Kirklees Strategic Housing Market Assessment Sub-area Summary: Dewsbury and Mirfield

Introduction

The Strategic Housing Market Assessment (SHMA) provides a comprehensive, evidence-based analysis of housing needs across Kirklees. It complements the Council's Place Standard findings, which provide valuable information about community perceptions of their local areas and their aspirations for the future.

The sub-area profile below presents the key 'Place Standard 'findings related to housing and neighbourhoods in the Dewsbury and Mirfield area, together with a summary of evidence from the SHMA which draws on demographic data, tenure patterns, affordability, income levels and housing issues that inform the type and scale of housing needed in the area.

Kirklees Place Standard results

Kirklees Council uses the 'Place Standard' tool to engage with residents and organisations, gathering insights into what people value in their communities, key concerns, and future aspirations. The Place Standard can play a vital role in shaping and informing local planning and policy development. The key findings related to housing and communities are summarised below for the areas within Dewsbury and Mirfield that have Place Standard assessment results: -

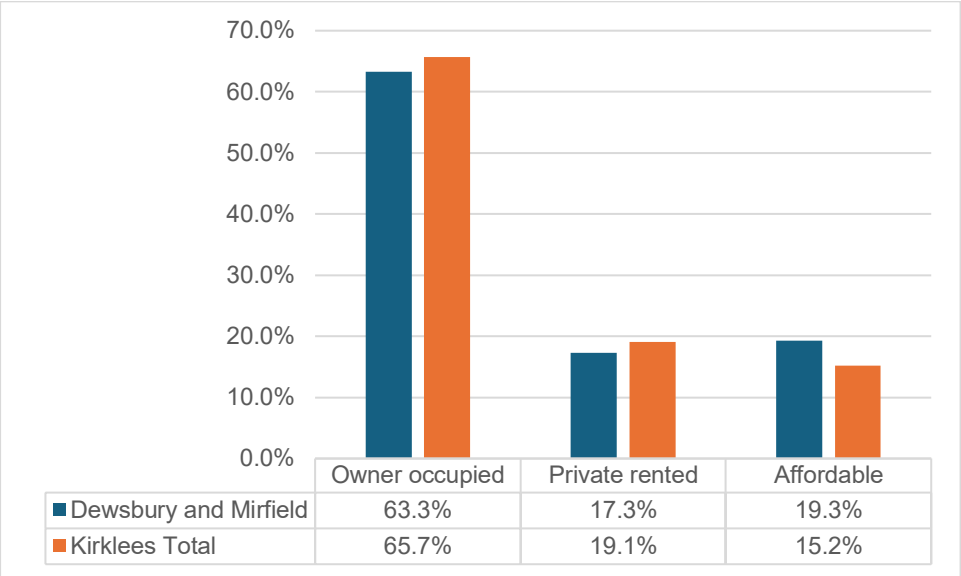
- Good range of housing, that largely accommodates needs.
- Poor quality new build housing.
- Concerns over the quality of older housing due to poor maintenance.
- Inadequate provision of appropriately sized homes.
- Over occupation and overcrowding of houses.
- Lack of facilities for older residents and those who require special housing.
- Inadequate provision of homes, particularly larger family homes and social housing.
- House purchase and rental prices are too expensive.
- Concern that housing previously exclusively for older people has now been allocated to younger people.
- Additional housing development not wanted.

SHMA Findings

Dwelling stock and households

There are 33,527 dwellings (2024 estimate) and 30,996 households (2021 Census) across Dewsbury and Mirfield.

Tenure mix: 63.3% of households are owner occupiers, 17.3% privately rent and 19.3% live in affordable housing. Compared with Kirklees there are higher proportions of households in affordable housing. There are 15 houses in multiple occupation.



Source: 2021 census

The dwelling stock profile is:

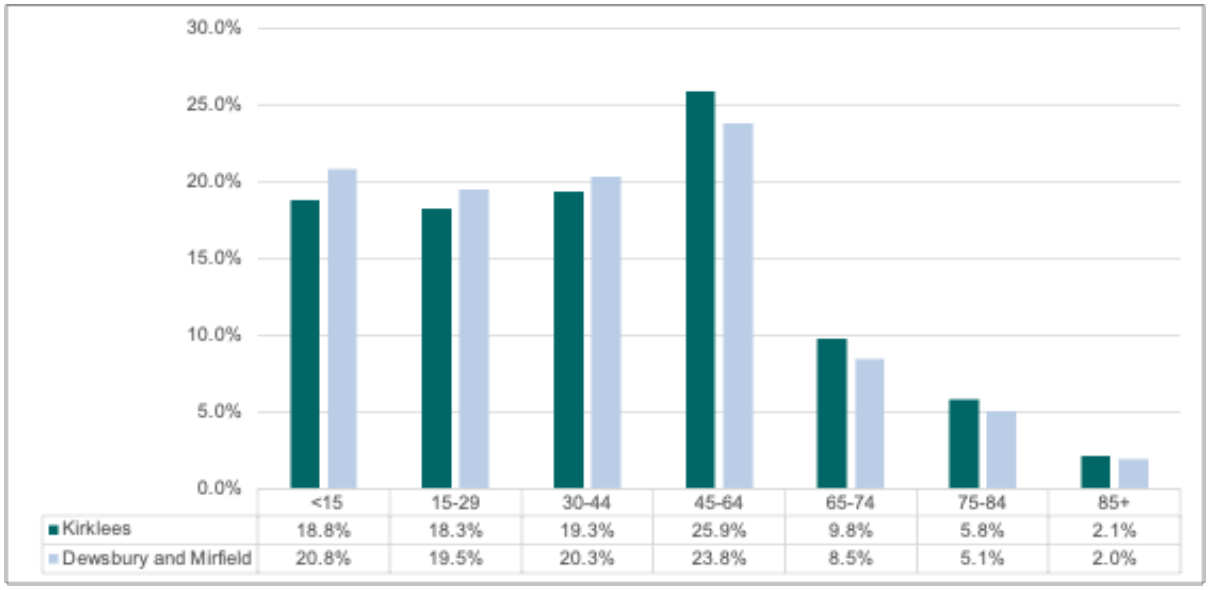
Dwelling type	% of properties
1 or 2-bedroom house	23.8%
3-bedroom house	40.3%
4 or more-bedroom house	11.5%
1 bedroom flat	9.8%
2 or 3 bedroom flat	5.6%
1 bedroom bungalow	2.5%
2 bedroom bungalow	4.2%
3 or more bedroom bungalow	2.3%
Total	100.0%

Source: Valuation Office Agency 2024

Of the houses in Dewsbury and Mirfield, 12.3% are detached, 31.5% are semi-detached and 31.9% are terraced. Compared with Kirklees overall, the overall profile of houses, flats and bungalows is similar although the proportion of semi-detached houses is slightly higher and terraced houses slightly lower.

Demographics

The total population of Dewsbury and Mirfield is 81,862. The population profile compared with Kirklees is:

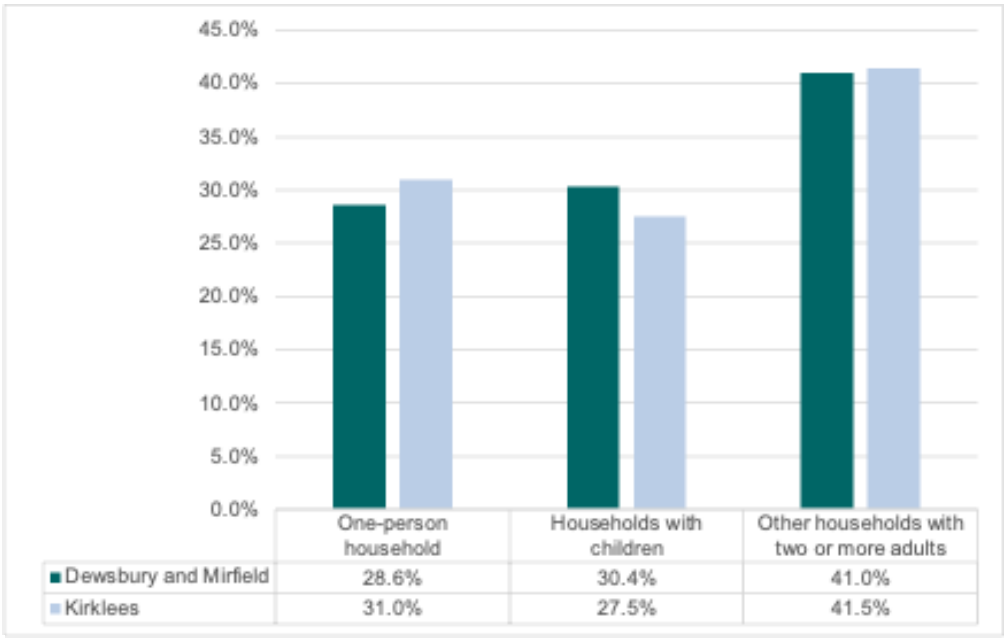


	<15	15-29	30-44	45-64	65-74	75-84	85+
Kirklees	18.8%	18.3%	19.3%	25.9%	9.8%	5.8%	2.1%
Dewsbury and Mirfield	20.8%	19.5%	20.3%	23.8%	8.5%	5.1%	2.0%

Source: 2021 census

38.4% of residents identify as having a Black and Global Majority heritage compared with 26.4% across Kirklees.

Compared with the profile of household types in Kirklees, there are higher proportions of households with children in Dewsbury and Mirfield:



	One-person household	Households with children	Other households with two or more adults
Dewsbury and Mirfield	28.6%	30.4%	41.0%
Kirklees	31.0%	27.5%	41.5%

Source: 2021 census

House prices and rents

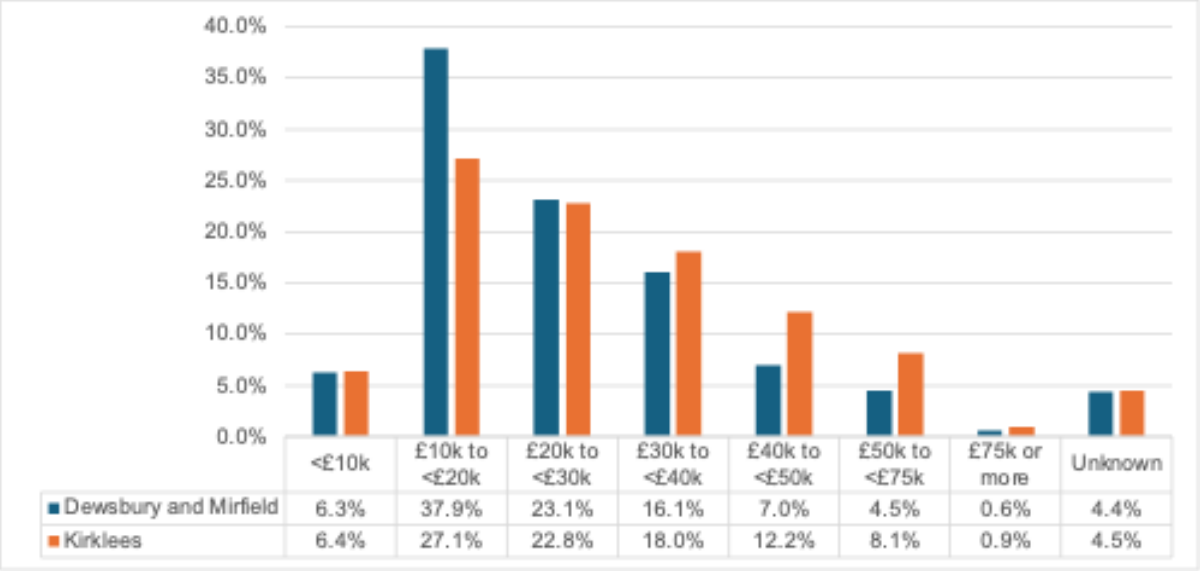
In 2024, lower quartile prices in Dewsbury and Mirfield were £132,750 (Kirklees £135,000) and median prices were £177,000 (Kirklees £190,000).

In 2024, lower quartile private rents in Dewsbury and Mirfield were £650 each month (£598 Kirklees) and median rents were £750 (Kirklees £724).

Compared with Kirklees, Dewsbury and Mirfield house prices are slightly lower but renting is more expensive.

Income Profile

Lower Quartile household incomes in Dewsbury and Mirfield are £15,000 (Kirklees £15,000), median household incomes are around £25,000 (Kirklees £25,000) and average household incomes are £25,075 (Kirklees £29,057). 44.2% of households earn below £20,000 compared with 33.5% across Kirklees



	<£10k	£10k to <£20k	£20k to <£30k	£30k to <£40k	£40k to <£50k	£50k to <£75k	£75k or more	Unknown
Dewsbury and Mirfield	6.3%	37.9%	23.1%	16.1%	7.0%	4.5%	0.6%	4.4%
Kirklees	6.4%	27.1%	22.8%	18.0%	12.2%	8.1%	0.9%	4.5%

Source: CAMEO

Based on a comparison between household income and house prices:

- 52% of lower quartile household income is spent on lower quartile rent compared with 47.8% across Kirklees.
- Assuming a 10% deposit, a lower quartile property price is 8 times a lower quartile income household. For Kirklees the figure is 8.1 times.
- 36% of median household income is spent on median rents compared with 34.8% across Kirklees.
- Assuming a 10% deposit, a median property price is 6.4 times a median household income, For Kirklees the figure is 6.7 times.

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 within Kirklees.

The recommended affordable housing tenure split for Dewsbury and Mirfield is 45% social rent, 35% affordable rent and 20% affordable home ownership.

The overall dwelling mix need by tenure, dwelling type and size is:

Dewsbury and Mirfield	**Tenure**		
Dwelling type/size	Market	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%

Development priorities include market and affordable family housing, accessible homes for older residents and expand affordable home ownership options. Strongest need is for 3 and 4 bedroom market housing, 1 to 3 bedroom social/affordable rented homes and 2 to 4 bedroom affordable home ownership.

Summary

Dewsbury and Mirfield has a relatively balanced housing market with a high proportion of affordable housing (19.3%) and a tenure mix that includes a significant share of private renting. Despite relatively modest house prices and rents, there are affordability concerns due to lower household incomes, with 44.2% of households earning below £20,000. The area has a diverse population and a strong demand for larger family-sized homes, social housing and accessible homes, reflecting both younger families, the BGM heritage of the area and an ageing population.