Kirklees Strategic Housing Market Assessment Sub-area Summary: Huddersfield North

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 Huddersfield North 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 Huddersfield North that have Place Standard assessment results: -

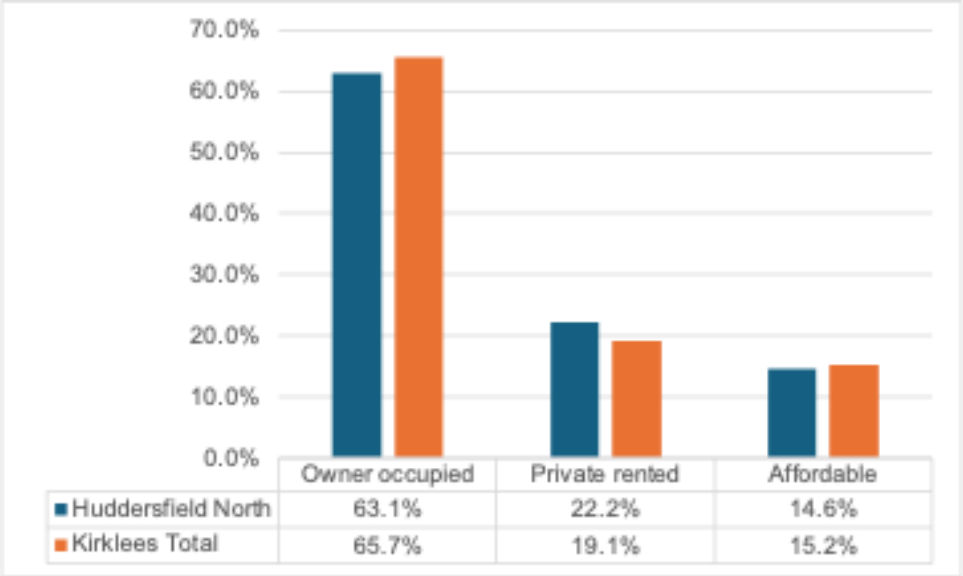
- Good mix of housing types.
- Good housing stock.
- Houses have inadequate sized gardens.
- Lack of affordable housing, including that for young people.
- Better mix of social/private housing and family homes needed.
- Lack of bungalows and smaller properties.
- Need for more owner-occupied housing.

SHMA Findings

Dwelling stock and households

There are 37,075 dwellings (2024 estimate) and 34,273 households (2021 Census) across Huddersfield North.

Tenure Mix: 63.1% of households are owner occupiers, 22.2% privately rent and 14.6% live in affordable housing. The tenure profile is similar to Kirklees although higher proportions of households rent privately. There are 55 houses in multiple occupation.



Source: 2021 census

Dwelling stock: The dwelling stock profile is:

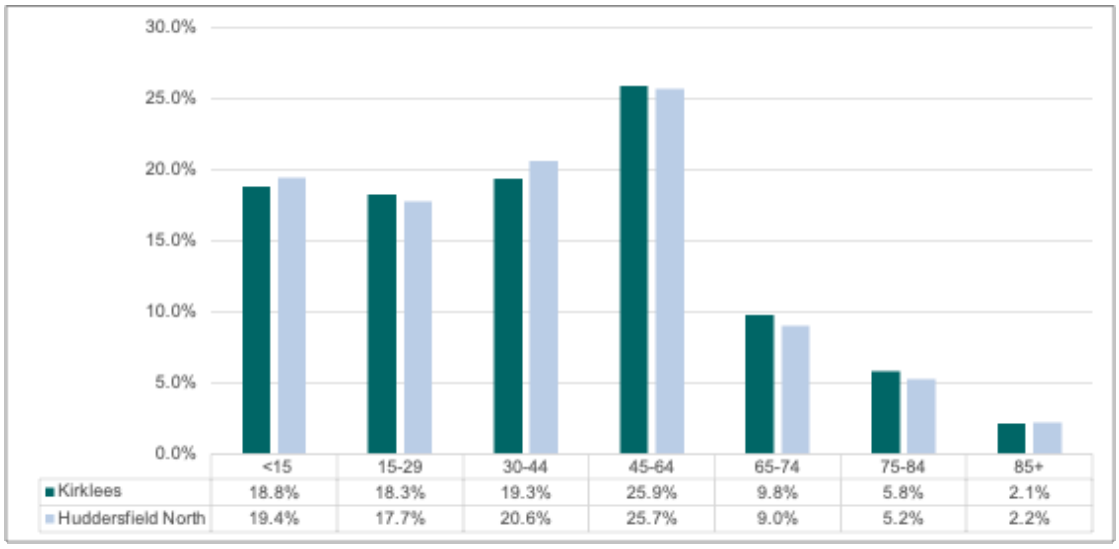
Dwelling type	% of properties
1 or 2-bedroom house	28.3%
3-bedroom house	36.7%
4 or more-bedroom house	14.0%
1 bedroom flat	9.0%
2 or 3 bedroom flat	5.1%
1 bedroom bungalow	1.1%
2 bedroom bungalow	3.6%
3 or more bedroom bungalow	2.1%
Total	100.0%

Source: Valuation Office Agency 2024

Of the houses in Huddersfield North, 13.5% are detached, 24.6% are semi-detached and 40.9% are terraced. Compared with Kirklees overall, the overall profile of houses, flats and bungalows is similar although the proportion of terraced houses is higher.

Demographics

The total population of Huddersfield North is 81,302. The population profile compared with Kirklees is:

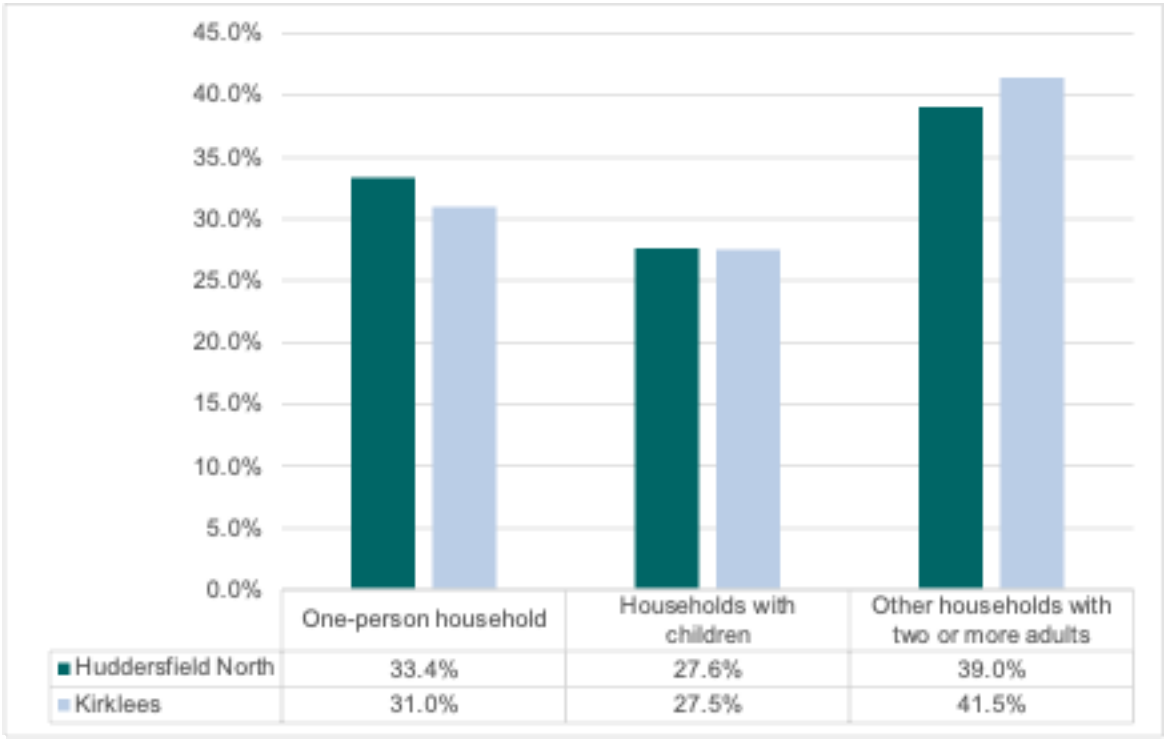


	<15	15-29	30-44	45-64	65-74	75-84	85+
Kirklees	18.8%	18.3%	19.3%	25.9%	9.8%	5.8%	2.1%
Huddersfield North	19.4%	17.7%	20.6%	25.7%	9.0%	5.2%	2.2%

Source: 2021 census

23.3% of residents identify as having a Black and Global Majority (BGM) heritage compared with 26.4% across Kirklees.

The profile of household types is similar to Kirklees, although the proportion of one-person households is slightly higher:



	One-person household	Households with children	Other households with two or more adults
Huddersfield North	33.4%	27.6%	39.0%
Kirklees	31.0%	27.5%	41.5%

Source: 2021 census

House prices and rents

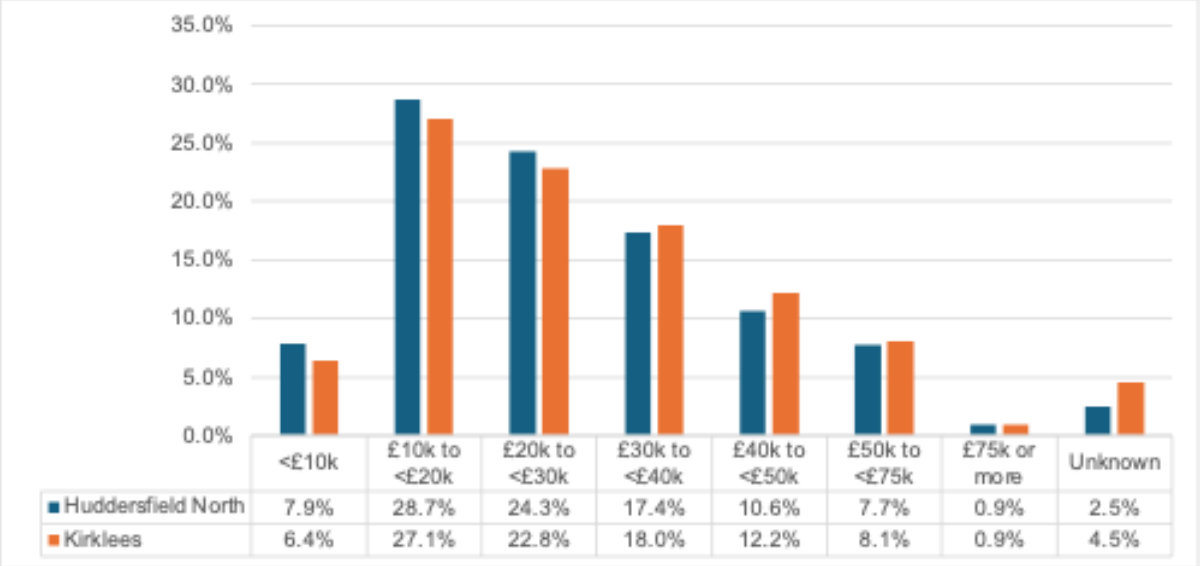
In 2024, lower quartile prices in Huddersfield North were £117,000 (Kirklees £135,000) and median prices were £165,000 (Kirklees £190,000).

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

Compared with Kirklees, Huddersfield North has a relatively affordable housing market, with prices lower that the district although lower quartile rents are generally higher than Kirklees.

Income Profile

Lower Quartile household incomes in Huddersfield North are £15,000 (Kirklees £15,000), median household incomes are around £25,000 (Kirklees £25,000) and average household incomes are £27,931 (Kirklees £29,057). 36.6% 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
Huddersfield North	7.9%	28.7%	24.3%	17.4%	10.6%	7.7%	0.9%	2.5%
Kirklees	6.4%	27.1%	22.8%	18.0%	12.2%	8.1%	0.9%	4.5%

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 7 times lower quartile household income. For Kirklees the figure is 8.1 times.
- 34.8% of median household income is spent on median rents compared with 34.8% across Kirklees.
- Assuming a 10% deposit, a median property price is 5.9 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 Huddersfield North is 50% social rent, 34% affordable rent and 16% affordable home ownership.

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

Huddersfield North	**Tenure**		
Dwelling type/size	Market	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%

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

Summary

Huddersfield North has a relatively balanced housing market with a reasonable proportion of affordable housing (15%) 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 over a third of households earning below £20,000. The area has a diverse population and a strong demand for family-sized homes and accessible homes, reflecting both younger families and an ageing population.