, household type, and dwelling types used

Age group of Household Reference Person	Household type	Dwelling type and number of bedrooms
15 to 24	One-person household	1-bedroom house
25 to 34	Household with 1 dependent child	2-bedroom house
35 to 44	Household with 2 dependent children	3-bedroom house
45 to 54	Households with 3 dependent children	4 or more bedroom house
55 to 64	Other household with two or more adults	1-bedroom flat
65 to 74	All household types	2-bedroom flat
75 to 84	All household types	3 or more bedroom flat
85+	All household types	1-bedroom bungalow
All ages	All household types	2-bedroom bungalow
All ages	All household types	3 or more bedroom bungalow
All ages	All household types	All

Applying the data at authority level

D.9 Applying the data at authority level is done in a systematic way. Firstly, the change in the number of households by age group and household type is established from household projections. Assuming that the dwelling needs of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.

D.10 Table D2 presents the baseline demographic data for Kirklees. The total number of households is expected to increase by 26,363 over the period 2024-2043 using 2022-based ONS household projections. Growth is expected across most age groups, in particular over 65s. Figure D1 illustrates how the number of households by HRP age is expected to change over the period 2024-2043.

Table D2a Number of households by age group and household type 2024

2024	One person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	1,872	1,080	618	224	1,792	5,587
25-34	5,524	4,983	4,726	2,472	5,399	23,104
35-44	6,213	7,129	8,975	5,178	5,238	32,733
45-54	7,975	6,537	5,578	2,554	11,493	34,135
55-64	10,766	2,836	1,298	483	19,171	34,554
65-74	9,972	351	151	88	14,640	25,201
75-84	10,127	57	22	15	10,138	20,360
85+	5,224	3	13	1	2,460	7,701
TOTAL	57,674	22,976	21,381	11,014	70,331	183,375

Table D2b Number of households by age group and household type 2043

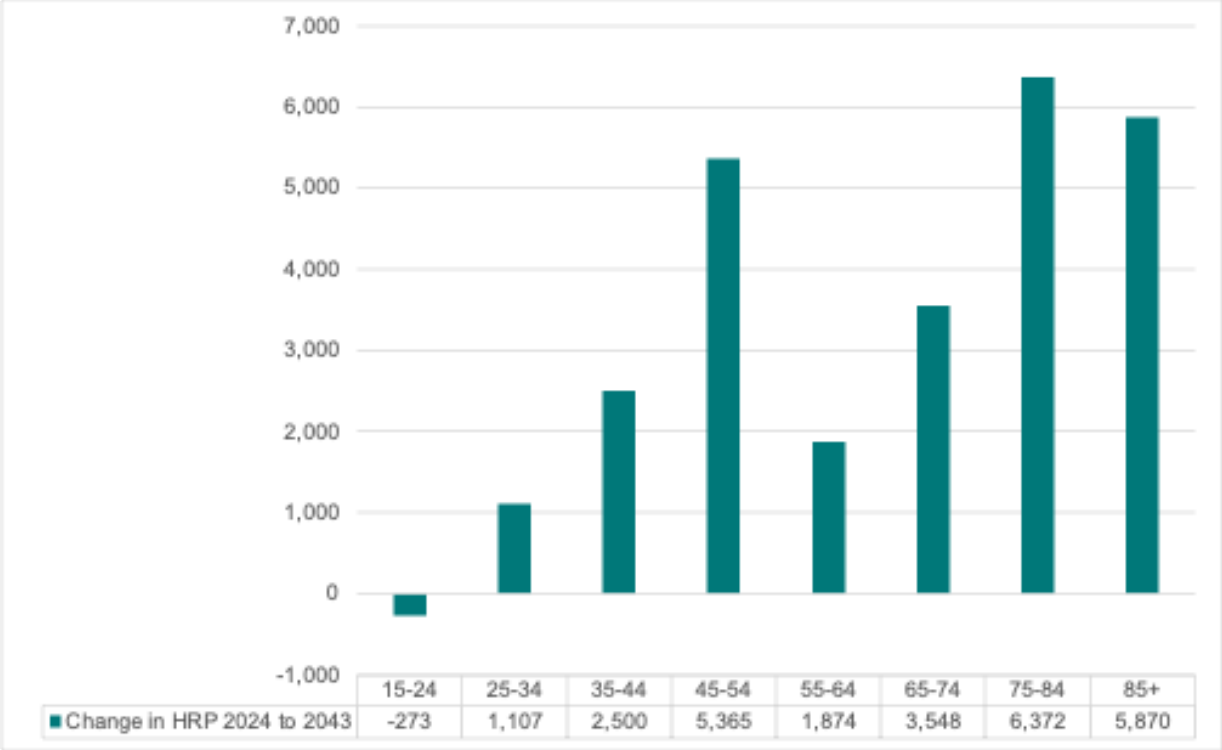
2043	One person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	2,093	677	388	141	2,015	5,314
25-34	8,004	3,425	3,265	1,709	7,809	24,211
35-44	10,977	5,004	6,359	3,698	9,195	35,233
45-54	11,712	5,000	4,311	2,001	16,476	39,501
55-64	11,653	1,891	858	314	21,711	36,427
65-74	11,560	249	106	62	16,771	28,749
75-84	13,355	47	19	13	13,299	26,732
85+	9,282	3	17	1	4,268	13,571
TOTAL	78,637	16,297	15,323	7,938	91,544	209,738

Table D2c Change in number of households by age group and household type 2024 to 2043

Change 2024-2043	One person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	221	-403	-230	-83	223	-273
25-34	2,480	-1,558	-1,462	-763	2,410	1,107
35-44	4,764	-2,124	-2,616	-1,480	3,957	2,500
45-54	3,737	-1,536	-1,267	-553	4,984	5,365
55-64	887	-945	-440	-169	2,540	1,874
65-74	1,589	-102	-45	-26	2,131	3,548
75-84	3,228	-10	-3	-3	3,160	6,372
85+	4,057	0	4	0	1,808	5,870
TOTAL	20,963	-6,679	-6,058	-3,076	21,213	26,363

Source: ONS 2022-based household projections

Figure D1 Change in HRP age groups 2024-2043



Source: 2022-based ONS household projections

D.11 Table D3 applies 2024 Household Survey data on dwelling occupancy to the demographic profile in 2043. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage dwelling requirement.

Table D3a Impact of change in households by age group on dwellings occupied by 2043 – dwelling type and size

Dwelling type and size	HRP age 15-24	HRP age 25-34	HRP age 35-44	HRP age 45-54	HRP age 55-64	HRP age 65-74	HRP age 75-84	HRP age 85+	TOTAL	%
1-bedroom bungalow/level access	88	683	149	168	169	1,247	2,970	663	6,136	2.9%
1-bedroom flat	652	1,636	2,969	746	1,649	1,038	4,324	664	13,678	6.5%
1-bedroom house	242	109	1,571	885	438	208	208	0	3,660	1.7%
1-bedroom other	15	48	298	336	52	323	276	0	1,348	0.6%
2-bedroom bungalow/level access	86	414	556	2,520	1,173	2,040	991	2,265	10,044	4.8%
2-bedroom flat	1,247	1,673	1,765	1,596	1,930	491	1,105	1,212	11,019	5.3%
2-bedroom house	409	7,838	6,572	7,628	6,018	6,238	5,568	2,007	42,278	20.1%
2-bedroom other	35	879	75	336	254	175	168	0	1,922	0.9%
3-bedroom house	1,117	7,761	13,649	13,725	16,593	9,686	6,811	3,071	72,413	34.5%
3 or more bedroom bungalow/level access	55	160	222	43	969	1,940	1,341	1,087	5,817	2.8%
3 or more bedroom flat	133	281	482	335	245	207	161	206	2,050	1.0%
3 or more bedroom other	100	467	50	450	246	119	100	436	1,968	0.9%
4 or more bedroom house	1,137	2,263	6,873	10,732	6,691	5,004	2,745	2,076	37,522	17.9%
Total	5,314	24,211	35,233	39,501	36,427	28,715	26,767	13,687	209,855	100.0%

Table D3b Impact of change in households by age group on dwellings occupied by 2043 – number of bedrooms

Number of bedrooms	HRP age 15-24	HRP age 25-34	HRP age 35-44	HRP age 45-54	HRP age 55-64	HRP age 65-74	HRP age 75-84	HRP age 85+	TOTAL	%
1	996	2,476	4,988	2,134	2,308	2,816	7,777	1,327	24,823	11.8%
2	1,777	10,803	8,968	12,080	9,375	8,943	7,832	5,484	65,262	31.1%
3	1,404	8,670	14,403	14,554	18,053	11,952	8,412	4,800	82,248	39.2%
4 or more	1,137	2,263	6,873	10,732	6,691	5,004	2,745	2,076	37,522	17.9%
Total	5,314	24,211	35,233	39,501	36,427	28,715	26,767	13,687	209,855	100.0%

Note: totals by age group may vary slightly due to rounding errors; Source: ONS 2022-based household projections and 2024 household survey

D.12 Table D4 sets out how the profile of dwelling stock changes when aspirations and expectations of households are considered. This indicates a notable shift towards bungalow/level-access accommodation and two-bedroom dwellings.

Table D4a Dwelling type and size outcomes under aspiration and expectation scenarios

Dwelling type and size	Demographic	Aspirations	Expectations	Current stock
1/2-bedroom house	10-15%	10-15%	20-25%	10-15%
3-bedroom house	35-40%	25-30%	30-35%	35-40%
4 or more bedroom house	20-25%	10-15%	20-25%	20-25%
1-bedroom flat	0-2%	10-15%	0-2%	2-5%
2 or more bedroom flat	2-5%	2-5%	2-5%	2-5%
1/2-bedroom bungalow/level-access	10-15%	25-30%	15-20%	10-15%
3 or more bedroom bungalow/level-access	10-15%	5-10%	5-10%	5-10%

Table D4b Dwelling type outcomes under aspiration and expectation scenarios

Dwelling type	Demographic	Aspirations	Expectations	BLEND
House	70-75%	50-55%	70-75%	70-75%
Flat	2-5%	10-15%	2-5%	5-10%
Bungalow/level access	20-25%	30-35%	20-25%	20-25%

Table D4c Number of bedrooms outcomes under aspiration and expectation scenarios

Number of bedrooms	Demographic	Aspirations	Expectations	
1	2-5%	20-25%	5-10%	5-10%
2	20-25%	30-35%	35-40%	25-30%
3	45-50%	30-35%	35-40%	45-50%
4	20-25%	10-15%	20-25%	20-25%

Overall dwelling mix by tenure

D.13 Table D5 summarises dwelling type/size mix based on the demographic scenario relating to the period 2024 to 2043. This analysis assumes a minimum 20% affordable housing target and an affordable tenure split of around 80% rented and 20% affordable home ownership. The analysis factors in the dwelling type/size analysis carried out as part of the affordable housing needs calculation and the dwelling type/size choices of households considering affordable home ownership solutions based on the range of dwellings currently available.

D.14 The analysis can be revised if annual targets and affordable housing delivery targets are updated.

Table D5a Summary of overall dwelling mix by tenure – dwelling type and size

Dwelling type/size	Market	Social/ affordable rented	Affordable home ownership	Total
Overall % split>>	**80%**	**16%**	**4%**	**100%**
1/2 Bedroom House	10-15%	10-15%	20-25%	10-15%
3 Bedroom House	35-40%	25-30%	30-35%	35-40%
4+ Bedroom House	20-25%	10-15%	20-25%	20-25%
1 Bedroom flat	0-2%	10-15%	0-2%	2-5%
2+ Bedroom flat	2-5%	2-5%	2-5%	2-5%
1/2 Bedroom Bungalow/level access	10-15%	25-30%	15-20%	10-15%
3+ Bedroom Bungalow/level access	10-15%	5-10%	5-10%	5-10%

Table D5b Summary of overall dwelling mix by tenure – dwelling type

Dwelling type	Market	Social/ affordable rented	Affordable home ownership	Total
House	70-75%	50-55%	70-75%	70-75%
Flat	2-5%	10-15%	2-5%	5-10%
Bungalow/level-access	20-25%	30-35%	20-25%	20-25%

Table D5c Summary of overall dwelling mix by tenure – number of bedrooms

Number of bedrooms	Market	Social/ affordable rented	Affordable home ownership	Total
1	2-5%	20-25%	5-10%	5-10%
2	20-25%	30-35%	35-40%	25-30%
3	45-50%	30-35%	35-40%	45-50%
4+	20-25%	10-15%	20-25%	20-25%

Overall dwelling mix by sub-area

D.15 Further analysis considers the range of dwellings by sub-area and tenure. This is based on the need for affordable/social rented dwellings, the need for affordable home ownership, and open market need. This takes account of the dwelling type aspirations and expectations of households and the number of bedrooms needed.

D.16 Table D6 summarises the overall dwelling mix by tenure and sub-area. Market mix is based on underlying demographics of Kirklees blended with the expectations of existing and newly-forming households planning on moving in the general market. Affordable mix is based on the housing register and household survey evidence and includes a specific consideration of the needs of households who are homeless or living in temporary accommodation. Affordable Home Ownership mix is based on household survey evidence. It is important that both planners and developers maintain a flexible approach to

what is built within Kirklees but this evidence helps to determine the relative priorities of development in particular sub-areas.

D.17 These tables and the associated recommended percentages are intended as guidance only. They provide a framework to inform development proposals, and not all developments will necessarily align precisely with these figures.

Table D6a Batley and Spen overall dwelling mix breakdown by tenure and sub-area

Batley and Spen Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	25-30%	25-30%
3-bedroom house	30-35%	20-25%	30-35%
4 or more-bedroom house	20-25%	15-20%	10-15%
1-bedroom flat	0-2%	10-15%	10-15%
2 and 3-bedroom flat	2-5%	2-5%	0-2%
1 and 2-bedroom bungalow/level-access	10-15%	10-15%	5-10%
3 or more-bedroom bungalow/level-access	10-15%	5-10%	2-5%

Table D6b Dewsbury and Mirfield overall dwelling mix breakdown by tenure and sub-area

Dewsbury and Mirfield Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	25-30%
3-bedroom house	35-40%	15-20%	0-2%
4 or more-bedroom house	25-30%	15-20%	35-40%
1-bedroom flat	0-2%	15-20%	0-2%
2 and 3-bedroom flat	2-5%	2-5%	25-30%
1 and 2-bedroom bungalow/level-access	5-10%	25-30%	5-10%
3 or more-bedroom bungalow/level-access	5-10%	2-5%	0-2%

Table D6c Huddersfield North overall dwelling mix breakdown by tenure and sub-area

Huddersfield North Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	10-15%	10-15%
3-bedroom house	35-40%	25-30%	30-35%
4 or more-bedroom house	15-20%	10-15%	10-15%
1-bedroom flat	2-5%	25-30%	10-15%
2 and 3-bedroom flat	5-10%	2-5%	10-15%
1 and 2-bedroom bungalow/level-access	10-15%	10-15%	10-15%
3 or more-bedroom bungalow/level-access	5-10%	2-5%	0-2%

Table D6d Huddersfield South overall dwelling mix breakdown by tenure and sub-area

Huddersfield South Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	20-25%	25-30%
3-bedroom house	30-35%	10-15%	25-30%
4 or more-bedroom house	15-20%	15-20%	2-5%
1-bedroom flat	5-10%	25-30%	20-25%
2 and 3-bedroom flat	2-5%	5-10%	0-2%
1 and 2-bedroom bungalow/level-access	15-20%	15-20%	15-20%
3 or more-bedroom bungalow/level-access	2-5%	0-2%	0-2%

Table D6e Kirklees Rural East overall dwelling mix breakdown by tenure and sub-area

Kirklees Rural – East Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	2-5%	15-20%
3-bedroom house	30-35%	35-40%	40-45%
4 or more-bedroom house	25-30%	10-15%	2-5%
1-bedroom flat	0-2%	15-20%	0-2%
2 and 3-bedroom flat	2-5%	0-2%	2-5%
1 and 2-bedroom bungalow/level-access	10-15%	20-25%	15-20%
3 or more-bedroom bungalow/level-access	10-15%	10-15%	10-15%

Table D6f Kirklees Rural West overall dwelling mix breakdown by tenure and sub-area

KirkleesRural – West Dwelling type/size	Market	Social/ Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	15-20%	15-20%	10-15%
3-bedroom house	35-40%	5-10%	45-50%
4 or more-bedroom house	20-25%	5-10%	5-10%
1-bedroom flat	0-2%	35-40%	0-2%
2 and 3-bedroom flat	5-10%	2-5%	5-10%
1 and 2-bedroom bungalow/level-access	10-15%	25-30%	15-20%
3 or more-bedroom bungalow/level-access	5-10%	0-2%	10-15%

Source: 2024 Household Survey

Technical Appendix E: General stakeholder consultation

Please note, technical appendix E sets out the specific views of stakeholders received as part of the stakeholder consultation. Views expressed in this appendix may differ from the views of arc4.

Introduction

E.1 arc4 contacted a range of stakeholders to obtain feedback on the housing needs of people living in Kirklees. Responses were received from a variety of stakeholders, including Kirklees Council, West Yorkshire Combined Authority, adjoining councils, registered providers, developers, specialist housing providers and planning agents. The comments are summarised in this appendix, which were received from the following 16 stakeholders:

- Council stakeholders:
  - Development Management
  - Housing Growth
  - Housing Services
  - Housing Solutions
  - Public Health
  - Adult Social Care
- Other stakeholders
  - Thirteen
  - Incommunities
  - Keepmoat
  - Johnson Mowat Planning Ltd
  - Vivly Living
  - Fusion Housing
  - West Yorkshire Combined Authority
  - Calderdale Council
  - Peak District National Park Authority
  - Wakefield Council

Strengths of the local housing market

E.2 Kirklees is an attractive area and well located between the surrounding districts of Calderdale, Bradford, Leeds, Wakefield, Barnsley, Sheffield and Greater Manchester. The area has architectural heritage, popular villages, and countryside with opportunities for amenities and outdoor leisure.

E.3 The location of Kirklees is great for living and commuting with good accessibility to nearby major cities, with the attractive rural nature of the rural suburbs.

E.4 Kirklees is well connected by the M62, and public transport. The new road infrastructure proposals and train link upgrades (A629 corridor Halifax to Huddersfield and TransPennine route upgrade leading to Leeds and Manchester and potentially A644/A62 upgrade proposed) may lead to new developments and employment opportunities along/near these routes. Huddersfield and Dewsbury are seen as larger employment hubs and are likely to attract economic migration from rural areas.

E.5 There are lots of local employment opportunities in Kirklees plus good connections to nearby towns and cities with their own employment opportunities, plus retail and leisure amenities.

E.6 Kirklees is a relatively green place with lots of parks, open spaces and views making it a nice place to live. Many areas have good transport links with local amenities.

E.7 There is a variety of different market areas to meet a diversity of needs in rural, semi-rural and urban areas plus a wide variety of house types ranging from single person to large family sized housing across a wide area. The area provides diverse options, from urban apartments to rural family homes, appealing to a range of demographics. This includes larger detached housing in areas like Denby Dale, Kirkburton, and Highburton as well as relatively low-cost properties on the market for those with lower incomes and first-time buyers.

E.8 In comparison to Leeds or Manchester, property prices in Kirklees are generally more affordable, making it attractive for first-time buyers or families seeking more space for their budget. The housing market in Kirklees has always been seen as accessible, from an affordability perspective although this has seen change in line with national trends on rent increases.

E.9 There are a large number of properties in the private rented sector.

E.10 Kirklees offers a variety of delivery options for a range of housing developers. There are areas in which larger house types with more bedrooms are desirable, along with places where affordability is crucial to the wider community, plus a range of land values across the district; all of which attracts a range of developers wanting to contribute to the growth and development of the area.

E.11 There is a strong and active University of Huddersfield with good student numbers which links with purpose built student housing (PBSA), the private rented sector and high demand for student accommodation.

E.12 There are reasonable newer developments (albeit, sale prices are very high).

E.13 Based on applications for the sale of discounted homes, there appears to be a lot of younger first-time buyers becoming homeowners.

E.14 There are a good number and range of commissioned and non-commissioned supported accommodation services including general homelessness supply,

domestic abuse refuges, Extra Care and some learning disability/mental health.

E.15 Good partnership relations with many housing providers in the area with shared aims to provide high quality accommodation and services.

Weaknesses of the local housing market

Location

E.16 Kirklees has not got the pull of other towns who are pushing 'advance manufacture', new road networks, and train connectivity to London. The town centres of Huddersfield and Dewsbury are not desirable.

E.17 There are weak public transport links in rural areas for people (of all generations) on low incomes to reach employment hubs within the wider district. This may aggregate economic migration leading to rural areas emptying out and worsening area decline in some parts of Kirklees.

E.18 The topography of Kirklees is challenging to develop many sites and this impacts upon viability of new housing schemes. The green belt designations impact on growth restrictions.

Deprivation

E.19 Kirklees has marginally above national average unemployment, and lower than average income that impacts affordability. A number of areas in the main urban areas are in the lowest 10% of super output areas for deprivation nationally, which impacts the quality of housing.

E.20 There are high-deprivation areas, such as Dewsbury and Batley, that struggle with lower property values and economic stagnation, impacting housing stability. Deprivation levels are also high in the rural areas surrounding Huddersfield and Dewsbury impacting on demographic balance and spread.

Housing Supply

E.21 There is a strong demand and supply imbalance. There is a general lack of supply across all areas from single person units to family sized accommodation. Whilst demand for housing remains strong, particularly for affordable housing, there is concern about the limited supply of new homes which will make it harder for first-time buyers and local buyers to enter the market.

Affordable Housing

E.22 There is a lack of affordable housing across the board. Long-term affordable options for the most disadvantaged in society are extremely difficult to find.

E.23 There is not enough 'affordable' housing for those with average income aspirations to own their own home and potentially move out of rented accommodation (private or social) which would free up space for those in need and who do not have ownership aspirations or are not in financial position).

E.24 All around affordability and the lack of social housing are weaknesses of the housing market in Kirklees. Though there is a large private rented sector, most available properties are above local housing allowance (LHA) rates and hefty deposits, rent in advance and guarantors are needed. Households seeking affordable housing are unlikely to be able to access social rented options unless they have been homeless and in a priority need category, leaving most unable to afford to buy in the private rented sector.

E.25 The rents for private rented sector (PRS) properties have increased significantly over last few years, pricing out those on benefits or low incomes. There are issues with poor quality homes in the private sector, and also too many empty properties. There is also some oversupply of former student accommodation which no longer attracts students and may be left empty.

E.26 The PRS has seen growth, but this has also attracted numerous issues, particularly conditions and expansion of less professional landlords. The market has a large proportion of one-off/incidental landlords. Some incidental landlords (those who have inherited a property for example) are not always fully aware of their legal obligations but having fewer larger landlords can be a benefit to compliance/enforcement work. There is anecdotal manifestation of an increasing number of properties for sale by auction in recent years (potentially due to disrepair, probate or repossession) but this then limits the buyer market.

E.27 Issues such as an undersupply of affordable housing, aging stock, economic disparities, and rising costs pose significant challenges. Addressing these weaknesses through investment in infrastructure, affordable housing, and efficient development processes could strengthen the market and make it more sustainable in the long-term.

Existing Stock

E.28 Much of the housing stock is older and in need of upgrades, especially to meet energy efficiency targets. There are inherent issues in terms of maintenance which adds to household expenditure in often deprived areas. Large numbers of older stock, including listed residential properties, are difficult to retrofit and improve in some cases or have ‘exceptions’ in place for EPC gradings. Older stock also comes with other limitations such as back-to-back properties restricting the ability to extend. Typically, on-street parking is not adequate for the current buyer/rental market.

E.29 The council is a stockholding authority which can be a strength but can also deter the number of Registered Providers (RPs) willing to move into the area or the extent to which they want to.

E.30 Much of the supported accommodation is short-term and whilst individuals receive support to be able to move on successfully the lack of long-term move-on accommodation delays people moving and clogs up spaces for others in need.

Specialist Housing

E.31 There are challenges associated with specialist housing for older people and those with learning disabilities, which impacts the ability to support aging in place. The local authority housing stock is about 5% of the Kirklees housing provision and of this only a small percentage is suitable accommodation for an ageing population. The remaining 95% private / private rented housing stock is focussed mainly on family housing and not bungalows or adapted premises.

Gaps in the supply of types of housing in Kirklees

Council comments

E.32 Council stakeholders highlighted the following:

- Potential gap in smaller housing for older people which is raised in discussions with some agents/local builders.
- Considerable lack of supply of affordable housing in comparison to demand, for both home ownership and rent. An under supply of affordable rent and particularly social rent, is having an impact on required temporary accommodation. There is an under supply of specialist housing, including for older people such as Extra Care which is needed as the size of this demographic increases.
- Kirklees specialist accommodation strategy shows an undersupply of different provision and how provision needs to change (for example, a shift towards more community-based provision). There are not enough affordable family homes (3 and 4+ bedroom properties) and homes that are accessible, such as bungalows. Smaller homes such as 2/3 bedroom, more suitable for local first-time buyers should be included in high value areas. There is also an undersupply of high-quality housing in town centres that would be attractive to young professionals, and graduates. The affordable housing SPD guidance helps to address these local needs.
- A significant lack of affordable rented accommodation citing that single people under 35 struggle to find anything affordable when reliant on housing benefit.
- Lack of sufficient supply of affordable rented properties which has led to massive demand for social housing which cannot be met. This has also led to a significant rise in homelessness, and the need for the local authority to place increasing numbers of households into often unsuitable forms of temporary accommodation.
- A lack of some specialist forms of housing such as supported housing for young people and adults with vulnerabilities.
- ‘Affordable’ rented is not necessarily affordable in reality (especially when taking into account LHA rates). Family (and larger) affordable properties (sale or rent) can be hard to come by. For rented accommodation, sometimes this is not that the properties are not in situ, but have been converted into Houses in Multiple Occupation (HMOs) (licensable and non-licensable) which then attract a larger rental income.

- Main gap as affordability in general, whether through additional 'affordable' rented homes or through true social housing provision. A more critical eye on the perceived needs of the district may spot that larger, affordable homes are in very short supply and the demand therefore is greater. The number of households may be less but the prospects of finding this type of accommodation are greatly reduced when compared to single person or smaller households.
- Due to low rental and sale values, challenging topography/high abnormal costs and contaminated land in some areas, there are sometimes viability challenges, which affect the delivery of housing overall and specifically affordable housing. There is limited affordability in several areas of the district and some areas such as Holmfirth with comparably high house prices compared to average incomes. There is a lack of supply in comparison to demand for affordable homes.
- Some town centre areas are having issues with poor quality of housing stock affecting the attractiveness of a town centre, as a place to live. This is being addressed by town-centre improvement efforts – for example 'Dewsbury Blueprint' plan.
- Some areas lack house types in need such as larger family homes, for bigger families, suitable 1 and 2-bedroom homes for older people to downsize to locally, affordable housing for first-time buyers with less household income.
- The topography of Kirklees makes some housing options unattractive for some people e.g. hilly areas may be unsuitable for some older people or people with mobility needs. Brownfield sites may be unattractive to developers, exacerbating issues with lack of supply in those areas with high demand.
- At a national level there is a shortage of rented accommodation. In terms of social rent, applicants are often on waiting lists for excessive amounts of time (years), indicating a gap in available properties of this kind. In terms of private rent, there are fewer available properties and often intense competition for what is available. There are huge costs to local authorities as a result of temporary housing for homeless people and families.
- There is not enough housing that accommodates people throughout the whole life course whether that is being able to relocate to new more suitable accommodation or to easily adapt current accommodation (without huge sums of financial burden) in the event of illness, accident, fragility/old age or changing circumstances. In addition, any stock that is not energy efficient for modern/current living needs upgrading. One of the biggest public health challenges is the impact of the cost of living on low-income families and in particular fuel poverty.
- Gaps in the supply of specialist housing for older people and those with disabilities. There is a supply and demand mismatch in affordable solutions for these groups which caters to their needs and wishes (including cultural needs etc).

Registered Provider comments

E.33 There is a shortage of affordable housing which is demonstrated by the number of new build 'affordables' falling well below the target figure in the Local Plan. An ageing population means there is a need for specialist housing for older people and accessible dwellings. Kirklees has a diverse population and there may be more need for housing to cater for the particular needs of the local population.

E.34 The Development and Regeneration strategy (2024-29) of one RP was highlighted, which focuses on social and affordable rent and home ownership tenures. From appraisal work, to progress opportunities within Kirklees, less availability of appropriate 2 and 3-bedroom housing for young families in areas within and surrounding Huddersfield, Dewsbury, and Batley; suitable and varied housing typology for older people communities; housing choices which are suitable for people with physical disabilities; specialist housing for supported housing and move on accommodation have been observed. Less option for high end housing design to attract more affluent buyers into the Kirklees area has also been observed.

Developers and House Builders comments

E.35 Given the housing land supply and housing delivery, there is a significant shortage of homes in the district which has negative implications on affordability. Whilst there is a clear undersupply of market homes, this also has a knock on effect on affordable home delivery. There is a significant gap in affordable rented housing for lower income households in Kirklees. Demand for affordable properties has increased but supply has not kept pace, partly due to limited permissions and construction of new market and affordable schemes. First Homes, shared ownership, discounted sale properties all have limited availability.

E.36 Kirklees is underdelivering and there is need for all types of housing to bolster the land supply position. From discussions as part of community consultation events, it is clear local people want to see more homes for first-time buyers, as well as more homes catered to older people (bungalows).

E.37 In the outer rural areas there is not a requirement for affordable rent, the need is for affordable home ownership via open market discount. The current 55%/45% discount/rent model is not fit for all areas of Kirklees. There should also be a push for people who rent to get some equity (Rent to Buy) to enable them to get onto the housing ladder.

Specialist Housing Provider comments

E.38 There is a lack of supply of social housing of all types alongside a lack of supply of affordable (LHA rate) private sector housing.

West Yorkshire Combined Authority (WYCA) comments

E.39 WYCA analysed the proportion of older persons in Kirklees and those aged 65+ represent 17.7% of the total population. As per the wider benchmarks,

growth in Kirklees is anticipated to be driven by residents over the age of 65, with a predicted 38.8% growth rate, an age range predicted to be the driver of growth in all West Yorkshire Districts, regionally and nationally. There are significant gaps with affordable housing, especially in social housing and affordable rentals, to meet the growing demand among low-income households. Demand is high for shared ownership and affordable homeownership options, yet supply remains low, particularly for first-time buyers. There is also a specialist housing shortage and in particular, a shortage of accessible, age-friendly housing for older adults and those with disabilities, limiting options for aging in place.

Registered Providers (RPs)

Main concerns about existing and future affordable and specialist housing provision

E.40 Given the Local Plan targets, government expectations, levels of deprivation/income and the number of people living in poor quality private rented accommodation across Kirklees, a real need for more affordable housing was highlighted. The housing register shows there is a demand for smaller units such as 1 and 2-bedroom apartments and houses, however, many families who are in need of larger family sized housing are not on the housing register as they do not believe there is any availability. Therefore, a good mix of sizes of housing is important.

E.41 There is a need for more (and better) partnerships to secure reliable land supply to enable affordable housing development (brownfield/ green belt), continued investment into infrastructure and connectivity, robust placemaking goals and revitalisation of areas with notable decline.

Sufficient appropriate sites available and in the right locations to meet growth requirements

E.42 One RP active in the Kirklees area have an experienced and proactive Land and Business Growth team and are regularly offered opportunities from developers in Kirklees. They are currently developing a portfolio of sites. Many of the sites brought forward are more challenging to develop due to the topography of the area and there can be viability concerns.

E.43 One RP have formed sustainable partnerships with larger housebuilders developing in the Kirklees area which feed positively into the organisation's growth ambition. The RP welcome a strategic partnership approach with the local authority to unlock and accelerate housing delivery.

Demand for intermediate affordable housing products, such as shared ownership and discounted for sale

E.44 The initial demand assessment conducted by one RP for the sites that are being developed suggests there is a demand for shared ownership. However, as the RP are yet to start on site and begin the process of actively selling shared ownership homes they are unable to confirm for definite at this time.

However, from the other locations across the north of England where the RP develop there is a significant demand for this type of tenure, although demand and first tranche sale percentages vary from site to site.

E.45 One RP have observed less affordable homes (rent and ownership) in high demand areas such as Holmfirth. There is also less choice of good quality affordable rental housing in urban areas such as Huddersfield and Dewsbury.

Commitment to supporting Kirklees in meeting its net zero carbon and Climate policy target by 2038

E.46 Committed to providing energy efficient homes and carbon neutral homes. However, the technologies, costs and utility charges for customers for this are still emerging. As a minimum, the approach is to build to the new building regulations and aspire to 'carbon neutral' but sometimes costs could be prohibitive for the latter at this current time.

E.47 One RP stated that, to date, most of their housing delivery in Kirklees had been through s106 contracts with larger housebuilders. Build quality achieved were to current building regulation standards. Pending on project stage, when possible, design was influenced, aiming to achieve lifetime home principles and enhance design for more thermally efficient homes. Cost (to build) to value (does not enhance open market value) challenges to meet net zero standards are observed, which is further exacerbated by weak demand from buyers (not a buying criteria). However, that does not negate the desire for energy efficient homes by customers, which is met through current building regulation standards.

Improving the housing market

E.48 Kirklees Council is one of the most proactive and straightforward local authorities across the north of England to work with. The biggest challenge by far, is the capacity of the planning service, which is similar in most areas. However, the recent introduction of the additional fee for the planning performance agreement is encouraging to one RP, and they are hopeful this will speed applications up.

E.49 One RP have developed a dynamic, resilient and sustainable partnership framework that enables a comprehensive, integrated approach to placemaking, with a focus on: simpler planning process, infrastructure and connectivity of places, amenities such as schools, leisure, health and wellbeing hubs, cultural and arts, and horizon scanning in partnership with all stakeholders in the development process.

Developers and House Builders

Challenges facing the delivery of new homes that are unique to Kirklees

E.50 Land supply is the main challenge. The length of time that planning takes is also a challenge.

E.51 The topography of the area is particularly challenging, coupled with the viability of developing residential schemes within the town centre. The lack of resources within the council is also causing those sites which are viable to suffer when a planning application is submitted, as it can take years to be in a position to start on-site. This is a nationwide problem however and not isolated to Kirklees.

E.52 Delivering new homes in the Kirklees area faces several challenges that impact on both the speed and quality of housing developments. These challenges include,

- Land availability and green belt, and more specifically limited suitable land as Kirklees has a mix of urban, suburban, and rural areas, with much of the green belt land protected to preserve natural landscapes. This limits the availability of land suitable for housing developments, especially near existing infrastructure and amenities. A review of the green belt should be undertaken to overcome this.
- The council do not have a five-year housing land supply and have not delivered the required number of houses over the past three years. There is a clear link between an adopted Local Plan being in place and the number of homes delivered. An up-to-date Local Plan which makes sufficient housing allocations across the district and meets identified needs and includes an appropriate buffer, will serve to boost the delivery of homes in Kirklees. Sites identified should include a range of sites including green and brownfield land.
- Navigating the planning and approval process can be time-consuming, with multiple stages of local government approval. These delays can hinder the timely delivery of new homes and add costs for developers. Some areas in Kirklees lack sufficient infrastructure, such as schools, healthcare facilities, and transportation options, to support new housing. The need to improve or expand these services often slow down development or limits where new homes can be built.
- Rising construction costs, partly due to supply chain issues and inflation, make it challenging for developers to build affordably.
- Meeting sustainability and environmental standards is increasingly important but can add costs and complexity to projects. Whilst protecting the environment and building sustainable homes is important, the impact on a development's viability needs to be taken into account when requiring large financial contributions.

E.53 WYCA commented that:

- By optimising land use, particularly within existing planning frameworks, there are opportunities to unlock high-demand areas and expand housing options where they are needed most.
- Enhancing approval processes and actively engaging communities can accelerate development timelines and foster support, reducing costs and promoting positive local impact.

- Investing in transport, healthcare, and utilities can significantly boost site viability, making new developments more attractive and sustainable.
- By exploring innovative materials and construction methods, developers can better manage costs and continue providing affordable units within new projects.
- Leveraging financial planning, targeted public funding, and adaptable strategies can help navigate economic fluctuations, supporting both developers and buyers through changing market conditions.

Type and size of housing in greatest demand

E.54 In rural areas the current demand is 2 and 3-bedroom properties. This needs to be constantly reviewed because in an economic boom, 4 and 5-bedroom homes increase in demand.

E.55 The greatest demand highlighted as 3+ bedroom properties.

E.56 There is strong demand for larger homes with 3 or more bedrooms, especially in suburban and semi-rural areas where families seek more space. Demand for such homes also includes private gardens and proximity to schools and parks. Affordable homes for first-time buyers, including smaller (1 and 2-bedrooms) are also in demand particularly amongst younger professionals and first-time buyers who need an entry-level price point. Compact new builds in accessible locations are popular amongst such buyers. In more urban areas, particularly near public transport such train stations, 1 and 2-bedroom urban living flats/quarter houses are desired which allow professionals options to commute. Balancing these main needs can help support the diverse population of Kirklees and foster long-term housing sustainability.

Implications for climate change for the housing market in Kirklees in the medium and long-term

E.57 The use of air source heat pumps is not sustainable and all new homes need PV as a standard. B rated homes should become the base requirements but the additional cost to achieve this should be considered as it will be added to the house value. Sustainable, timber frame or modular construction should be fast tracked as homes can be built quicker with sites finished quicker.

E.58 The increase in requirements to be energy efficient will increase building costs, and be one of the many things which are making it difficult for smaller housebuilders on small sites to deliver housing.

E.59 There are multiple implications for climate change on the housing market including:

- Increased flooding and weather risks where homes will require flood resilience features, such as elevated building levels, flood-resistant materials, and improved drainage systems. This may raise construction costs but also create a new standard of “climate-resilient” properties that could be attractive to buyers in vulnerable areas.

- Higher energy efficiency standards and rising costs for retrofitting existing homes. With older housing stock in Kirklees, retrofitting homes for energy efficiency (such as better insulation, double glazing, and low-carbon heating systems) will be essential to meet net-zero goals. Homes without energy upgrades may lose value as buyers prioritise energy efficiency, especially if future policies enforce minimum energy performance standards. Homeowners of older properties may face substantial renovation costs to avoid depreciation. Undertaking renovations could be costly for homeowners and may increase demand for new build properties which are built to future homes standard or similar. There will be a shift in buyer preferences as energy-efficient homes are likely to become increasingly desirable, as buyers seek properties with lower energy costs. Homes without energy efficiency upgrades may see slower growth in value or require significant investment to remain competitive in the market.
- Changing building regulations and standards with future homes standard and Part L. New homes will need to meet stricter environmental and energy efficiency standards, increasing initial development costs. This includes integrating low-carbon heating, sustainable materials, and renewable energy sources like solar panels. Net-zero building standards require advanced materials, insulation, and energy-efficient heating systems, which can raise construction costs. In certain areas, it may be difficult to balance these requirements with other costs (including s106 and CIL) and may impact the supply of new homes in the short-term. The move toward net-zero and the implications of climate change create both opportunities and challenges for the Kirklees housing market. While sustainable homes and green developments can attract buyers and drive economic growth, the cost and complexity of meeting net-zero goals may increase disparities in the market. Addressing these challenges effectively will require strategic planning, policy support, and innovative approaches to housing delivery and community resilience.

Typical customers for new homes

E.60 Downsizers and relocators highlighted as typical customers for new homes. Since the interest rates increased, the first-time buyers without the ‘bank of mum and dad’ have dried up and the second stage movers are taking smaller properties as a stepping stone to a further move and a larger property once interest rates drop.

E.61 Try as far as possible to aim products at first- time buyers and downsizers. This often results in higher density development sites with smaller homes. This typically also more accurately reflects the need in the market and ensures that the properties delivered can meet multi–tenure needs.

Customers looking for sale or rent

E.62 Respondents from the development industry indicated that customers are looking for sale. There is a critical need in Kirklees for market dwellings for sale as well as a chronic under delivery and supply of affordable

accommodation for rent (affordable) and purchase (discount market housing/first homes/shared ownership).

Demand for Build to Rent products

E.63 There is not a demand for Build to Rent products in some areas.

Release of serviced plots for self and custom housebuilding into developments

E.64 Concerns this will lead to a compromised street scene. Self-build plots should be put on large sites (and should only be for locals with restrictions on further sell on periods and renting out) as it does give locals the chance to build the home of their dreams in an area where they might not be able to. However, the design and materials should be controlled via planning to ensure homes are reflective of the surrounding area.

E.65 Typically policy exceptions for this type of housing, in areas adjacent to the settlement limit, will see an increase in the delivery of this house type or requiring major applications to deliver a certain % as custom/self-build. This approach has been taken in Harrogate with some success.

Suggestions about what would help you to deliver new homes across Kirklees

E.66 Allocated sites should be determined within 8 or 13 weeks. Section 106 should be progressed earlier in the planning process and 'use it or lose it' notices should be issued to land owners who do not bring forward allocated sites.

E.67 The need to allocate more land for housing and invest more in the planning department to recruit more high level officers to assist with caseloads.

E.68 More land needs to be made available for housing and there needs to be a more supportive local planning environment to deliver on the available land. A faster planning process would also encourage developers to deliver at pace, as they are able to deliver quality homes in Kirklees consistently and without unknown planning timescales this can cloud on site start dates.

Specialist Housing Providers

Barriers in the delivery of specialist housing in Kirklees

E.69 The current Supported Housing Improvement Program (SHIP) in Kirklees has created additional barriers for specialist housing providers. Though the intention of the program is to ensure that all supported housing is of a good standard and residents adequately supported, it may also unintentionally lead to a significant reduction in the amount of available supported housing across the district. Decisions around minimum room sizes in particular have already led to a reduction in availability at schemes at a time when the number of homeless households is increasing and waiting lists for social housing are high.

Age-related need

This relates to older people, younger people with support needs, and care leavers.

E.70 No response from stakeholders.

Health-related needs

This relates to physical disability, learning disability, autism, mental health, and dementia.

E.71 WYCA commented that although they are not a specialist housing provider, through the work on the dementia ready task force they have insights to share. People living with dementia need social contact, easy access to safe and welcoming natural outdoor space, a home that has plenty of natural light, free of hazards and is easy to understand. The dementia-ready housing criteria referred to in the setting future standards section have been developed from a literature review of dementia-friendly housing design guidance including Kirklees' own Dementia Friendly Design Tool and the Kings Fund guide Is Your Housing Dementia Friendly?

Life-experience related needs: Armed Forces Veterans

E.72 No response from stakeholders.

Life-experience related needs: other groups

This relates to those fleeing domestic violence, offenders, asylum seekers, substance users, and forensic housing needs (for individuals involved in the forensic mental health system).

E.73 Limited availability of both social housing and affordable private sector housing which makes moving on from supported housing very difficult. Many individuals continue to live in short-term supported housing long after they no longer need to, reducing capacity for high need referrals. In addition, the SHIP in Kirklees are also ending claims for housing benefit where the need to live in supported accommodation cannot be evidenced. A supported housing provider highlighted if a reduction in rent to LHA is not possible, then the resident may end up homeless.

E.74 WYCA highlighted the need to ensure links into Kirklees Better Outcomes Partnership.

Other groups

This relates to Black Global Majority (BGM) groups, LGBTQ+, the Travelling community, and those experiencing homelessness and rough sleeping.

E.75 In February 2024 the Mayor of West Yorkshire hosted a 'diversity and dementia' roundtable and the findings relating to housing and minoritised communities (as well as some general points about housing for older people) included: Leaving a neighbourhood/community to move home is a huge

barrier for some people from ethnic minorities. There is a stigma/taboo about accessing care, especially nursing homes, in Muslim South Asian and other communities. There is a need to challenge the perception that ethnic minorities 'look after themselves' due to intergenerational living – many are moving towards a more nuclear family, and where there is intergenerational living, it brings challenges with size of homes. LGBTQ+ people are often very reluctant to move to older people's housing or access other care services – there is still homophobia and transphobia in the care system. Neighbourhood, community and culture are all crucial parts of who we are and become even more valuable when we live with dementia – they must be respected and protected. Those in private rent and owner-occupiers do not have the same support as those in social housing. There is a lack of housing choice in the private sector for older people. The overwhelming majority of people want to stay in their current home but supported housing is a better option for some, especially those who have been cared for, for a long time. There is a strong case for newbuild homes built with dementia needs in mind, as some changes are difficult to make, especially level access.

E.76 WYCA highlighted the need to ensure links into Kirklees Better Outcomes Partnership.

Looked after children

Proposed revisions to the NPPF include an assessment of housing need from looked after children. The NPPF says that evidence of need can be found in the council's Children's Social Care Sufficiency Strategy. The term 'looked after children' can apply to any child that has been in the care of the local authority for more than 24 hours and can include children who are fostered, in children's homes and in supported living settings.

E.77 No response from stakeholders.

Kirklees Council Authority Staff

Main challenges facing the local authority in supporting the delivery of new homes

E.78 The following issues were highlighted by council stakeholders:

- The importance of balancing the needs of existing homeowners and tenants with people who need somewhere to live, recognising that the status quo is not meeting needs and is exacerbating inequalities.
- Updated data and evidence that informs what type of affordable housing is needed would be welcomed. Currently grouping social rent and affordable rent together in guidance, creates a challenge when trying to set out the considerable need for social rented properties. There is also a lack of internal budget available to subsidise projects and a lack of resource capacity internally in LPA and KC. The topography of Kirklees can make building challenging, remediation costs can be high which can disincentivise developers, having them cite viability to reduce affordable

provision and overall site capacity, may reduce appetite for them to exceed environmental regulations. Funding from central government/ availability of other funding sources, and existing general council budget pressures is a challenge. There are issues with obtaining listed building consent for conversion into housing, land values across the district are high and sites with planning permission are not being built out.

- Viability is the main challenge and is used as a reason for developers to deliver minimal affordable housing.
- Resources, and topography of the area are challenges. There are also national challenges such as construction and labour costs plus financial and other struggles of developers and RPs.
- The return on investment for social housing providers may be difficult to achieve.
- The restrictions of not being able to build new council stock and the dire financial situation most LA's are facing. The targets being set maybe being over ambitious/not realistic bearing in mind past targets have not yet been reached. Stakeholders also listed objections from current residents 'not in my backyard' especially on what is deemed more prime locations/green belt and ensuring developers are able to make a profit but also meet need - buildings which are needed for the longer term and to good standards.

Main challenges with existing housing stock

E.79 Council stakeholders highlighted the following main challenges:

- Planning officers deal with a high number of planning applications for extending existing houses so, more larger homes are required. This is particularly the case in areas like Savile Town and Thornton Lodge where extended families live together and require more space. This results in a loss of open space surrounding these properties (which are already very dense). In terms of new builds which are on the market in areas like Shepley, Denby Dale, they are very expensive and unachievable for most local buyers (in particular those being built from SME's). The national housebuilders, like Persimmon, market at a more attainable price, however, these builders want larger sites which are generally quite easy to develop with no/limited contaminated land issues, which are limited in some areas of Kirklees.
- Low levels of Social Rent housing.
- Council housing is being sold through Right to Buy and it's not being replenished.
- High demand for temporary accommodation.
- Poor condition and quality of properties in some areas, including damp, mould and old housing stock – retrofitting required.
- Poor standards of some private landlords.
- Energy inefficiency of existing stock.

- Financial pressures in the wider organisation.
- Maintenance and void costs.
- Poor quality standards in the private sector, particularly private rented and there is not enough affordable rented accommodation.
- Older stock, regulatory requirement priorities competing with new development, right to buy changes, make-up of a street/ estate and introducing leaseholders to blocks as other challenges.
- Stock is low quality, poor design, inefficient and difficult to manage. Private rented is low quality with increasing rents, and unprofessional landlords.
- Energy efficiency of older homes and the ability to improve this can be challenging.
- A relatively high proportion of older dwellings, which are more likely to be energy inefficient and in poor repair. There are likely to be inequalities across the district in terms of quality of housing stock, with more deprived areas as well as more rural areas having more dwellings of worse quality. There is also evidence that people in the private rented sector are much more likely than those in social rent or owner occupied to live in dwellings of poorer upkeep. Fuel poverty rates are also higher than the national average in Kirklees.
- A minority of properties that have been built for an ageing/disabled population. The age of the stock is also an issue, as the vast majority are properties were built from the late 1940s to the 1960s. Additionally, there is the challenge of maintaining these properties and the backlog of maintenance seems to be growing.
- Still a ‘stigma’ attached to some areas and people are also priced out of other more affluent areas. It all comes down to affordability.

How challenges can be addressed

E.80 Council stakeholders suggested the following:

- Provision of some larger sites as part of the Local Plan to attract national house builders.
- Increased central government funding, exploring more funding avenues or alternative sources.
- Building out of existing permissions and speeding up that delivery.
- More energy efficiency initiatives, and homes built to that standard for futureproofing.
- Engaging with developer and RPs on the type of housing we want to see built and what their development plans are prior to (policy like SHMA outlining this) and throughout planning process.
- New SHMA separating need for Social Rent and Affordable Rent.

- Need for delivery of new housing at a higher standard and to be genuinely affordable to local people, as well as focusing on the areas and tenures where gaps currently exist to address inequalities.
- Need to adapt and retrofit existing housing stock where viable, to improve sustainability and energy efficiency and to better meet population need.
- Closer work is needed, where possible, with non-tenants in an estate/street which may support work such as damp and mould where party walls are affecting properties. There are many different ways to address, the challenges but all require public investment and/or applying policy levers.
- Greater investment in council stock to drive up conditions. Increased supply and regulation of the private rented sector is also needed.

Cross boundary issues facing Kirklees housing market areas

E.81 Some RPs are not engaging in the allocations and nomination process as set out by council. This is being tackled on a WYCA level.

E.82 Importing of people with care/support needs from across boundaries. Meet by engaging with relevant external and internal stakeholders and colleagues.

E.83 With Kirklees located between Leeds and Manchester, plus work from home increasing the distance people can be from their work base, may see more people with higher incomes moving to buy, including in high value areas, of Kirklees, further increasing the house prices in these areas. This can potentially decrease the affordability of homes for people local to those areas. Need to be aware of its potential impact on local market and meet by providing more affordable housing in these areas for those in housing need, as in all of Kirklees.

E.84 Kirklees is diverse with areas of both deprivation and affluence similar to neighbouring local authorities.

Neighbouring and Adjacent Local Authorities

Significant housing developments proposed near to the boundary with Kirklees Council

E.85 There are a number of housing allocations in the Calderdale Local Plan that are near to the boundary with Kirklees.

E.86 The closest allocation within Wakefield district is at Horbury Bridge for 147 dwellings.

Cross boundary issues between Kirklees and your local authority area

E.87 Calderdale Metropolitan Borough Council (MBC) commented that cross boundary issues are addressed via Transport Models.

E.88 Wakefield Council commented that, through the Duty to Cooperate, whilst preparing Wakefield's Local Plan, the continuous dialogue and collaboration

through the WYCA, constructive engagement, resolutions and actions on key strategic issues are addressed. The Leeds City Region Statement of Common Ground sets out agreed matters between all LCR authorities.

Working with local authorities to meet housing needs

E.89 In order to accommodate Calderdale's own housing requirement it has been necessary to allocate land in the green belt and set out the exceptional circumstances to justify this. To accommodate other requirements from outside the district would undermine this approach and be difficult to justify. Additionally, Calderdale is a largely self-contained housing market area with links to other areas.

E.90 The Peak District National Park Authority will not be able to work with local authorities to meet housing needs. The NPPF says that landscape and scenic beauty in national parks have the highest status of protection and that the scale an extent of development should be limited. Government guidance ('English national parks and the Broads: UK Government vision and circular 2010') says that 'the expectation is that new housing will be focussed on meeting affordable housing requirements.

E.91 As the Wakefield Local Plan (adopted January 2024) included the removal of land from the green belt for development, the district would not be able to accommodate housing needs from other authorities. The confirmed position is set out in the Leeds City Region Statement of Common Ground 2020. It is also unlikely Wakefield would be able to accommodate any future Kirklees housing need due to potential future need Wakefield will need to accommodate based on the new standard methodology.

E.92 To note, Leeds and Bradford did not respond to this question.

E.93 Duty to Cooperate work with neighbouring authorities is ongoing so meeting unmet needs will continue to be reviewed through DtC and through the emerging West Yorkshire Spatial Strategy.

All stakeholders

Key considerations when setting future housing standards for new housing in the Kirklees area

Council comments

E.94 The following points were highlighted by council stakeholders:

- A good starting point for this is the current Local Plan and Housebuilders SPD which sets out some good housing standards. Along with National Space Standards. Accessibility is also very important along with sufficient areas of greenspace.
- Future housing standards must meet regulatory requirements. For most disadvantaged people, properties need to be both affordable in terms of rental costs and in terms of wider costs such as having amenities which are easily accessible.
- NDSS

- New Decent Homes Standard
- Dementia Friendly Design Guide
- New environmental regulations
- Future proofing for new energy regulations
- Considering the impact of climate change
- Uplifts to Building Regulations including fire regulations- and for apartment buildings
- Passivhaus technologies
- Lifetime Homes standards
- Engagement from RPs / guidance from RPs on what they require – so S106 affordable housing can be better tailored to their needs (preferred space standards, features, tenure etc).
- Not grouping Affordable Rent and Social Rent together where possible in guidance, as there is a particular need for Social Rented housing. Being able to refer to specific Social Rent need, would give us greater weight when advising its inclusion on developments.
- Accessibility to public transport, green space, retail and other services, and a decent homes standard. Properties should be future-proofed where possible in terms of the ability to adapt the property (either to support medical adaptations or growing households) is important. Ideally a good proportion should be immediately wheelchair accessible. There should also be communal aspects to a development or at least the potential to build 'community'. Stakeholders also suggested the need to design out stigma by ensuring social homes or affordable homes are no different in design to others around them including for example the size, garden space and parking allocation.
- The importance of avoiding a reduction in standards at all costs. Space standards should be driven upwards to ensure that households can live comfortably, efficiency standards should be ambitious – in essence, taking a longer view of what is required.
- The potential to go above what is mandated was questioned. Affordability, accessibility and sustainability should be used as guiding principles. Homes should be adaptable over the life-course so that people can stay in their home as they age where appropriate. A mixture of sizes should be available for different people and families. In terms of quality, all houses should have outdoor space and be well connected in terms of transport links/opportunities. New developments should be formed in a way that encourages social connection and community cohesion.
- There needs to be a good mix of housing across the whole of Kirklees in terms of tenures and size. New housing needs to consider some of the current and future challenges as well as demographics that are likely to occur (aging population, more single households etc). They also need to be designed and equipped for modern living (green space/gardens, utility rooms/clothes drying-ventilation, insulated well, double/triple glazed

incorporating retrofit principles and healthy urban design concepts as much as possible. There should also be appropriate infrastructure that supports people to live well (good transport links/active travel facilities-access to employment, greenspace, gardens/play space, food growing opportunities-mitigation of noise/light pollution, good connection/cohesion and social connectivity, NHS/health facilities, schools/education etc). It needs to be a holistic exercise... a house/bricks and mortar alone are not enough to create thriving communities.

- Apply learning from work with the University of Stirling's Dementia Services Design Centre (DSDC), accessible design and standards for accommodation to support people to live well, independently and be part of their community. Although the DSDC standards focus on dementia, these standards can be applied to a whole range of ageing/disability conditions to ensure that properties are inclusive to all.

Developers and House Builders comments

E.95 From a developers and housebuilders perspective, Central Government policy should be the starting point and should be reflected within regional policy. SHMAs should be utilised to understand the true nature of the housing need within Kirklees and to help to determine size and nature of newbuilds. Affordable housing targets need to be driven and met.

E.96 Future proofing homes should be a consideration, space standards should be pushed to ensure open market homes get somewhere near those of the new built social properties, PV – not air source should be the standard and the council should push B rated homes as a minimum. This could raise house prices, but will lead to better more efficient housing stocks.

E.97 There needs to be a consideration for aspirations as well as needs. Although a young couple may only 'need' a one-bedroom property, their aspirations can result in the market not meeting what they are actually seeking to purchase. Furthermore, greater recognition is needed of the increase in home-working, requiring larger properties with studies.

Registered Provider comments

E.98 NDSS should be the minimum for all developers to prevent undersized units being constructed. A percentage of accessible – M4 (2) units should be required to be provided within every new development to meet the needs of the ageing population.

E.99 Housing should be built with the end user in mind. Any standard should consider individuals and families changing life stages and their circumstances. From customer consultation about housing design, observations include: customers are focused on having well-maintained houses that is as cheap as possible to live in as this will enhance their quality of life. Space is important and in particular, access to suitable internal and external storage as the impact of 'clutter' for some customers contributes to damp and mould within homes due to a lack of air circulation. Car parking is not just about convenience, it also helps by improving the look and feel and helping the

community to take pride in the local area. Green space is especially important for those in flats or residents within smaller homes as it improves mental and physical wellbeing and often gives people a reason to get out of their home. Customers also want more focus on making their home feel safe and secure and more accessible, with items such as external lighting at the front and rear of their home. A cost analysis of desired standards should be included to ensure outcomes and expectation for delivery are realistic.

Specialist Housing Provider comments

E.100 Flexibility is important so that new housing can be easily adapted as household needs change – such as the need to convert a ground floor room into a bedroom. New housing should be adequately served by local amenities with schools being of significant importance. Building family housing in the vicinity of schools which are already oversubscribed creates further problems in the local area for both existing and new residents.

Neighbouring Authority comments

E.101 Calderdale MBC commented that as elsewhere size and quality, accessibility, gardens/outdoor space, EV charging, renewable and low carbon energy (Future Homes Standard), porous surfacing, parking, and sense of community are all important when setting future homes standards.

E.102 Wakefield Council highlighted the need to meet the nationally described space standards which can only be implemented through a development plan policy; Ensure adaptable and accessible homes in each development including incorporating standards such as Lifetime Homes and M4(2) (Accessible and Adaptable Dwellings) and M4(3) (Wheelchair User Dwellings).

WYCA comments

E.103 WYCA highlighted the importance of building all homes to M4(2) accessible and adaptable standard or above (Habinteg Housing recommends 10% to wheelchair standard M4(3)) should be seriously considered, in order to accommodate an ageing population and adapt to many temporary and permanent needs. The acute shortage of accessible housing is leaving many disabled individuals unable to find a suitable home.

E.104 In addition, WYCA has developed a dementia-ready housing standard to help those with dementia live well in their own home for longer. It is made up of ten criteria and can be free of cost when designed into newbuild housing. There is a strong recommendation that these criteria are incorporated into the Local Plan and its supplementary policies, as the number of people with dementia is expected to double to 2 million between 2025 and 2050.

Improving the housing market

Council comments

E.105 Council stakeholders made the following comments:

- Engaging with developers/agents earlier in the process would be beneficial. This currently takes place as part of the pre-application offer but, with limited resources, it can be difficult to provide meaningful time for discussions. SME's / agents could take on board more carefully the Supplementary Planning Documents (SPD) that are in place when producing their schemes which would help to speed up the application process and minimise the number of pre-commencement conditions (and any other conditions).
- The need for more affordable housing, for a range of buyers and renters. Developing a detailed understanding of decision-making that goes into why RPs do or do not develop or buy social rent, compared to affordable rent homes would be beneficial. This is also the case for shared ownership. Improved partnership working with RPs regarding their affordable housing requirements and preferences might allow the council before and at planning stage, to better advise what affordable housing should be provided. There should be a requirement for a certain percentage of homes to be social rent.
- Based on local evidence, the income cap needs to be lowered on First Homes and potentially the percentage discount increased. Selective licensing for private rent landlords needs to be introduced. There needs to be more funding to facilitate increased housebuilding, more work and resources into addressing stalled sites including at central government level and more incentives for developers to build in Kirklees.
- An increase in local authority supply would be beneficial and a rethink of the right to buy scheme is needed as it – it may be too generous.
- The need to apply pressure and influence to government intervention on various topics including reviewing and reforming Right to Buy, second home ownership, buy to let mortgages, LHA rates, HMO legislation, probate (to reduce length of time properties are empty). This also needs to include new burdens funding for local authorities e.g. Renters Reform Bill will help with PRS quality and tenancy security but will also add pressures onto the council to enforce this. Some limited selective licencing may support an improvement in standards and better regulation of PRS properties in set areas. Some selective licencing may also support additional HMOs being created in areas which require more family properties – this needs to be cautionary, however, as HMOs can be a useful tool for housing single persons.
- Incentives to 'rightsize' across all tenures such as support to understand financial changes, help to move etc. Additional affordable and social housing is needed in more 'sought after' areas, typically deemed affluent and safer. This would help to spread the continuation of the Supported Housing Improvement Programme (SHIP) and continued government

funding for this, to better monitor and regulate supported housing providers (property and support quality standards).

- Close work with RPs is needed to encourage providers to move into Kirklees or expand their portfolio – widening the pool of housing stock in general but also increasing social housing nomination rights for the housing register. Asking RPs to think about investing in both north and south Kirklees at similar times may also be useful to keep the balance of development fairly equitable. Managing expectations on the chances of accessing the social housing market including a refocus on some people's perceptions of the private rented market is also needed.
- There is a requirement for greater provision of affordable rented homes, particularly social rent. Rent reform is needed in the PRS (which would need to be implemented by national government), and more resources are needed to tackle housing standards and empty homes in the private sector.
- The market suffers from undeliverable demand both in the private and social rented sectors which increases rents in one and creates enormous pressure on the other to deliver. To relieve the pressure on social housing and perhaps to stymie rising costs in the other, social housing providers should be given greater access to sites across the district to increase affordable, quality, social housing.
- More houses that meet the needs of the local population. To achieve this, there will need to be diversity in what is built to effectively meet the needs of diverse groups. Health and wellbeing should be embedded in new developments from the start of the process and developments of 50+ dwellings should consider applying our health impact assessment.
- Housing should be affordable, accessible and sustainable. Housing is also required that meets the needs of vulnerable populations, such as disabled and elderly people. Affordable housing should be truly affordable based on the median income of the local population and affordability quotients for new developments should be ambitious and unwavering and developers should not be able to use feasibility as an excuse to get out of delivering affordable housing.
- From an adult social care perspective, the council can influence to some extent areas of future provision through the Local Development Plan process. The council has a target for providing houses within the current Local Plan to which some sites are council owned and therefore could be targeted to meet some of the need.
- A really thorough and honest assessment of the current situation with various stakeholders contributing creative ideas and solutions/resources was suggested.

Developers and House Builders comments

E.106 Developers and housebuilders suggested the need to speed up the planning process, so more houses come to site. The Community Infrastructure Levy should not be brought forward as this will be a further cost to factor into land

prices and it will just go in the house price. Land owners will take a cut on their land value. Density requirements in rural areas need to be managed.

E.107 There is a need to build more homes through allocating more land for housing. Local policy needs to be stronger to specifically set out what Kirklees want to see, for example there is a lack of policy currently on M4(2) and M4(3) provision. Neighbouring authorities set fixed targets, and some even go as far as requiring things such as '5% of major development sites to deliver bungalows'.

E.108 Developers and housebuilders also suggested that allocations should be made across the district to ensure that there is sufficient land available to meet the authorities identified need. Given the highly constrained nature of Kirklees, and the common viability challenges of delivering brownfield sites, which can often result in delays and viability issues, this should include utilising 'safeguarded sites', an assessment of green belt and the allocation of sites for residential development which comprise both green field and brown field land. Allocating land for development will have a significant positive impact on the housing market in Kirklees, ensuring sufficient market and affordable homes can be delivered.

Registered Provider comments

E.109 RPs are in favour of strengthening of partnerships and collaboration with housing associations and private developers. By forming partnerships, Kirklees can blend public funding with private expertise to create diverse housing that meets local needs.

E.110 RP partnerships could be formed to increase supply of more affordable homes with focus on tri-party agreements to unlock redevelopment of brownfield sites for residential / mixed use schemes.

E.111 RPs also suggested mixed tenure schemes, where affordable housing is interspersed with private sale / private rented dwellings, leads to more harmonious communities. Additional thought should be given as to how to increase housing for the aging population. New sites for affordable housing should be brought forward from existing council stock or the council acting as broker with land owners. Updated Urban Development Funds (UDF) would help to identify growth areas and regeneration areas.

E.112 A robust road and travel infrastructure is needed with consistent and reliable public transport services across the district. Access and travel time to other employment hubs such as Bradford, Leeds and Manchester also needs to be improved. The creation of employment opportunities within Kirklees, would attract new employers and sustain/further economic growth. The emphasis should be on place making to include health hubs for people and easy access to leisure/cultural activities.

Specialist Housing Provider comments

E.113 Specialist providers want to see the creation of more social housing along with more regulation of the private rented sector locally, incentivising landlords to

rent their properties at an affordable rate alongside removing barriers such as guarantors and high deposits.

Neighbouring Authority comments

E.114 Neighbouring authorities suggest the lack of affordable housing precludes access to home ownership especially for first-time buyers but not exclusively.

E.115 Increasing the affordable housing supply will enable the expansion of partnerships with developers to incentivise affordable housing construction, opportunities to simplify the planning processes for affordable housing delivery. Ageing housing stock needs to be addressed and establishing an energy retrofit program to improve the efficiency of aging housing stock is needed.

E.116 Specialist housing developments should be encouraged. There is a need to prioritise age-friendly, accessible housing, particularly in well-connected, community-focused areas.

E.117 Neighbouring authorities also suggested the need to expand the supply of affordable rented and social housing, develop more specialist housing to meet the needs of older adults and those with disabilities. LAs could lead or partner in developing affordable and social housing, as large private builders focus on market-rate homes.

Key priorities for organisations

Council priorities

E.118 The Development Management Team require local policies that are simple to apply. Land allocation for housing as part of the Local Plan is very important plus, local agents/small local housebuilders who take on board local planning policy.

E.119 From a Strategic Planning (Housing Growth) perspective, there is a need to ensure that First Homes are going to those people who would otherwise struggle to acquire a home on the open market (considering lowering income cap and/or increasing percentage discount). A more robust process for Build to Rent needs to be developed to ensure consistency across developments and that homes are going to those in need. Delivery of social rented properties needs to increase. Stronger relationships with RP partners need to be developed combined with an understanding of what they want to/can provide. An increase in funding opportunities for local authorities is important. Partnership working with key partners such as WYCA and Homes England is key. Unlocking stalled sites will increase housebuilding in the district. Issues with current housing stock such as damp, mould and condensation need to be addressed. There also need to be an increase in the quality of the town centre residential offer and an increase in Extra Care housing provision.

E.120 Council stakeholders also aim to ensure high quality services are available to those who need it and the placements are made available to others as soon as possible.

E.121 The key remit of Housing Services is to tackle and prevent homelessness. To do this effectively and sustainably, there needs to be a major increase of supply of affordable social rented homes.

E.122 Public Health want to push for/advocate for more 'affordable' housing regardless of tenure, to advocate for better design principles that better reflect the needs of modern living, especially in relation to cost of living and health and wellbeing and to work to reduce inequalities in regards to access to good and affordable housing. Marginalised groups such as the homeless, need to be carefully considered within this.

E.123 Public health also want to ensure that people have the housing options needed to give them the best opportunity for good health and wellbeing and to thrive. This will need to address affordability, accessibility and sustainability in a way that meets the needs of all in our population.

E.124 Adult Social Care want to be clear about the needs involving all key players including Adult Social Care.

Developers and House Builders priorities

E.125 Work with the council to ensure housing and affordable housing targets are met, whilst the developments delivered remain of high quality and benefit the wider locality. To ensure this, more support through planning is required to improve housing delivery. Open and swift rapport between the planning team and the developer is crucial to ensure a multi-beneficial and efficient outcome. How quickly a scheme can be driven through planning from submission to approval will give developers confidence of planning efficiency. The council and the developer must also be pro-active when assessing potential delays from the outset (such as BNG) which can incur serious delays to programmes if mitigation is not secured. Land opportunities must also be presented by the council if housing supply is to increase.

E.126 Developers and house builders are aiming to get more land allocated to bring homes forward as quickly as possible, which will be A rated or better as standard. The planning process needs to be improved for this to happen. Also, it is important to listen to local residents regarding local developments. If communities are willing to welcome development, engagement should be welcomed.

Registered Provider priorities

E.127 Deliver fantastic homes on the five RP cluster sites and the potential opportunity with Strata at Cleckheaton. One RP stated Kirklees is a 'growth area' and there is an initial target to deliver 1,500 new affordable homes.

E.128 Corporate strategy (2024-2029) of one RP emphasises investment into its core area (Bradford and Kirklees) and building good quality homes. One RP prioritises Kirklees as a key growth area and is committed to building sustainable, long-term partnerships with landowners, private developers, and major housebuilders. Dynamic collaboration with the LA is also sought, to explore joint opportunities and accelerate housing delivery through private sector partnerships.

Neighbouring Authority priorities

E.129 Wakefield Council has recently adopted the Wakefield District Local Plan (January 2024), which sets out the housing requirements and policies to meet the needs of the district. The council want to ensure that current needs are reflected by increasing the delivery of affordable housing and promoting a balanced mix of dwelling types tailored to community demographics. The focus is on ensuring high-quality, accessible housing in sustainable locations to meet identified needs for market and affordable housing as well as supporting a sustainable private rental sector, all set in the context of regional priorities.

E.130 Calderdale MBC aim to meet Calderdale's housing and employment needs and respond to the Climate Change and Nature Emergencies.

E.131 The Peak District National Park are prioritising the delivery of national park purposes and objectives set out in the National Park Management Plan.

WYCA priorities

E.132 The top priority for WYCA is to increase the supply of affordable rental and ownership options, including accessible units, in response to growing demand. Additionally, addressing the growing need associated with specialist accommodations. There is also a focus on simplifying the approval process for these housing projects and engaging communities to gain support. Additionally, wider investments are needed in transportation, healthcare, and utilities in targeted growth areas (SPA).

Technical Appendix F: Stakeholder Consultation (Councillors)

Please note, technical appendix F sets out the specific views of stakeholders received as part of the stakeholder consultation. Views expressed in this appendix may differ from the views of arc4.

Introduction

F.1 arc4 contacted Councillors in Kirklees to obtain feedback on the housing needs of people living in their ward and Kirklees more generally. The findings from 13 achieved responses are summarised in this appendix.

Strengths of the local housing market

F.2 Councillors commented on strengths of the housing market within **their ward** and also **Kirklees as a whole.**

Housing mix and demand

F.3 There is a good mix of housing in Almondbury.

F.4 Ashbrow ward has a mix of housing including social, rent and owner occupier and a range of property sizes as well as an Extra Care facility under construction.

F.5 Newsome ward housing is generally for the lower to middle income bracket. Properties sell well and the area is appreciated because of the closeness to open countryside and good schools. There are a wide variety of types and sizes of existing properties in Newsome Ward, a lot of student accommodation particularly around Huddersfield town centre which falls within the ward.

F.6 Colne Valley is full of thriving villages and is further establishing itself as a place to live and visit.

F.7 There is a very strong private sector for executive/detached properties in Holme Valley North.

F.8 The quality of the housing stock in Kirkburton is relatively good and the houses that have been built in the recent past (during the current Local Plan period) have been occupied quickly, suggesting demand, however, this does seem to be slowing.

Affordability

F.9 There are many new housing estates being built in Crosland Moor and Netherton. Most of these houses are expensive and people struggle to afford to buy them.

Older People's Accommodation

F.10 There are a number of properties for older/disabled people and an Extra Care facility in Heckmondwike.

Weaknesses of the local housing market

F.11 Councillors commented on weaknesses in the housing market in **Kirklees as a whole.** There are some similarities between weaknesses identified in Kirklees and weaknesses identified in wards.

Housing needs

F.12 Housing needs are very varied across Kirklees, the town centres (Huddersfield/Dewsbury/Batley) are hollowing out as the amount of retail declines and more town centre living is needed which will also regenerate the areas and make people feel safer.

F.13 The valleys south of Huddersfield (Holme and Colne) are difficult areas for more development due to the steepness of the valleys and the narrowness of the roads.

F.14 Kirklees, has an ageing population, so the demand for suitable properties, sheltered housing, flats and bungalows on one level is increasing and there is a higher-than-average number of younger residents with complex needs which will influence the types/size of houses needed.

F.15 Kirklees seems to have encouraged 3 storey townhouses more recently (to increase density), these seem to be less popular as do one-bedroom units as people increasingly need space to work from home.

F.16 Based on statistics, Kirklees is behind what needs to be built.

F.17 Kirklees is a very diverse area and needs a plan that plays to the parts not a 'whole' that does not currently exist.

F.18 The Kirklees Local Plan provided for approximately 11,000 more houses than needed that roughly equated to all the former green belt land released for development in the Local plan and resulted in former green belt sites being the first to be built on.

Affordability

F.19 In Huddersfield and North Kirklees, the wage levels tend to be lower and so there is greater need for affordable and rented accommodation.

F.20 Houses are beyond the reach of many first-time buyers because of the cost. Renting is hugely expensive, and many rented properties are in poor condition.

F.21 There is a shortage of affordable accommodation for both council and private rental with high demand for two and three bedrooms. Private developers appear to prefer building larger homes for sale and on green belt. This leads to a lack of green spaces and car dependency as the infrastructure is not there to provide services nearby and active travel options are limited.

F.22 Councillors commented on weaknesses in the housing market within **their ward.**

Affordable housing

F.23 Heckmondwike has a lot of social housing lost to the local authority (LA) through Right to Buy (RTB), often ending up with private landlords who often seem to neglect both the cosmetic and structural needs of the properties.

F.24 Ashbrow Ward has some poor-quality housing, particularly in the private rented sector and there is a need for larger housing for social rent.

F.25 There is a need for 2-3 bedroom affordable homes in Holme Valley North as people need more than one bedroom for working from home rather than due to growing families.

F.26 One housing association site in Newsome is partially constructed and another site has not yet gained planning permission due to increasing costs to develop a viable scheme on a brownfield site.

F.27 Property that was formerly council owned coming up for sale having been purchased at a discount through RTB could be bought back by the council, and would increase property available for rent.

Housing Needs

F.28 When undertaking the place standard assessments in the Kirkburton ward, the biggest issues with regard to housing is the lack of smaller first-time buyer (FTB) properties for purchase and also suitable properties for empty nesters to downsize to, whilst remaining in the community that they feel a part of. Recent developments have been predominately 3 to 5-bedroom family homes on estates and the “affordable” elements are predominately for rent, which is not what is needed.

F.29 Kirkburton ward remains an attractive place to live and there has been support of local developments that are infill developments, which complement the villages like those recently in Shepley, Farnley Tyas and Grange Moor. There is a concern on the edge of the ward, adjacent to Lepton that the scale of developments will make Penistone Rd (A629) which is the major route south from Huddersfield, even more congested at peak times. It is already difficult at any junction to be able to turn right, due to the continuous flow of traffic which increased congestion and can lead to impulsive actions/accidents.

F.30 There are too many large developments on green belt in small villages and too many developments with large houses. These attract buyers from outside the area and does not help the housing needs in Denby Dale.

F.31 The problems of growth in the Colne Valley present a series of challenges - namely how can we ensure that everyone benefits from growth. There is a sense that the housing market is not benefitting people who have lived and worked in the area their whole lives. The needs of these people should be balanced with the needs of the wider economy which makes the Colne Valley such a vibrant place to be.

Affordability

F.32 Houses in Liversedge and Gomersal are beyond the reach of many first-time buyers because of the cost. Renting is hugely expensive, and many rented properties are in poor condition.

Infrastructure

F.33 There are more houses being built in Liversedge and Gomersal but no infrastructure which will have an impact on resources, highways, schools, doctors because nothing is being done to increase their capacity.

F.34 Holme Valley North is very rural in parts, so transportation is a big issue to get people to doctors, shops etc

F.35 Kirkburton ward is a series of small villages, with little public transport and so cars are essential. Given that the centres of the villages were not built with cars in mind, increasingly there are parking issues which add to the congestion and new developments do not provide enough off-road parking especially for visitors. The ward has poor road infrastructure as well and little local retail provision again necessitating the need for a car.

F.36 There are lots of sites to be developed in Almondbury Ward in close proximity to each other and never cumulatively assessed. The sites are not close to amenities or jobs, creating much more traffic on local roads and finally no infrastructure to support all the new houses when built.

Energy efficiency

F.37 Housing in Newsome Ward has poor energy efficiency standards due to being old stone terraced properties.

Gaps in the supply of types of housing in Kirklees

F.38 Councillors commented on gaps in the supply of housing in **Kirklees as a whole**. There are some similarities between gaps identified in Kirklees and gaps identified in wards.

Affordable housing

F.39 There are very few large, affordable rental properties available. There are no dedicated housing officers for the council housing and the estates are not being well kept.

F.40 There is insufficient suitable social housing for over 55's and single people. Many properties are often not fit to live in, and many residents want to be moved out due to the state of their properties with damp and issues in the buildings. There is a lack of affordable housing, both to rent and buy, for young people and starter homes for families.

F.41 There is a lack of affordable housing for young people that have grown up in the area, a lack of bungalows and other suitable housing for elderly residents to downsize into.

Rented properties

F.42 In the urban areas, where incomes are lower, more rented accommodation is needed.

F.43 The biggest issue is overcrowding in socially rented housing where people are unable to find larger social rented properties plus there is a general lack of affordable homes.

F.44 More social rented housing is needed.

Family and Older People's Accommodation

F.45 There is a need for more suitable housing for people as they age and also to support increasing numbers with complex needs.

F.46 There is a shortage of low-cost family homes and older people's accommodation.

Affordability

F.47 As services are being increasingly concentrated in urban areas, including retail, the 'cost' of living in the smaller communities which only has, at best, a small convenience store which is priced significantly above the supermarket chains makes these areas difficult for those on limited incomes.

Energy efficiency

F.48 There are new private housing developments being built but it is unclear if these are being built to high energy efficiency standards such as Passivhaus to help meet Kirklees Climate Emergency targets. Kirklees Neighbourhood Housing (KNH) Housing Revenue Account (HRA) does not have the funds to replace the approximately 200 properties per annum lost through RTB. KNH also suffers a lack of resources to keep properties to a good standard as the stock ages and higher standards and adaptations are required by housing regulations.

F.49 Councillors commented on gaps in the supply of housing within **their ward**.

Affordable housing

F.50 There is insufficient suitable social housing for over 55's and single people in Liversedge and Gomersal. What is available is often not fit to live in and many residents want to be moved out due to the state of their properties with damp and issues in the buildings. There is a lack of affordable housing, both to rent and buy, for young people and starter homes for families.

F.51 Affordable rented and affordable ownership are needed. Holme Valley is very expensive maybe as it is a tourist area also meaning local people have to move out of the area away from family. Many properties are becoming Airbnb meaning there is a shortage in rented accommodation and for those properties that are available, rents are in the region of £1000 per month meaning those on lower incomes are being priced out and not in a position to

buy. Adaptable affordable homes for the ageing population to move onto is also a gap.

F.52 There are also gaps in social for rent (stock sold off and never replaced), affordable for ownership (genuinely affordable), and retirement properties (sheltered flats in the main) in Holme Valley North.

F.53 There is a real lack of affordable housing in the Colne Valley and there is a sense that local people are being 'priced out, particularly in Slaithwaite and Marsden. The housing stock in large parts of Colne Valley Ward is terraced housing (a legacy of the area as a mill village), often 2-bedrooms. This is not really appropriate for larger families and often is not appropriate for ageing people as many properties are not adaptable. There is also a gap with social housing in the Colne Valley, as most of this has now been sold off, forcing many families to move out as the issue is particularly acute for larger families.

F.54 There is a lack of affordable housing for young people that have grown up in the area. Lack of bungalows and other suitable housing for elderly residents to downsize into in Denby Dale.

F.55 There are very few large, affordable rental properties available in Crosland Moor and Netherton. There are no dedicated housing officers for the council housing and the estates are not being kept up.

F.56 The biggest issue in Ashbrow Ward is people in overcrowded socially rented housing who are unable to find larger social rented properties.

Affordability

F.57 There are properties for sale and to let in Newsome Ward, however, affordability may be an issue for younger households starting out and trying to rent or buy. Also, older private renters on fixed incomes are finding that rising rents and no-fault evictions are forcing them into homelessness. Even those properties sold as affordable and marketed at a discount are only affordable for the first buyer. More social rented housing is also needed.

F.58 There are a high number of people on low incomes seeking rented properties in Heckmondwike but not enough supply or not suitable housing. Often rented properties available are priced above what many can afford. Older people find it difficult to obtain suitable council properties because of policy changes that mean those properties are being let to others.

Family and older people's accommodation

F.59 There is also a shortage of low-cost family homes and older people's accommodation in Liversedge and Gomersal.

Housing need

F.60 There is a need is for first-time buyer houses for young people to buy in Kirkburton so they can get on the housing ladder and remain in the villages which they grew up in. Also, properties suitable for empty nesters to downsize to. More bungalows would be supported, due to the relatively ageing population in the ward. There are plenty of rented properties in the ward, the

issue is the cost of the rents which is a simple price elasticity issue. Significantly increasing housing stock should see an impact here.

Improving the housing market

F.61 Councillors suggested ways to improve the housing market within **Kirklees as a whole.** There are some similarities between improvements suggested for Kirklees and improvements suggested in wards.

Affordable housing

F.62 More affordable housing and easier ways into the rental market are needed. More large properties need to be available for rental.

F.63 Funding for the council to buy former social housing, a halt to RTB and a change to planning that incentivises landlords to rent to families for the longer term which all need legislative changes from National Government.

F.64 More social rented housing should be made available through both purchasing housing and new build. Right to Buy (RTB) should be ended.

F.65 Larger size socially rented homes and/or better and more affordable private rented homes are needed. Better quality homes which consider open space and amenities plus generally more affordable homes, especially in areas that do not have these

House types

F.66 Encourage building of bungalows and older people's accommodation which will free up larger houses for families to occupy. Starter homes should be available for sale, not for rent, in order that local people can get on the housing ladder which will reduce demand on the social sector. s106 should be used to provide small starter homes for sale, not for rent. Retirement villages should be promoted.

F.67 Consider the potential to reuse large gardens attached to existing council properties to accommodate more houses with smaller gardens.

F.68 Councillors suggested ways to improve the housing market within **their ward**.

Infrastructure

F.69 In the Kirkburton ward, the main issue is the lack of infrastructure. For example, trying to get from one end of Flockton to the other at peak times can take 15 – 25 minutes to travel one mile due to the volume of traffic. There is a train service in 2 villages, Shepley and Stocksmoor, but the service is unreliable, only hourly and not great for commuting onwards to Leeds or Manchester due to timetables in the evening which often leave people stranded in Huddersfield for nearly an hour. If we want sustainable developments and people getting out of cars there needs to be viable alternatives. Increasingly access to primary care, doctor's surgeries is becoming an issue. There are 2 surgeries in the ward and the residents in

Flockton and Grange Moor use Middlestown surgery in Wakefield. In all areas access to doctors is a problem.

Affordable housing

F.70 More affordable housing and easier ways into the rental market is needed in Crosland Moor and Netherton. More large properties are needed to be available for rent.

F.71 Affordability and not building large homes just 2 to 3-bedroom homes was suggested in Holme Valley North.

F.72 Build more social properties (especially retirement flats) in Holme Valley North. A greater percentage of affordable homes are needed.

F.73 Ring fence affordable housing for residents local to the area of Denby Dale.

F.74 More social rented housing through both purchasing housing and new build is needed in Newsome Ward. RTB should be ended.

F.75 Larger size socially rented homes and/or better and more affordable private rented homes are needed in Ashbrow Ward. Better quality homes which also consider open space and amenities

F.76 Funding for council to buy former social housing, a halt to RTB and a change to planning that incentivises landlords to rent to families for the longer term is needed in Newsome Ward.

Existing housing stock

F.77 Old stock should be knocked down and in partnership with developers, new social housing and properties for sale in the open market should be provided so both sectors can benefit in Liversedge and Gomersal. Look to replace stock that is going when the RTB tenants buy their properties. At present there doesn't seem to be a plan to do this sufficiently.

Housing types

F.78 Encourage the building of bungalows and older people's accommodation in Liversedge and Gomersal which will free up larger houses for families to occupy. Starter homes should be available for sale, not for rent, in order that local people can get on the housing ladder which will reduce demand on the social sector. s106 should be used to provide small starter homes for sale, not for rent and retirement villages should be promoted.

Other

F.79 There are already lots of houses built in Almondbury Ward under the 2019 Local Plan and it is very built up. All the new houses when built will result in a big loss of beautiful green space.

Setting future housing standards

Homes for life

F.80 Homes for Life with wider doorways, turning circles etc. plus well insulated and energy efficient. Modular properties should be considered as an option both for price and speed of construction.

Design

F.81 Full fibre broadband access, adequate off-road parking and adequate room/space on developments for visitors and increasingly delivery vans (online shopping).

F.82 There also needs to be careful thought regarding adequate space for working from home and less 3 storey townhouses where the master bedroom is on a different floor to the children's bedrooms (developers comment that these are the most difficult to sell).

F.83 Designs should integrate new developments into the community with more accessibility. Kirkburton have increasing numbers of gated estates and also ones which only have one entrance into the estate which means it is cut off from the rest of the village/community and does not foster strengthening communities.

F.84 Public transport, road access, parking and various size housing for different family sizes should all be considered.

F.85 Market, social and affordable should all be to the same standard. The focus should be on delivering quality in volume that is right for the location, not getting lost on a few hyper-specialist schemes.

F.86 Newer build houses do not seem to have the same outside space amenity as existing homes, both in terms of gardens on public open space. There needs to be consideration as to how density in some areas can be improved, particularly in urban centres. There seems to be a tendency to build semi-detached homes, even in places where this does not seem appropriate. Good quality and larger flats/apartments would help to be a bigger part of the mix.

F.87 Zero carbon, quality, aesthetics, clever design to capture sunlight, community allotments on the development and plenty of greenery i.e. trees, fruit trees and hedges for wildlife would provide a biodiversity uplift.

F.88 Properties should be adaptation ready e.g. wider doorways and low-rise stairs etc. Ventilation and natural shading (tree-lined streets) for hotter summers plus flood/water management using permeable materials to help absorb higher rainfall.

Property size

F.89 More larger homes 3 bedroom plus homes should be available.

F.90 Good size 2 to 3-bedroom properties, more accessible housing making it a home for life and good transport links for elderly residents to be able to get to the doctors are all important future home standards.

Older people's accommodation

F.91 Older people's accommodation should be built for people who need special adaptations so they can live out their lives there.

F.92 Consideration should be given to housing for elderly residents that want stay in the area they have lived in all their lives but want to downsize.

Energy efficiency

F.93 Improved energy efficiency standards and homes for life are important.

F.94 Passivhaus standards for all new build properties.

F.95 Energy efficiency is important with the use of renewable and energy storage.

Main challenges facing the local authority in supporting the delivery of new homes

Planning process

F.96 Getting developers to build homes as soon as possible, planning delays, and available funding for the LA to build homes.

F.97 Planning takes too long, responses from consultees also take too long and there are not enough planners. Currently it is one size fits all and larger developments or plans from growing businesses seem to proceed at the same pace as a small addition of a conservatory on an existing property.

F.98 Getting planning permission sorted quickly and persuading developers to get on with the job.

F.99 Developers who obtain planning approval who then fail to deliver and developers land banking.

F.100 Challenges with getting applications approved, due to the time and resource this takes. There is also land banking and developers being less keen to provide social rent homes. A lack of infrastructure and a lack of control over things like bus routes, amenities etc. cause difficulties.

F.101 Ability to negotiate with builders to resource new stock of housing when agreeing new builds. Ability of the council to insist on the s106 and Community Infrastructure levies (CIL) being paid by the builders, this money then could be used to resource facilities and infrastructure where new housing is built. At present, builders claim they cannot afford the s106 payment (and it is substantially reduced) which is not sustainable or should not be allowed. Also, the CIL levies should be reinstated as has been waived since 2019.

Suitable land

F.102 Suitable land, price, and hold ups in planning.

F.103 Given the topography of Kirklees, most of the suitable development sites are either green belt or previously developed land (brownfield) and these are often in former mining areas which complicate development or are on potentially contaminated land which makes the cost of development high and so

likelihood of profits lower. Inadequate infrastructure means that most developments are strongly challenged by local residents who see no upside and already generally struggle with congestion, lack of doctors/dentists, and school places.

F.104 There are a lot of sites, particularly on old mills such as Cellars Clough Mill and Lowestwood Mill, where the development has completely stalled due to difficulties. The steep Pennine geography can make building difficult.

F.105 Avoiding green belt development.

Other

F.106 Financial constraints.

F.107 There is a lack of desire to build new social properties due to RTB losses.

F.108 Developers are in the driving seat and control the supply of housing.

F.109 Funding, staff capacity to plan/development and shortage of skilled labour force to deliver the new homes.

Main challenges with existing housing stock

F.110 Councillors commented on the main challenges with existing housing stock in **Kirklees as a whole**. There are some similarities between challenges identified in Kirklees and challenges identified in wards.

F.111 Ability to negotiate with builders to resource new stock of housing when agreeing new builds. Ability of the council to insist on the s106 and Community Infrastructure levies (CIL) being paid by the builders, this money then could be used to resource facilities and infrastructure where new housing is built. At present, builders claim they cannot afford the s106 payment (and it is substantially reduced) which is not sustainable or should be allowed. Also, the CIL levies should be reinstated as has been waived since 2019.

F.112 There is a need for affordable properties to buy for younger people to help them escape a lifetime of paying rent. People talk about housing being expensive, the solution is building more houses, not trying to cap rents by making them ‘affordable’, rent controls only have the impact of reducing further capacity.

F.113 Not enough houses available

F.114 Retrofitting energy efficiency.

F.115 The poor quality of some houses, particularly in the rented sector.

F.116 Much of the housing stock will be difficult to retrofit to meet carbon zero targets by 2050.

F.117 Properties are often in a poor condition and needs substantial retrofit to bring them up to acceptable energy efficiency standards.

F.118 Social housing is aging and needs investment to maintain a good state of repair. Lack of maintenance can lead to damage and deterioration of housing stock.

F.119 There are not enough larger social rent units. There is poor quality private rented housing, and some areas do not have a good mix of housing types.

F.120 Councillors commented on the main challenges with housing stock within **their ward.**

Lack of housing

F.121 There is not enough stock, long delays for improvements, and less work being carried out on the surrounding area of Heckmondwike.

F.122 There are not enough houses available in Crosland Moor and Netherton.

House prices

F.123 The price of properties and the high number of large houses are issues in Holme Valley North.

Affordable housing

F.124 Maintenance and availability of affordable and suitable housing are challenges in Liversedge and Gomersal.

F.125 There are not enough larger social rent units and poor quality private rented housing in Ashbrow Ward.

F.126 There is not enough truly affordable housing for young residents to buy in Denby Dale.

Standard of housing

F.127 There is also poor quality of some houses, particularly in the rented sector in Liversedge and Gomersal.

F.128 Properties in Newsome Ward are often in a poor condition and need substantial retrofit to bring it up to acceptable energy efficiency standards.

F.129 Social housing is aging and needs investment to maintain it in a good state of repair. Lack of maintenance can lead to damage and deterioration of housing stock in Newsome Ward.

F.130 There is also a growing elderly population living in properties that do not adapt well in Holme Valley North.

Adaptations

F.131 Terraced housing built for mill workers is not the most energy efficient. It is often not particularly adaptable for older people and those with disabilities in Colne Valley.

F.132 Kirkburton has increasingly seen the need for adaptations or more flats/bungalows (flats do seem less popular and fit in less well in small older villages). There are too many larger family homes and fewer smaller first-time buyer properties or ones suitable for downsizing to. There is a struggle to find

houses to buy in the community that people grew up in. Comments regarding privately rented properties are rare.

Addressing the challenges

F.133 Councillors suggested ways to address the challenges with the main housing stock in **Kirklees as a whole**. There are some similarities between suggestions for addressing the challenges in Kirklees and addressing the challenges in their ward.

Brownfield sites

F.134 There is a need to bring forward policies which will encourage brownfield sites to come forward and be developed including the many mills in and around towns.

Planning process

F.135 Planning permissions which have conditions which limit the time for the development to be carried out and completed (not just started) should be reviewed as this would reduce land banking and deal with issues like Storthes Hall which has had planning permission since the late 1990's for a retirement village but has not yet started. A policy/incentive to encourage council house tenants to buy a property (not RTB), perhaps by offering bigger discounts on new builds built on council land. This could be a way of freeing up council houses for people on the housing list.

Rented properties

F.136 Rather than selling land to developers, Kirklees need to build and maintain houses for rental by residents.

F.137 Build more social to rent retirement flats.

F.138 A more robust approach to working with landlords and support for tenants is needed.

F.139 Building more social housing, managed by the council. Taking action on poor quality rented housing, where landlords do not meet expected standards.

Retrofitting

F.140 Funding for a mass retrofit programme

House repairs

F.141 Quicker response time to repairs and maintenance but this needs investment in the skilled workforce. Training apprenticeships, supporting staff development, retention and succession planning.

F.142 Councillors suggested ways to address the challenges with the main housing stock within **their ward**.

Rented properties

F.143 Lettings policies should be reviewed. Other issues probably cannot be addressed without increased budgets.

F.144 Rather than selling land to developers, Kirklees need to build and maintain houses for rental by residents in Crosland Moor and Netherton.

Older people's accommodation

F.145 Build more retirement flats to rent in Holme Valley North – the market will not do this in volume or at workable rents. Retirement flats are a high-density option that can provide a supported, affordable, quality and social living environment.

Size of properties

F.146 Bring in policies which will support the reduction in the number of larger properties being built in the area and increasing the number of new build smaller properties for downsizing to (empty nesters), these need to be high end quality as downsizers will have the capital. Also lots more properties for younger people to buy in Kirkburton.

Affordable housing

F.147 Good quality affordable homes with good access are needed in Holme Valley North.

F.148 Building more social housing, managed by the council in Ashbrow Ward. Taking action on poor quality rented housing, where landlords do not meet expected standards.

F.149 A more robust approach to landlords and support for tenants is needed in Liversedge and Gomersal.

Energy efficiency

F.150 Improved energy efficiency standards and a retrofitting programme. Support for builders working on difficult heritage sites but also ensuring that they adhere to their responsibilities to uphold the industrial heritage of the Colne Valley.

F.151 Funding for a mass retrofit programme in Newsome Ward.

Repairs and maintenance

F.152 More resources put into either maintenance or rebuilding sold stock in Liversedge and Gomersal.

F.153 Quicker response time to repairs and maintenance but this needs investment in the skilled workforce in Newsome Ward. Training apprenticeships, supporting staff development, retention and succession planning.

Cross-boundary issues facing the Kirklees housing market area

F.154 There are different issues in different parts of Kirklees which is why a multi-area approach is needed, not a single plan.

Connectivity

F.155 There needs to be some main roads to other areas for e.g. Manchester Sheffield. Many people move across border into the rural parts of Holme Valley causing commuter areas which has an impact on traffic.

F.156 Outlane is a village in Colne Valley Ward which is partly in Kirklees and partly in Calderdale. In terms of transport links, it is not very well connected with the rest of Colne Valley Ward and has closer links with the Lindley area and Calderdale.

Infrastructure

F.157 From Ashbrow Ward perspective, there is a large amount of development over the border in Calderdale, which may impact the highway network and make this more challenging for development in Kirklees with a greater need to improve infrastructure to support housing growth.

Other

F.158 Kirklees may be seen as a cheaper place to rent/buy than Leeds or Manchester, pushing up house prices and rents. Anecdotally, there are students studying in Manchester or Leeds but renting in Huddersfield as the accommodation is cheaper.

F.159 Residents' children buying/renting property in South Yorkshire where prices are cheaper. Buyers from more affluent city areas buying property in the area pushing prices up and forcing local buyers out.

Key priorities for housing in Kirklees

F.160 Councillors identified key priorities for housing in **Kirklees as a whole.** There are some similarities between priorities identified for Kirklees and priorities identified for wards.

Town centre living

F.161 Greater town centre living, particularly in Huddersfield.

F.162 Future housing needs to be built close to town centres and in town centres within short walking distances of amenities, good travel connections and employment.

F.163 Build more homes, especially in town centres which are declining and incentivise building on brownfield sites which are often expensive due to contaminated land issues.

Property size

F.164 Build more smaller new properties to downsize to or for first-time buyers, for older people more bungalows and high-end flats. Develop incentives to encourage council house tenants on good incomes to buy their own properties and free up council houses for people on the housing list.

F.165 Look at denser housing options, including flats and apartments with greater open space and amenities (not just more tightly packed semi-detached properties).

Housing needs

F.166 There is little or no flexibility around needs when identifying suitable housing. More flexibility, more houses available, and clearer assessment of needs should be prioritised.

Affordable housing

F.167 Secure higher affordable unit rates on market sites. Build more social to rent retirement properties everywhere – make them attractive and supportive environments and highlight the benefits of releasing property equity and communal living.

F.168 More social housing, end the RTB and a mass retrofit programme are needed.

F.169 More truly affordable housing for local families not built on green belt land.

Planning process

F.170 Speed up the planning process and get decisions made quicker and prioritise larger developments.

F.171 Quicker planning applications, ensure delivery, tackle the under-supply of small starter homes and retirement accommodation.

F.172 . Local Authorities to have greater power to ensure sites that already have planning permission are delivered and to a high standard. Private developers to be held to account when they fail to deliver and renege on Section 106 contributions / CIL.

F.173 Councillors identified key priorities for housing within **their ward.**

Housing needs

F.174 Build more homes, especially in town centres which are declining and incentivise building on brownfield sites which are often expensive due to contaminated land issues.

F.175 Build more smaller new properties to downsize to or for first-time buyers, for older people more bungalows and high-end flats in Kirkburton. Develop incentives to encourage council house tenants on good incomes to buy their own properties and free up council houses for people on the housing list. Speed up planning process and get decisions made quicker and prioritise larger developments.

F.176 Improved flexibility around finding suitable housing needs in Crosland Moor and Netherton. For example, a family currently living in a one-bedroom flat need a 4-bedroom house but even a 3 bedroom would be better than where they are now. More flexibility, more houses available, clearer assessment of needs.

Affordable housing

F.177 Affordable 2 bedrooms for families to stay in areas they have connections to and having space to work from home are priorities in Holme Valley North.

F.178 Secure higher affordable unit rates on market sites. Build more social to rent retirement properties everywhere and in Holme Valley North – make them attractive and supportive environments and highlight the benefits of releasing property equity and communal living.

F.179 Affordable and social housing, adaptable homes for older people and those with disabilities, dementia-friendly housing in Colne Valley.

F.180 More social housing, end the RTB and a mass retrofit programme are priorities in Newsome Ward.

F.181 Building more socially rented homes, especially council homes in Ashbrow Ward.

F.182 More truly affordable housing for local families not built on green belt land in Denby Dale

Standard of housing

F.183 Ensure the stock in Liversedge and Gomersal to it is fit for people to live in.

Planning process

F.184 Quicker planning applications, ensure delivery, tackle the under-supply of small starter homes and retirement accommodation in Liversedge and Gomersal.

F.185 Lots of sites either being developed or already have planning approval, so no more needed. The 2019 Local Plan has resulted in Almondbury being heavily developed.

F.186 Those sites that are already in progress to be completed, voids in council ownership to be brought back into use quicker and former social housing to be bought back to increase the homes for rent. Completion of Buxton House to provide town centre living. Also, development of the plans to replace Berry Brow high rises scheduled for demolition.

Additional comments relating to housing

F.187 Councillors shared additional comments relating to housing in **Kirklees as a whole.** There are some similarities between additional comments relating to housing in Kirklees and additional comments relating to housing in wards.

Housing need

F.188 Just doing what the market wants will not deliver what we actually need.

F.189 There is a substantial unmet need for 1-bedroom retirement flats for rent, and many of the current ones are unattractive and poorly designed. Market developers will not provide these flats – only social providers will, and the supply of social properties is a trickle. Where market downsize flats have been built, they are marketed at the 4 to 5-bedroom owners with a price that is often greater than a nearby 3-bedroom terrace home.

F.190 Older people moving into a retirement flat generally means a local, family sized, affordable home is released for someone else to rent or buy. Retirement flats tend to be high density, meet little resistance from neighbours, can be exempt from RTB and enable easy delivery of social and community services to residents.

Standard of housing

F.191 The push from National Government to build at a pace should not ride roughshod over local planning considerations and create problems in years to come with homes built to a poorer standard due to shortages of funding and/or the skills needed to deliver high quality sustainable homes.

F.192 Councillors shared additional comments relating to housing in **their own ward.**

F.193 A dedicated estate officer in Crosland Moor and Netherton would help with the maintenance of the council estates and makes the area a nice place to live.

F.194 There is much greater scope to secure social contributions in the rural areas, but little effort is put to this as the focus is always on inner-urban areas.

F.195 Less large estates built on green belt land overwhelming local infrastructure and services. This is not sustainable.

Technical Appendix G: Estate Agent Review

Introduction

G.1 Agents were asked a series of questions to build up a detailed understanding of the housing market across Kirklees. Seven agents were contacted via telephone ensuring a representation across the area. Six were able to present an overview of both sales and lettings, while one dealt with lettings only.

Market overview

G.2 The Kirklees housing market reflects both strengths and challenges in its sales and rental sectors. The sales market is described as buoyant, with strong demand from both investors and first-time buyers. Activity has been steady across all areas, particularly in the New Year, with increased valuations and renewed market movement following the Christmas slowdown. Many agents highlighted that plenty of properties are coming to market, maintaining a steady supply for buyers.

G.3 The rental market is extremely active, characterised by quick turnovers. Properties are often let within a couple of weeks of being listed, reflecting strong demand and efficient processes. Although there are more potential tenants than available properties, the imbalance is not extreme. There is sufficient variety in rental properties, with many tenants moving locally for convenience, such as being closer to work. The availability of comparable properties within a close radius helps support tenant choice.

G.4 While the sales market remains active, a notable trend over the past six months has been the increased frequency of buy-to-let investors selling their properties. This could potentially impact the supply of rental properties in the future, leading to a tighter rental market or reduced options for tenants.

G.5 Although not critical, the rental market is competitive, with multiple applicants vying for each property. This reflects strong demand but also hints at potential supply limitations, particularly as some agents note a slight shortage of properties to meet tenant demand.

G.6 Overall, the Kirklees housing market is thriving, with strong activity in both sales and rentals. However, the rising sell-off by buy-to-let investors and increasing competition for rental properties may pose challenges in the long term, requiring careful monitoring and strategic interventions to maintain balance.

Gaps in the housing market

G.7 Responses suggest that Kirklees generally has a good mix of housing types across both the sales and rental markets, with few notable gaps identified. Agents across Kirklees report a broad range of properties from first-time buyers to older residents, such as apartments for those over 65. The sales market is particularly strong for those entering the housing ladder, and the rental market similarly provides a diverse array of options.

G.8 However, some gaps were highlighted. Across all areas, a recurring issue is the limited availability of bungalows, which are often in high demand, particularly among older buyers and those with accessibility needs. Additionally, while there is a good mix of housing options, there are relatively few shared ownership schemes available, which could be an area for potential growth in addressing affordability challenges.

G.9 Another observation is the reduced number of properties coming to market that require renovation, suggesting a decline in opportunities for buyers or investors seeking fixer-upper homes.

G.10 In terms of property types and locations, the only thing highlighted by agents was a consistent shortage of properties in Batley, particularly within the £200,000 to £250,000 price range. Homes in this price bracket tend to attract a high level of interest, often resulting in at least 20 viewings per property.

Improvements to the housing market

G.11 To improve the housing market, agents suggested implementing a range of measures to address challenges faced by first-time buyers and renters aspiring to transition into homeownership. One of the key recommendations was the introduction of more innovative and accessible financial products tailored to help individuals overcome the hurdles of high deposits and mortgage eligibility. These could include schemes that reduce initial deposit requirements or provide favourable mortgage terms for first-time buyers. Additionally, offering incentives or assistance to renters who aim to save for a deposit while managing rising rental costs could help bridge the gap between renting and buying.

G.12 An agent in Dewsbury pointed out that, due to the relatively low property prices in the area, the local market is performing well compared to other regions, leaving little room for dramatic intervention. They observed that affordability in the area makes homeownership more accessible than in higher-priced regions, which benefits first-time buyers and sustains market activity.

G.13 Despite this, agents highlighted that a more coordinated approach, such as policies to increase the availability of affordable housing and initiatives to support renters transitioning to homeownership, could further enhance the market's inclusivity and efficiency. Encouraging sustainable construction and energy-efficient homes could also make the market more appealing to environmentally conscious buyers, addressing both housing demand and climate goals simultaneously.

Future Housing Standards

G.14 When setting future housing standards in Kirklees, several key factors need to be addressed to ensure that new housing developments meet the needs and expectations of both buyers and renters. Size of rooms and adequate storage are always crucial, with many agents highlighting that these are top priorities for prospective tenants and homeowners. Storage remains especially important in smaller properties where space is limited. Additionally, parking for

two cars has become necessary, as many households now require this for practicality.

G.15 Three-bedroom properties are in high demand, with one agent noting that the size of the third bedroom is increasingly less important, as long as there is a designated space for that third bedroom. This reflects the growing demand for family-oriented homes with sufficient room for all members of the household.

G.16 Another key consideration is the inclusion of modern amenities. Electric vehicle (EV) charging points have become a crucial feature for new homes, especially with the rise in electric car ownership. While EV charging points seem to be a standard feature in new build houses, this hasn't yet extended to apartment blocks. This is an area that agents believe should be addressed as demand for electric vehicle infrastructure grows.

G.17 Additionally, some agents have expressed concerns about the layout and spacing of new build properties. In particular, the close proximity of homes in some developments, combined with a lack of sufficient outdoor space, can make properties feel cramped or less desirable. While this is a matter of personal preference, there's a clear indication that more space between homes and larger outdoor areas would be welcomed by prospective buyers.

Types of dwellings being built

G.18 Agents generally agreed that the housing developments in Kirklees are offering a well-rounded range of dwelling types, catering to a broad spectrum of buyers. A variety of properties, such as apartments, four-bedroom family homes, and three-bedroom semi-detached houses, are being constructed. This mix of properties addresses the needs of various demographic groups, from first-time buyers to growing families. The agents observed that there is a steady supply of new builds, ensuring a good balance of property types across the market.

G.19 Additionally, there was a consensus that the range of housing being built aligns well with demand in the area. No particular gaps were highlighted by any of the agents in terms of the types of homes being constructed or the areas in which they are being built. Whether for those seeking urban living or those preferring more suburban or rural settings, the current housing developments appear to meet the needs of potential buyers across the region. This suggests that the market in Kirklees is being adequately catered for in terms of both property types and locations, with developers addressing the broad requirements of the local housing market.

Help to Buy and Stamp Duty

G.20 Agents noted that, in their experience, there hasn't been a significant impact from 'Help to Buy' schemes or recent stamp duty changes on the housing market. One agent mentioned that they hadn't observed any noticeable inflation in property prices to compensate for the cost of stamp duty, nor had there been instances of buyers in chains backing out due to these costs. For the most part, these changes have simply been incorporated into the overall cost of buying a property, without causing major disruptions.

G.21 Another agent commented that they hadn't seen any immediate effects from the stamp duty changes, suggesting that the market has continued largely as usual. While these initiatives may have influenced buyer behaviour to some extent, there wasn't any clear indication that they had substantially altered the market dynamics or pricing trends. This suggests that, while the measures may have had some impact, their overall effect on the Kirklees housing market has been relatively subdued so far.

Rent to Buy

G.22 Agents in Kirklees expressed strong support for the concept of 'rent to buy' products, with many seeing it as a valuable solution to help make homeownership more accessible. They all agreed that such schemes would be particularly beneficial, helping people who struggle to save for a deposit while renting, ultimately enabling them to transition into homeownership over time.

Build to Rent market

G.23 Agents reported a limited awareness of a significant 'Build to Rent' market in the area. Some mentioned that developers have built apartment blocks of around 20 units specifically for the rental market, but there were no indications of large-scale or council-led schemes being present.

Conveyancing chains

G.24 Agents reported that conveyancing chains across Kirklees typically take around 12 weeks for a standard sale without issues. Overall, they seemed satisfied with the process, with no major frustrations noted. There were no specific areas or patterns highlighted where conveyancing chains were particularly slow to complete, indicating that, in general, the sales market is functioning smoothly.

Impact of climate change on buyers

G.25 Agents noted that, when it comes to homebuyers' decisions, the primary concern is often the cost of heating rather than the broader issue of climate change. While sustainable construction and energy efficiency are acknowledged, buyers seem to be more focused on practical considerations, such as future proofing their homes and minimising running costs. For example, electric charging points are seen as a feature that adds value, but it's largely viewed as a way to ensure the home is equipped for the future rather than a direct response to climate change. In summary, while sustainability is recognised, cost efficiency remains the dominant factor in influencing homebuyers' choices.

Most popular dwelling types and areas

Sales market

Batley and Spen, Dewsbury and Mirfield

G.26 In these areas agents observe that the preference for property types is largely driven by the stock available at any given time. New developments are becoming increasingly popular, as their prices are not far off from older two-bedroom terraces, and many buyers prefer a brand-new home with no need for repairs. Three- to four-bedroom semi-detached or detached homes are the most sought after, with Batley being particularly popular.

Huddersfield North and South

G.27 In Huddersfield North and South, agents found it challenging to specify a particular property type that stands out as the most popular, given the overall demand for properties in the area. Homes across various types—whether they are semi-detached, terraced, or detached – garner interest, suggesting a healthy and diverse market where multiple buyer preferences are being met. On the other hand, locations like Linley and Oakes are favoured by those who need easy access to motorways for commuting.

Kirklees Rural – East and West

G.28 Agents struggled to identify the most popular property type and area due to the generally strong demand across various locations and types. However, it was noted that properties located further from the town centre tend to be particularly popular. Areas like Holmfirth, Melham, and Honley attract buyers looking for a more rural lifestyle, seeking proximity to the countryside and a peaceful environment.

G.29 In terms of property types, three-bedroom semi-detached homes are highly sought after as they cater to a broad spectrum of buyers, from first-time buyers to growing families. Overall, family homes are the fastest to sell, as they offer space, versatility, and long-term appeal for many buyers.

Lettings market

G.30 Agents noted that, in general, identifying the most popular dwelling types or areas within the lettings market is difficult due to the high demand across the board, with properties letting quickly. However, there are some trends that stand out. In Huddersfield North and South, two to three-bedroom properties are consistently popular, while family homes and one-bedroom properties are also in demand across the area. Additionally, student accommodation in the centre of Huddersfield is always sought after. Despite these trends, the overall market is highly competitive, and most properties tend to let quickly regardless of the type, size or area.

Least Popular Dwelling Types and Areas

Sales market

Batley and Spen, Dewsbury and Mirfield

G.31 Agents agreed that the demand in these areas is such that virtually every property that comes to market is saleable, making it difficult to pinpoint any specific type or area as least popular. However, some trends were observed.

G.32 Mirfield was noted as a quieter area, with residents often staying long-term, which can slow down the turnover of properties. Leasehold properties, particularly apartments, were highlighted as taking longer to sell, likely due to the complexities associated with leasehold ownership.

Batley and Spen, Dewsbury and Mirfield

G.33 Agents agreed that the demand in these areas is such that virtually every property that comes to market is saleable, making it difficult to pinpoint any specific type or area as least popular. However, some trends were observed.

G.34 Mirfield was noted as a quieter area, with residents often staying long-term, which can slow down the turnover of properties. Leasehold properties, particularly apartments, were highlighted as taking longer to sell, likely due to the complexities associated with leasehold ownership.

G.35 Two-bedroom properties on the outskirts of Dewsbury were mentioned as less popular, as many buyers in the area are seeking three-bedroom homes and tend to prefer properties in Batley instead.

G.36 Two-bedroom properties on the outskirts of Dewsbury were mentioned as less popular, as many buyers in the area are seeking three-bedroom homes and tend to prefer properties in Batley instead.

Huddersfield North and South

G.37 In Huddersfield North and South, apartments were noted as taking longer to sell compared to other property types. This is likely due to factors such as buyer preference and the specific challenges of apartment living. Additionally, the HD1 and HD2 postcodes were identified as being less popular, as they are perceived to have higher crime rates compared to other areas, which can deter potential buyers.

Kirklees Rural – East and West

G.38 Agents covering these areas struggled to identify specific property types or locations that were consistently least popular, as all properties that come to the market receive considerable interest. However, some did point out that apartments tend to take longer to sell compared to other property types.

Lettings market

G.39 Agents found it challenging to identify specific types of properties or areas that were least popular, as the demand for rental properties across the board

remains high. However, some trends were noted. In Huddersfield North and South, one-bedroom properties, house shares, and properties with more than three bedrooms tend to be harder to let compared to smaller, more typical family homes. Additionally, areas within the HG1 and HG2 postcodes were mentioned as being less popular, likely due to perceived higher crime rates. Despite these observations, properties across Kirklees are in high demand, and most let relatively quickly.

Technical Appendix H: Edge Analytics demographic modelling technical note

H.1 Table H.1 summarises the range of scenarios considered in demographic and economic analysis. Table H.2 sets out the population and household change under scenario models and Table H.3 sets out change in labour force, unemployment and employment under scenario models. Outcomes are framed in around the standard method local housing need figure of +1,873 dwelling each year from 2024/25 to 2042/43.

H.2 The assumptions applied to demographic modelling are now set out.

Population

H.3 In the SNPP-2022 scenario, the population base year is 2022 and the growth trajectory thereafter is drawn directly from the official migration category subnational population projections (SNPP) for Kirklees. In all other scenarios, the forecast base year is provided by the 2023 ONS MYE (as published July 2024), disaggregated by single year of age and sex. From the 2023 base year onwards, future population counts are estimated by single year of age and sex, using the defined assumptions on fertility, mortality, migration outlined below.

Births & Fertility

H.4 In the SNPP-2022 scenario, the future counts of births are reproduced from 2022 onwards to ensure consistency with the official ONS projections. For all other scenarios, an area-specific and age-specific fertility rate (ASFR) schedule is derived from a five-year history of historical births data (2018/19–2022/23). In combination with the 'population at risk' (i.e. all females between the age of 15–49). From 2023/24 to 2042/43, the ASMR is adjusted to reflect the area-specific annual rate of change in the long-term fertility assumptions of the 2018-based SNPP.

Deaths & Mortality

H.5 In the SNPP-2022 scenario, the future counts of deaths are reproduced from 2022 onwards to ensure consistency with the official ONS projections. For all other scenarios, an area-specific and age-specific mortality rate (ASMR) schedule is derived from a five-year history of historical deaths data by sex (2018/19–2022/23). In combination with the 'population at risk' (i.e., the total population). From 2023/24 to 2042/43, the ASMR is adjusted to reflect the area-specific annual rate of change in the long-term mortality assumptions of the 2018-based SNPP.

Internal Migration

H.6 In the SNPP-2022 scenario, the future counts of migrants are consistent with the ONS' 2022-based SNPP. In the PG scenarios, an area and age-specific

migration rate (ASMigR) schedule is derived from a defined number of years of historical internal migration data up to 2022/23, which determines the age/sex distribution of internal in- and out-migrants over the forecast period. For the PG-Short Term scenario, five years of historical data is used (2018/19–2022/23) and for the PG-Long Term scenario, twenty-two years of historical data (2001/02–2022/23) is used

H.7 In the dwelling-led and employment-led scenarios, future internal migration assumptions are consistent with the PG-Short Term scenario, with the level of internal migration altered by the model to meet the defined annual dwelling/employment growth targets

International Migration

H.8 In the SNPP-2022 scenario, the future counts of migrants are consistent with the ONS' 2022-based SNPP. In the PG-Short Term and PG-Long Term scenarios, from 2023/24 onwards, future international migration counts are based on the area-specific historical migration data, using a five-year (2018/19– 2022/23) and twenty-two-year (2001/02–2022/23) migration history, respectively. An ASMigR schedule of rates is derived from the migration history and used to distribute the future counts by single year of age. In the dwelling-led and employment-led scenarios, future international migration assumptions are consistent with the PG-Short Term scenario.

Households & Dwellings

H.9 The Census defines a household as, **"one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area"**. In the modelling, a dwelling is defined as a unit of accommodation which can either by occupied by one household or can be vacant. The household and dwelling growth implications are estimated through the application of communal population statistics, household headship rates and a household to dwelling conversion factor. In the Dwelling-led LHN scenario, these assumptions are used to derive the level of population growth required to meet the defined dwelling-growth target.

Household Headship Rates

H.10 A household headship rate is defined as the "proportion of individuals in a specific group considered the head of household." The household headship rates used in the VICUS modelling have been taken from the ONS 2022-based household projection model, which is underpinned by the ONS 2022-based SNPP. The ONS household projections are derived through the application of projected headship rates to a projection of the private household population (i.e. the total population minus the communal population). The methodology used by ONS in its household projection models consists of two stages:

- Stage One produces the national and local authority projections for the total number of households by sex, age-group and relationship-status.

- Stage Two provides the detailed 'household-type' projection by age-group, controlled to the previous Stage One totals.

H.11 In each scenario, the Stage Two headship rates have been applied. All scenarios have also been run with a variant set of headship rates. In this sensitivity, the rates for the 25–44 age groups are 'returned' over the forecast period (2023–2043) to the higher levels of household formation experienced in 2001. All other age-groups remain unadjusted.

Communal Population Statistics

H.12 Household projections in VICUS exclude the population 'not-in-households' (i.e. the communal/ institutional population). These data, based on the 2021 Census, are drawn from the ONS 2022-based household projections (migration category variant). Examples of communal establishments include prisons, residential care homes, student hall of residence, and certain armed forces accommodation. For all ages, the number of people in each age-group 'not-in-households' is fixed throughout the forecast period. The communal population statistics are used to derive the size of the household population in each scenario.

Household to Dwelling Conversion Factor

H.13 The relationship between households and dwellings is modelled using a conversion factor. The conversion factor used for all scenarios has been derived from the Council Taxbase a vacancy rate of 2.9% for Kirklees has been applied and fixed throughout the forecast period.

Labour Force and Employment

H.14 The labour force and employment growth implications of each scenario are estimated through the application of economic activity rates, commuting ratios and unemployment rates.

Economic Activity Rates

H.15 Economic activity rates are the proportions of the population that are actively involved in the labour force, either employed or unemployed and looking for work. In all scenarios, economic activity rates by five-year age group (16–89) and sex have been derived from the 2021 Census statistics.

H.16 Adjustments have been made to the Census rates in line with the Office for Budget Responsibility's (OBR) participation rate long-term forecast published in 2025.

Commuting Ratio

H.17 The difference between the level of employment in an area and the size of the resident workforce (i.e., residents in employment) can be used to infer a 'commuting ratio'. A ratio higher than 1.00 indicates a net out-commute (the number of residents exceeds the level of employment in an area). A

commuting ratio lower than 1.00 indicates the reverse: a net in-commute (the level of employment in the area exceeds the size of the resident workforce). The closer the ratio is to 1.00, the greater the balance between the size of the resident workforce and the level of employment.

H.18 Due to the timing of the 2021 Census, taken during the COVID-19 pandemic and associated restrictions on the movement of people, it is possible that the 2021 Census figures do not reflect the current commuting balance due to the number of people that were furloughed or were working from home. Therefore, the 2011 Census commuting ratio has been used in the forecasts.

H.19 At the 2011 Census, the number of resident workers in Kirklees was approximately 193,183, with the number of people employed in the area at 167,675. This results in a commuting ratio of 1.15, indicating a net out-commute. This commuting ratio has been applied and fixed throughout the forecast period in all scenarios.

Unemployment Rate

H.20 Unemployment rates measure the proportion of unemployed people within the economically active population. In all scenarios, the unemployment rate of 4.0% for Kirklees, as published in the ONS model-based estimates of unemployment, has been applied and fixed throughout the forecast period.

H.21 The employment outputs from this dwelling-led scenario are a result of the applied economic activity rates (2011 Census with OBR adjustments), unemployment rate (4% from the ONS' model-based unemployment estimates) and commuting ratio (1.15 from 2011 Census). A double-jobbing adjustment to these employment outputs has not been applied.

Table H1 Scenario descriptions

Scenario	Description	Household assumptions	Economic assumptions
Dwelling-led LHN (HH22 & EA21)	Dwelling-led scenario evaluating the impact of a Local Housing Need (LHN) figure for Kirklees of +1,873 new homes each year, derived using the current Standard Method (as of May 2025)	See note A	See note C
Dwelling-led LHN (HH22R & EA21)	Dwelling-led scenario evaluating the impact of a Local Housing Need (LHN) figure for Kirklees of +1,873 new homes each year, derived using the current Standard Method (as of May 2025)	See note B	See note C
Employment Led Growth (HH22 & EA21)	An employment-led scenario evaluating the impact of the Adjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	See note A	See note C
Employment Led Growth (HH22R & EA21)	An employment-led scenario evaluating the impact of the Adjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	See note B	See note C
Employment Led Baseline (HH22 & EA21)	An employment-led scenario evaluating the impact of the unadjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	See note A	See note C
Employment Led Baseline (HH22R & EA21)	An employment-led scenario evaluating the impact of the unadjusted REM employment forecast for Kirklees. Fertility, mortality and migration assumptions as consistent with the PG-Short Term scenario	See note B	See note C
PG-Long Term (HH22 & EA21)	An alternative trend scenario based on 22 years of migration history (2001/02–2022/23), with fertility and mortality assumptions also based on five years 2018/29 to 2022/23.	See note A	See note C
PG-Long Term (HH22R & EA21)	An alternative trend scenario based on 22 years of migration history (2001/02–2022/23), with fertility and mortality assumptions also based on five years 2018/29 to 2022/23.	See note B	See note C
PG-Short Term (HH22 & EA21)	An alternative trend scenario based on five years of migration history (2018/19–2022/23), with fertility and mortality assumptions also based on five years 2018/19 to 2022/23	See note A	See note C
PG-Short Term (HH22R & EA21)	An alternative trend scenario based on five years of migration history (2018/19–2022/23), with fertility and mortality assumptions also based on five years 2018/19 to 2022/23	See note B	See note C
SNPP-2022 (HH22 & EA21)	An official trend scenario replicating the ONS 2022-based Sub-National Population Projection (SNPP).	See note A	See note C
SNPP-2022 (HH22R & EA21)	An official trend scenario replicating the ONS 2022-based Sub-National Population Projection (SNPP).	See note B	See note C

NOTES

Household formation rates

A. **HH22** - the official 2022-based headship rates for Kirklees taken from the ONS 2022-based household projection model, which is underpinned by the ONS 2022-based SNPP.
B. **HH22R** – rates for the 25-44 age group are 'returned' over the forecast period to the higher levels of household formation experienced in 2001. All other age groups remain unaffected.

Economic assumptions:

C. Economic assumptions consistent across all scenarios:

- **Economic activity rates** are the proportions of the population that are actively involved in the labour force, either employed or unemployed and looking for work. In all scenarios, economic activity rates by five-year age group (16–89) and sex have been derived from the 2021 Census statistics. Adjustments have been made to the Census rates in line with the Office for Budget Responsibility's (OBR) participation rate long-term forecast published in 2025
- A commuting ratio of 1.15 has been applied from the 2011 Census
- An unemployment rate of 4% from the ONS model-based unemployment estimates for 2023, has been fixed throughout the forecast period.
- The employment outcomes of +620 under the employment-led baseline and +1,424 under the employment-led growth forecast represent people-based employment forecasts that take into account double jobbing, that is multiple jobs being done by one person.

Table H2a Kirklees scenario analysis: Population and household change 2024-2043 under alternative scenarios

Scenario	Change 2024-2043 Population Change	Change 2024-2043 Population % Change	Change 2024-2043 Households Change	Change 2024-2043 Households % Change
Dwelling-led LHN (HH-22 & EA21)	64,164	14.4%	34,555	18.9%
Dwelling-led LHN (HH-22R & EA21)	54,320	12.2%	34,555	18.9%
Emp-led-Growth (HH-22 & EA21)	59,714	13.5%	32,482	17.8%
Emp-led-Growth (HH-22R & EA21)	59,714	13.5%	36,427	19.9%
Emp-led-Baseline (HH-22 & EA21)	24,718	5.6%	18,946	10.4%
Emp-led-Baseline (HH-22R & EA21)	24,718	5.6%	22,462	12.3%
PG-Long Term (HH-22 & EA21)	26,729	6.0%	20,356	11.1%
PG-Long Term (HH-22R & EA21)	26,729	6.0%	23,940	13.1%
PG-Short Term (HH-22 & EA21)	25,127	5.7%	19,338	10.6%
PG-Short Term (HH-22R & EA21)	25,127	5.7%	22,809	12.5%
SNPP-2022 (HH-22 & EA21)	22,958	5.2%	25,305	13.8%
SNPP-2022 (HH-22R & EA21)	22,958	5.2%	28,878	15.7%

Table H2b Kirklees scenario analysis: Population and household average change per year 2024-2043 under alternative scenarios

Scenario	Average Change per year (2024 - 2043) Net Migration	Average Change per year (2024 - 2043) Natural Change	Average Change per year (2024 - 2043) Dwellings	Average Change per year (2024 - 2043) Employment (jobs)
Dwelling-led LHN (HH-22 & EA21)	+2795	+582	+1873	+1497
Dwelling-led LHN (HH-22R & EA21)	+2349	+510	+1873	+1272
Emp-led-Growth (HH-22 & EA21)	+2660	+483	+1761	+1424
Emp-led-Growth (HH-22R & EA21)	+2660	+483	+1974	+1424
Emp-led-Baseline (HH-22 & EA21)	+1052	+249	+1027	+620
Emp-led-Baseline (HH-22R & EA21)	+1052	+249	+1218	+620
PG-Long Term (HH-22 & EA21)	+1039	+367	+1103	+639
PG-Long Term (HH-22R & EA21)	+1039	+367	+1298	+639
PG-Short Term (HH-22 & EA21)	+1019	+303	+1048	+606
PG-Short Term (HH-22R & EA21)	+1019	+303	+1236	+606
SNPP-2022 (HH-22 & EA21)	+1368	-159	+1372	+833
SNPP-2022 (HH-22R & EA21)	+1368	-159	+1565	+833

Table H3 Kirklees scenario analysis: Change in labour force, unemployment and employment

Scenario	2024 – 2043 Labour Force Change	2024 – 2043 Labour Force % Change	2024 – 2043 Unemployed Change	2024 – 2043 Unemployed % Change	2024 – 2043 Employed Change	2024 – 2043 Employed % Change
Dwelling-led LHN (HH-22 & EA21)	34,131	16.4%	1,365	16.4%	32,766	16.4%
Dwelling-led LHN (HH-22R & EA21)	29,011	14.0%	1,160	14.0%	27,850	14.0%
Emp-led-Growth (HH-22 & EA21)	32,461	15.7%	1,298	15.7%	31,163	15.7%
Emp-led-Growth (HH-22R & EA21)	32,461	15.7%	1,298	15.7%	31,163	15.7%
Emp-led-Baseline (HH-22 & EA21)	14,129	6.8%	565	6.8%	13,564	6.8%
Emp-led-Baseline (HH-22R & EA21)	14,129	6.8%	565	6.8%	13,564	6.8%
PG-Long Term (HH-22 & EA21)	14,560	7.0%	582	7.0%	13,978	7.0%
PG-Long Term (HH-22R & EA21)	14,560	7.0%	582	7.0%	13,978	7.0%
PG-Short Term (HH-22 & EA21)	13,819	6.7%	553	6.7%	13,266	6.7%
PG-Short Term (HH-22R & EA21)	13,819	6.7%	553	6.7%	13,266	6.7%
SNPP-2022 (HH-22 & EA21)	19,003	9.1%	760	9.1%	18,243	9.1%
SNPP-2022 (HH-22R & EA21)	19,003	9.1%	760	9.1%	18,243	9.1%

Note: the employment figure relates to the number of additional jobs that can be supported by the LHN number under the assumptions set out in para G.3