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

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 South 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 South that have Place Standard assessment results: -

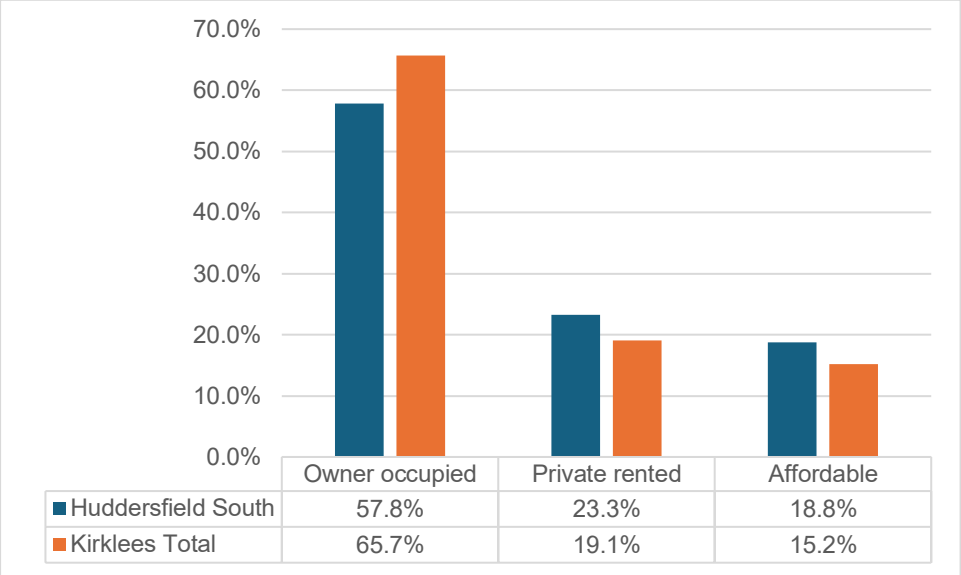
- Good mix of housing.
- Better standard of housing needed.
- Lack of affordable and social housing.
- Inadequate provision of housing for young people.
- Lack of facilities for older/vulnerable residents and those who require special housing.
- Concerns over level of student accommodation, inadequate level of good quality affordable homes to meet wider needs.
- Concerns over the quality and price of rental homes.
- Inadequate opportunities provided for local residents to downsize.
- New homes should incorporate measures to improve climate change and keep energy costs low.
- Housing stock should be better maintained and modernised.
- Inadequate provision of bigger homes leading to overcrowding.

SHMA Findings

Dwelling stock and households

There are 39,646 dwellings (2024 estimate) and 31,150 households (2021 Census) across Huddersfield South.

Tenure Mix: 57.8% of households are owner occupiers, 23.3% privately rent and 18.8% live in affordable housing. The tenure profile is similar to Kirklees although higher proportions of households rent privately. There are 187 houses in multiple occupation.



	Owner occupied	Private rented	Affordable
Huddersfield South	57.8%	23.3%	18.8%
Kirklees Total	65.7%	19.1%	15.2%

Source: Census 2021

The dwelling stock profile is:

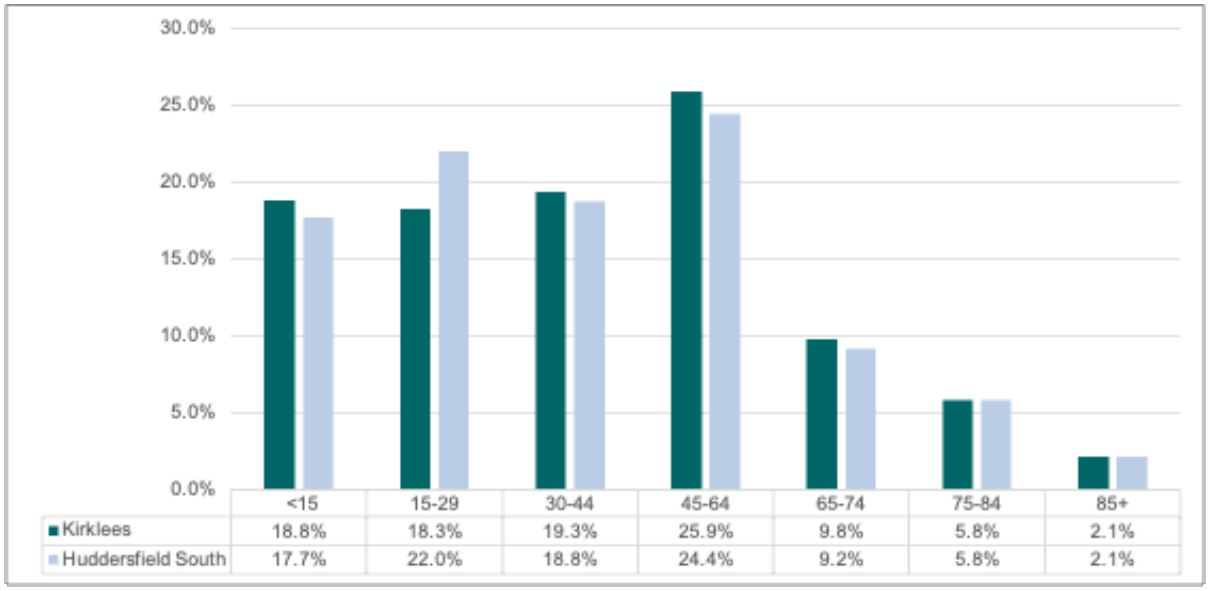
Dwelling type	% of properties
1 or 2-bedroom house	28.8%
3-bedroom house	32.7%
4 or more-bedroom house	8.4%
1 bedroom flat	15.9%
2 or 3 bedroom flat	5.1%
1 bedroom bungalow	1.3%
2 bedroom bungalow	5.2%
3 or more bedroom bungalow	2.6%
Total	100.0%

Source: Valuation Office Agency 2024

Of the houses in Huddersfield South, 8.5% are detached, 23% are semi-detached and 37.4% are terraced. Compared with Kirklees overall, there are higher proportions of flats and lower proportions of houses.

Demographics

The total population of Huddersfield South is 74,149. The population profile compared with Kirklees is:

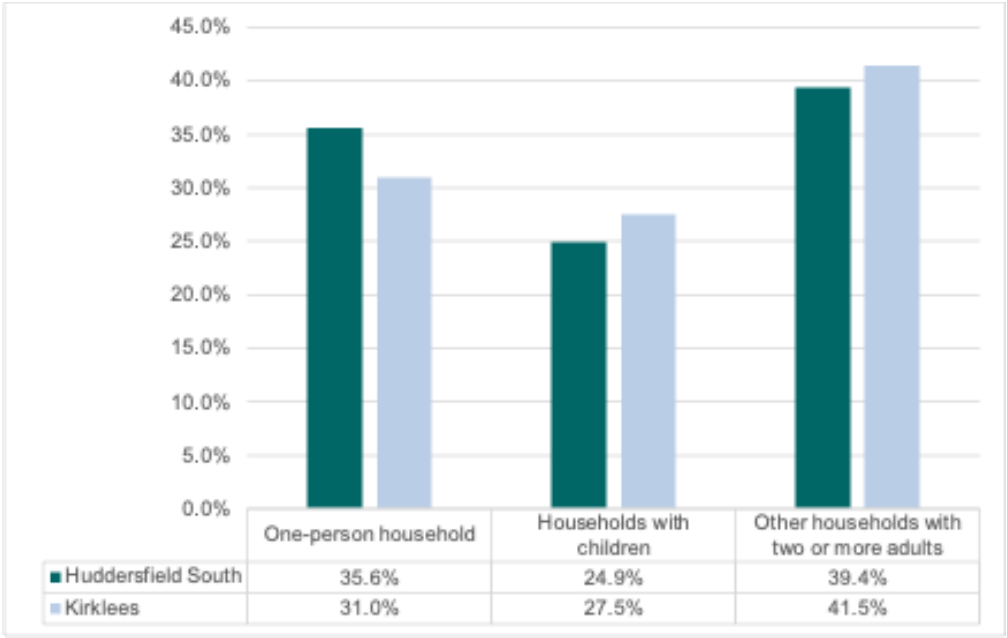


	<15	15-29	30-44	45-64	65-74	75-84	85+
Kirklees	18.8%	18.3%	19.3%	25.9%	9.8%	5.8%	2.1%
Huddersfield South	17.7%	22.0%	18.8%	24.4%	9.2%	5.8%	2.1%

Source: 2021 census

31.1% of residents identify as having a Black and Global Majority (BGM) heritage compared with 26.4% across Kirklees.

Compared with the profile of household types in Kirklees, there are higher proportions of one-person households in Huddersfield South



	One-person household	Households with children	Other households with two or more adults
Huddersfield South	35.6%	24.9%	39.4%
Kirklees	31.0%	27.5%	41.5%

Source: 2021 census

House prices and rents

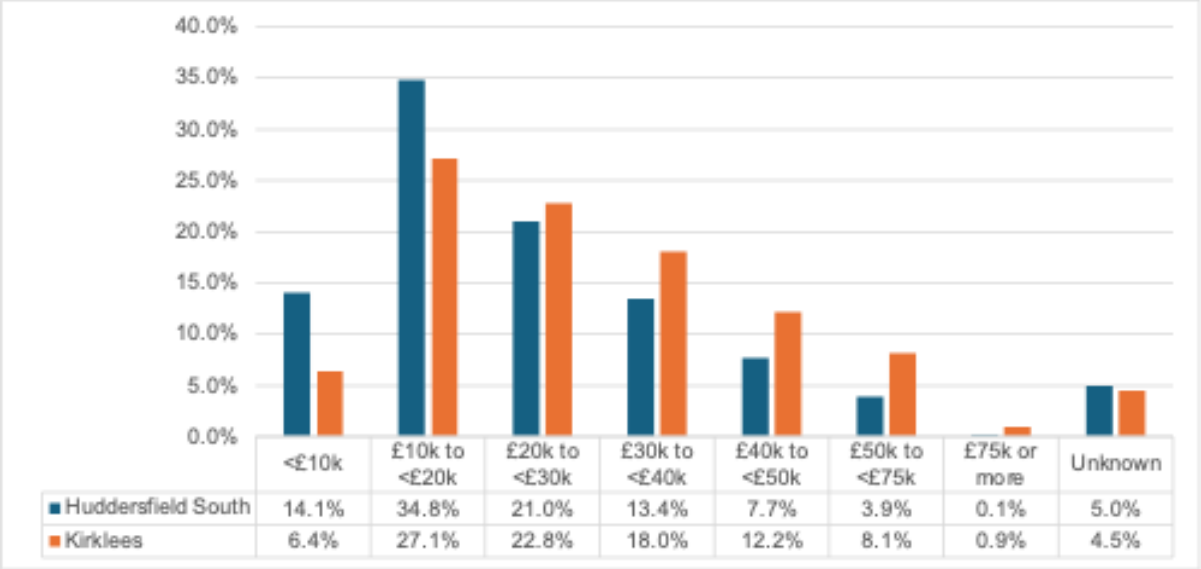
In 2024, lower quartile prices in Huddersfield South were £120,000 (Kirklees £135,000) and median prices were £157,000 (Kirklees £190,000).

In 2024, lower quartile private rents in Huddersfield South were £542 each month (£598 Kirklees) and median rents were £650 (Kirklees £724).

Compared with Kirklees, Huddersfield South house prices and rents were lower.

Income Profile

Lower Quartile household incomes in Huddersfield South are around £15,000 (Kirklees £15,000), median household incomes are also around £15,000 (Kirklees £25,000) and average household incomes are £23,047 (Kirklees £29,057). 48.9% 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 South	14.1%	34.8%	21.0%	13.4%	7.7%	3.9%	0.1%	5.0%
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:

- 43.4% 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 7.2 times lower quartile household income. For Kirklees the figure is 8.1 times.
- 52% of median household income is spent on median rents compared with 34.8% across Kirklees.
- Assuming a 10% deposit, a median property price is 9.4 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 Huddersfield South is 49% social rent, 37% affordable rent and 14% affordable home ownership.

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

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

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 and level-access market housing, 1 to 4 bedroom social/affordable rented homes and 1 to 3 bedroom affordable home ownership.

Summary

Huddersfield South has a housing market more skewed towards renting, with 23.3% households renting privately and 18.8% renting affordable homes. Around 70% of dwellings are houses, 21% flats and 9% bungalows. Despite relatively modest house prices and rents, there are affordability concerns due to lower household incomes, with 48.9% 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 and an ageing population.