Kirklees Council

Dwelling Mix Analysis 2020-2031:
Technical Note

Final Version

November 2020

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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.

1. Dwelling type and mix modelling - Overview

Introduction

1.1   This note describes the method used by arc[4] 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

1.2   There are three main data sources which underpin the analysis:

- household projections;
- data identifying the relationships between households and dwellings derived from the 2015 household survey; and
- data derived from affordable housing need analysis.

Household projections

1.3   These are used to establish the number of households by Household Reference Person (HRP) and household type using the 2014-based data, and how this is expected to change over the period from 2020 to 2031. When considering future housing need, Planning Practice Guidance specifies the need to use 2014-based MHCLG household projections.

1.4   The change in the number of households over these periods can be established and, assuming that the dwelling choices 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

1.5   The relationship between the age of Household Reference Person, household type and dwellings occupied by type and size can be derived from the 2015 household survey.

1.6   The data available is summarised in Table 1.1 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.

1.7   The 2015 household survey also provides data on the dwellings occupied by people with a HRP aged under 45. This group represents households forming and it is important to take account their housing choices to help retain population and also attract people to the district. Analysis therefore considers the range of dwellings appropriate for this cohort of the population.

1.8   By considering this range of data, it is possible to model the likely change in dwelling type/size requirements for the period 2020-2031 with reference to:

- a **'demographic baseline'** scenario which assumes the same relationship between households and the dwellings they occupy remain the same over the plan period; and

- a **'population retention'** scenario which considers the delivery of housing to support population retention which is based on the profile of dwellings occupied by households where the HRP is aged under 45;

- a **'blended scenario'** which combines the findings of the 'demographic baseline' and 'population scenario' outcomes.

Table 1.1	Age groups, household type and dwelling types used		
Age group of Household Reference Person	**Household type**	**Dwelling type**	**Dwelling size**
15 to 24	One-person household	1-bedroom house	1-bedroom
25 to 34	Couple only household	2-bedroom house	2-bedrooms
35 to 44	Household with 1 or 2-child(ren)	3-bedroom house	3-bedrooms
45 to 59	Households with 3-children	4 or more-bedroom house	4 or more-bedrooms
60 to 84	Other multi-person household	1-bedroom flat	All
85+	All	2-bedroom flat	
All		3 or more-bedroom flat	
		1 or 2-bedroom bungalow	
		3 or more-bedroom bungalow	
		All	

Applying the data at the borough level

1.9   Applying the data at the borough 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 choices of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.

1.10   This is further explained by a worked example:

- In 2020, 36.1% of couples (1,629) with an HRP aged 25-34 lived in a two-bedroom house and there was a total of 4,518 households in this age and HRP cohort. By

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2036, the number of households in this cohort is expected to reduce to 3,865 and assuming that 36.1% live in a two-bedroom house, there will be 1,394 living in two-bedroom houses. There will be a net decrease in need by 235 from this particular cohort for two-bedroom houses.

- In contrast, the number of couples aged 60-84 is expected to increase from 28,369 in 2020 to 35,6561 in 2031. In 2020, 13.3% (3,766) lived in two-bedroom houses and this would increase to 4,734 in 2031. There would be a net increase in need of 967 from this particular cohort for two-bedroom dwellings.

Structure of the technical note

1.11   The technical note uses the demographic baseline scenario in modelling.

1.12   The remainder of the technical note is set out as follows:

- Section 2 presents the borough-level demographic analysis 2020 to 2031 and associated overall dwelling requirements.

- Section 3 considers dwelling mix by tenure for 2020-31.

- Section 4 considers dwelling mix by tenure and sub-area for 2020-31.

1.13   This analysis seeks to reconcile borough-level and sub-area analysis. To achieve this, it is necessary to ensure that the data at sub-area level reconciles to the overall borough profile.

2.   Borough-level demographic analysis 2020 to 2031

2.1   The total number of households is expected to increase by around 16,346 over the period 2020-2031 using 2014-based MHCLG household projections. Growth is expected in half the age cohorts and the largest growth will be in the number of households where the HRP is aged between 60 and 84 years (an increase of 12,195). Figure 2.1 illustrates how the number of households by HRP age is expected to change over the period 2020-2031. Tables 2.2A and 2.2B present the baseline demographic data for Kirklees.

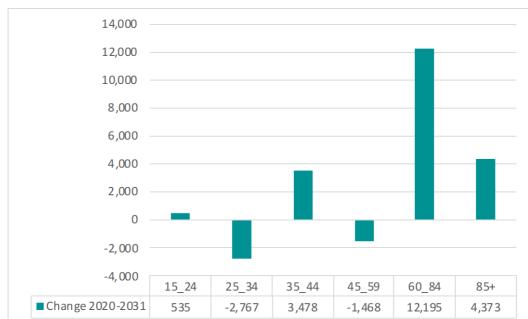**Figure 2.1   Change in HRP age groups 2020-2031**

	15_24	25_34	35_44	45_59	60_84	85+
■ Change 2020-2031	535	-2,767	3,478	-1,468	12,195	4,373

Source: 2014-based MHCLG household projections

Table 2.2A	Change in number of households by age group 2020-2031			
		Year		Change in households 2020-2031
Age group	Household (HH) Type	2020	2031	
15-24	One person	2,148	2,328	180
	Couple only	956	994	38
	Household with 1 or 2-children	2,399	2,751	352
	Household with 3-children	147	139	-8
	Other multi-person household	1,027	1,000	-27
	Total	**6,677**	**7,212**	**535**
25-34	One person	5,243	4,521	-722
	Couple only	4,518	3,865	-653
	Household with 1 or 2-children	9,394	8,007	-1,387
	Household with 3-children	2,468	2,060	-408
	Other multi-person household	2,028	2,431	403
	Total	**23,651**	**20,884**	**-2,767**
35-44	One person	7,436	9,002	1,566
	Couple only	3,133	3,244	111
	Household with 1 or 2-children	15,977	16,958	981
	Household with 3-children	5,411	6,106	695
	Other multi-person household	1,524	1,649	125
	Total	**33,481**	**36,959**	**3,478**
45-59	One person	13,945	14,369	424
	Couple only	10,204	7,380	-2,824
	Household with 1 or 2-children	17,333	19,002	1,669
	Household with 3-children	2,094	2,077	-17
	Other multi-person household	11,284	10,564	-720
	Total	**54,860**	**53,392**	**-1,468**
60-84	One person	23,125	25,098	1,973
	Couple only	28,369	35,656	7,287
	Household with 1 or 2-children	1,343	1,785	442
	Household with 3-children	80	74	-6
	Other multi-person household	8,527	11,026	2,499
	Total	**61,444**	**73,639**	**12,195**
85+	One person	4,707	6,840	2,133
	Couple only	1,536	2,827	1,291
	Household with 1 or 2-children	55	115	60
	Household with 3-children	5	4	-1
	Other multi-person household	886	1,776	890
	Total	**7,189**	**11,562**	**4,373**

Table 2.2B	Change in number of households 2020-2031			
		Year		Change in households 2020-2031
Age group	Household Type	2020	2031	
ALL	One person	56,605	62,158	5,554
	Couple only	48,716	53,966	5,250
	Household with 1 or 2-children	46,502	48,619	2,117
	Household with 3-children	10,205	10,460	255
	Other multi-person household	25,274	28,447	3,170
	Total	**187,303**	**203,649**	**16,346**

Source: MHCLG 2014-based household projections (subject to rounding)

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2.2   Table 2.3 summarises the change in the number of households by age group.

Table 2.3	Change in number of households by age group 2020-2031						
Year and Household Type	Household Reference Person Age Group						
2020	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	2,148	5,243	7,436	13,945	23,125	4,707	56,604
Couple only	956	4,518	3,133	10,204	28,369	1,536	48,716
Household with 1 or 2-child(ren)	2,399	9,394	15,977	17,333	1,343	55	46,501
Household with 3-children	147	2,468	5,411	2,094	80	5	10,205
Other multi-person household	1,027	2,028	1,524	11,284	8,527	886	25,276
Total	6,677	23,651	33,481	54,860	61,444	7,189	187,302
2031	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	2,328	4,521	9,002	14,369	25,098	6,840	62,158
Couple only	994	3,865	3,244	7,380	35,656	2,827	53,966
Household with 1 or 2-child(ren)	2,751	8,007	16,958	19,002	1,785	115	48,618
Household with 3-children	139	2,060	6,106	2,077	74	4	10,460
Other multi-person household	1,000	2,431	1,649	10,564	11,026	1,776	28,446
Total	7,212	20,884	36,959	53,392	73,639	11,562	203,648
Change 2020-2031	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	180	-722	1,566	424	1,973	2,133	5,554
Couple only	38	-653	111	-2,824	7,287	1,291	5,250
Household with 1 or 2-child(ren)	352	-1,387	981	1,669	442	60	2,117
Household with 3-children	-8	-408	695	-17	-6	-1	255
Other multi-person household	-27	403	125	-720	2,499	890	3,170
Total	535	-2,767	3,478	-1,468	12,195	4,373	16,346

Source: MHCLG 2014-based household projections (subject to rounding)

2.3   Table 2.4 applies household survey data on dwelling occupancy to the demographic trends across Kirklees over the period 2020-2031. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage change in dwelling requirement. The majority of need is for 3-bedroom (34%) and 2-bedroom (32.5%) dwellings followed by 4 or more-bedroom dwellings (19.3%) and 1-bedroom (14.2%). Regarding dwelling type, analysis suggests a broad split of 67.5% houses, 16.6% bungalows (or level-access accommodation), 15.5% flats and 0.5% other.

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Table 2.4	Impact of change in households by age group on dwellings occupied							
	Age group of Household Reference Person							
Dwelling type/size	15-24	25-34	35-44	45-59	60-84	85+	**Total**	**% change**
1-bedroom house	7	-36	301	41	198	21	533	3.3
2-bedroom house	299	-844	691	-202	1,705	828	2,477	15.2
3-bedroom house	91	-1,234	1,040	-937	4,919	990	4,869	29.8
4 or more-bedroom house	-8	-306	732	-226	2,522	433	3,148	19.3
1-bedroom flat	44	-285	469	29	547	494	1,298	7.9
2-bedroom flat	96	28	133	59	517	397	1,230	7.5
3 or more-bedroom flat	-1	-31	42	-9	0	2	4	0.0
1-bedroom bungalow	0	0	0	-13	315	217	519	3.2
2-bedroom bungalow	0	0	11	-101	874	706	1,491	9.1
3 or more-bedroom bungalow	0	0	51	-104	534	217	698	4.3
1-bedroom other	0	-25	0	-3	6	0	-22	-0.1
2-bedroom other	7	0	7	9	21	67	111	0.7
3 or more-bedroom other	0	-35	0	-12	37	0	-10	-0.1
Total	535	-2,767	3,478	-1,468	12,195	4,373	16,346	100.0
	Age group of Household Reference Person							
Number of Bedrooms	15-24	25-34	35-44	45-59	60-84	85+	**Total**	**% change**
1	51	-345	771	54	1,066	732	2,329	14.2
2	402	-816	842	-234	3,117	1,999	5,309	32.5
3	90	-1,300	1,133	-1,062	5,489	1,209	5,560	34.0
4 or more	-8	-306	732	-226	2,522	433	3,148	19.3
Total	535	-2,767	3,478	-1,468	12,195	4,373	16,346	100.0

Note totals by age group may vary slightly due to rounding errors

Source: MHCLG 2014-based household projections and 2015 household survey

Population retention scenario

2.4   Under the population retention scenario, the relationship between HRP/household type and dwelling type/size is based on the profile of dwellings occupied by households where the HRP is aged under 45 (Table 2.5). Analysis indicates that the highest level of need is for 3-bedroom (38.3%) followed by 2-bedroom (30.9%) dwellings, 4-bedroom (19.6%) dwellings and 1-bedroom (11.2%). Regarding dwelling type, analysis indicates a focus on houses (85.2%) and flats (11.7%) with 3.1% other property types including bungalows and self-build.

Table 2.5	Population retention dwelling requirements				
Current dwelling type/size	Age group of Household Reference Person				
	15-24	25-34	35-44	Total	%
1-bedroom house	223	609	1,215	2,047	4.2
2-bedroom house	1,214	4,968	6,185	12,367	25.6
3-bedroom house	518	6,139	10,585	17,242	35.8
4 or more-bedroom house	76	1,706	7,647	9,429	19.6
1-bedroom flat	161	1,498	1,520	3,179	6.6
2-bedroom flat	614	858	620	2,092	4.3
3 or more-bedroom flat	0	203	165	368	0.8
1-bedroom bungalow	0	0	0	0	0.0
2-bedroom bungalow	0	0	168	168	0.3
3 or more-bedroom bungalow	0	0	583	583	1.2
1-bedroom other	0	188	0	188	0.4
2-bedroom other	188	0	103	291	0.6
3 or more-bedroom other	0	265	0	265	0.5
Total	2,994	16,434	28,791	48,219	100.0
Number of bedrooms	15-24	25-34	35-44	Total	%
1	384	2,295	2,735	5,414	11.2
2	2,016	5,826	7,076	14,918	30.9
3	518	6,607	11,333	18,458	38.3
4	76	1,706	7,647	9,429	19.6
Total	2,994	16,434	28,791	48,219	100.0

Summary of scenarios

2.5   Table 2.6 summarises the outcome of the dwelling type/mix scenario analysis and presents the demographic, population scenario and a blended average of these two scenarios. It is recommended that the blended scenario is used to inform future dwelling mix. This scenario takes into account the changing dwelling requirements of households over the plan period but also considers the needs of younger households to support population retention. The key message is a continued focus on delivering a range of dwelling types, predominantly houses (76.3%) followed by flats (13.6%), bungalows (9.1%) and other types (1.0%).

Table 2.6	Summary of dwelling type/mix scenarios			
	Scenario			Current stock (%)
Dwelling type/size	Demographic baseline (%)	Population retention (%)	Blended (%)	
1-bedroom house	3.3	4.2	3.8	3.1
2-bedroom house	15.2	25.6	20.4	18.8
3-bedroom house	29.8	35.8	32.8	35.1
4 or more-bedroom house	19.3	19.6	19.4	19.9
1-bedroom flat	7.9	6.6	7.3	8.2
2-bedroom flat	7.5	4.3	5.9	4.6
3 or more -bedroom flat	0.0	0.8	0.4	0.2
1-bedroom bungalow	3.2	0.0	1.6	2.2
2-bedroom bungalow	9.1	0.3	4.7	4.2
3 or more-bedroom bungalow	4.3	1.2	2.7	2.8
Other	0.5	1.5	1.0	0.2
Total	100.0	100.0	100.0	100.0
Dwelling type	Demographic baseline (%)	Population retention (%)	Blended (%)	Current stock (%)
House	67.5	85.2	76.3	76.9
Flat	15.5	11.7	13.6	13.1
Bungalow	16.6	1.6	9.1	9.2
Other	0.5	1.5	1.0	0.8
Total	100.0	100.0	100.0	100.0
Number of bedrooms	Demographic baseline (%)	Population retention (%)	Blended (%)	Current stock (%)
1	14.2	11.2	12.7	13.7
2	32.5	30.9	31.7	27.9
3	34.0	38.3	36.1	38.4
4	19.3	19.6	19.4	19.9
Total	100.0	100.0	100.0	100.0

Note totals by age group may vary slightly due to rounding errors

Source: 2015 household survey

3.   Dwelling mix by tenure

Overview

3.1   Having established an overall dwelling mix for the period 2020-2031, the next stage in analysis is to break this down by tenure. For this analysis, the demographic baseline scenario outcomes are used. A variant to the outputs linked to the blended demographic and population retention scenarios can also be carried out.

3.2   The tenure-based dwelling mix analysis takes into account:

- The overall dwelling mix established for the time periods.

- The type and size of affordable rented dwellings based on analysis of data in the Strategic Housing Market Assessment.

- The type and size of intermediate / affordable home ownership dwellings available from the 2015 household survey and based on the expectations of households considering intermediate tenure options.

3.3   The final analysis uses the current annual dwelling target and affordable tenure splits. For Kirklees this means an overall annual target of 1,730 and an 80% market and 20% affordable tenure split (with affordable tenures further split 55% rented and 45% intermediate tenure). So the overall split is 80% market, 11% affordable rented and 9% intermediate tenure.

3.4   The overall annual dwelling mix 2020-31 for Kirklees as a whole is set out in Table 3.1.

Table 3.1	Overall dwelling mix by type, size and tenure 2020-2031				
Dwelling type/size	**Tenure**				
	Market (80%)	Affordable Rented (11%)	Intermediate (9%)	Total	%
1-bedroom house	29	28	0	56	3.3
2-bedroom house	209	21	32	262	15.2
3-bedroom house	443	16	55	515	29.8
4 or more-bedroom house	287	39	7	333	19.3
1-bedroom flat	47	65	26	137	7.9
2-bedroom flat	114	6	10	130	7.5
3 or more-bedroom flat	-10	0	11	0	0.0
1-bedroom bungalow	48	7	0	55	3.2
2-bedroom bungalow	140	7	11	158	9.1
3 or more-bedroom bungalow	69	2	3	74	4.3
1-bedroom other	-2	0	0	-2	-0.1
2-bedroom other	12	0	0	12	0.7
3 or more-bedroom other	-1	0	0	-1	-0.1
Total	**1,384**	**190**	**156**	**1,730**	**100.0**
Dwelling type	Market (80%)	Affordable Rented (11%)	Intermediate (9%)	Total	%
House	968	104	95	1,167	67.5
Flat	151	71	46	268	15.5
Bungalow	257	15	14	287	16.6
Other	8	0	0	8	0.5
Total	**1,384**	**190**	**156**	**1,730**	**100.0**
Number of bedrooms	Market (80%)	Affordable Rented (11%)	Intermediate (9%)	Total	%
1	121	100	26	246	14.2
2	474	34	54	562	32.5
3	501	18	69	588	34.0
4	287	39	7	333	19.3
Total	**1,384**	**190**	**156**	**1,730**	**100.0**

4. Dwelling mix by tenure and sub-area

Overview

4.1 The final stage in analysis is to consider dwelling mix by tenure and sub-area. This is challenging because the household projection data which underpins the baseline demographic analysis is not published at a sub-area level.

4.2 Therefore, the sub-area analysis sets out where there are likely shortfalls of particular dwelling types and sizes based on a comparison between current dwelling stock and the overall profile of dwelling stock established through the demographic scenarios. This maintains a link between the sub-area and Kirklees-level data. However, the analysis can identify specific need by dwelling type and size for affordable rented and intermediate tenures.

Overall dwelling mix imbalance

4.3 Table 4.1 sets out the overall dwelling stock profile by sub-area based on the 2015 household survey. Table 4.2 compares the profile of sub-area dwelling stock with the overall dwelling mix for 2020-2031.

Table 4.1	Dwelling type and size profile by sub-area							
Dwelling type and size	**Sub-area (%)**							
	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Total	Overall dwelling type/size mix 2020-2031
1-bedroom house	3.0	3.9	4.3	2.1	1.2	3.2	3.1	3.3
2-bedroom house	18.8	15.5	19.3	21.1	14.2	21.0	18.8	15.2
3-bedroom house	39.8	32.2	27.9	35.6	33.0	37.3	35.1	29.8
4 or more-bedroom house	15.5	21.0	23.9	12.9	33.9	23.5	19.9	19.3
1-bedroom flat	7.7	9.6	9.1	13.0	1.1	5.2	8.2	7.9
2-bedroom flat	5.5	5.6	6.1	3.8	1.0	3.3	4.6	7.5
3 or more-bedroom flat	0.0	0.0	0.7	0.5	0.7	0.0	0.2	0.0
1-bedroom bungalow	2.7	3.8	1.3	2.1	1.6	1.3	2.2	3.2
2-bedroom bungalow	2.9	4.7	4.7	4.7	7.8	3.0	4.2	9.1
3 or more-bedroom bungalow	2.9	3.6	2.6	2.7	4.9	1.4	2.8	4.3
1-bedroom other	0.4	0.0	0.0	0.0	0.4	0.2	0.2	-0.1
2-bedroom other	0.5	0.0	0.0	1.1	0.0	0.3	0.4	0.7
3 or more-bedroom other	0.3	0.0	0.1	0.6	0.2	0.3	0.3	-0.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 2015 household survey

Table 4.2 Dwelling type and size variations by sub-area 2020-2031							
Dwelling type and number of bedrooms	**Sub-area**						
	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Total
1-bedroom house	-0.2	0.6	1.1	-1.2	-2.1	-0.1	-0.2
2-bedroom house	3.6	0.4	4.1	5.9	-0.9	5.9	3.6
3-bedroom house	10.0	2.5	-1.9	5.8	3.2	7.5	5.3
4 or more-bedroom house	-3.8	1.7	4.7	-6.4	14.6	4.3	0.7
1-bedroom flat	-0.3	1.7	1.2	5.0	-6.8	-2.8	0.3
2-bedroom flat	-2.0	-1.9	-1.4	-3.7	-6.5	-4.2	-3.0
3 or more-bedroom flat	0.0	0.0	0.7	0.4	0.7	0.0	0.2
1-bedroom bungalow	-0.5	0.6	-1.9	-1.0	-1.6	-1.9	-0.9
2-bedroom bungalow	-6.3	-4.4	-4.5	-4.4	-1.3	-6.1	-4.9
3 or more-bedroom bungalow	-1.3	-0.6	-1.7	-1.6	0.6	-2.9	-1.5
1-bedroom other	0.6	0.1	0.1	0.1	0.5	0.3	0.3
2-bedroom other	-0.2	-0.7	-0.7	0.4	-0.7	-0.3	-0.3
3 or more-bedroom other	0.3	0.1	0.2	0.6	0.3	0.4	0.3

Source: 2015 household survey

Key

-7.4	Red = not enough of type/size relative to dwelling mix needed
2.7	Green = enough of type/size relative to dwelling mix needed

Note: the numbers in red/green indicate the difference between the percentage of current dwellings and the percentage based on the dwelling type/size mix. For instance, the overall mix for 2-bedroom houses is 15.2%. In Batley and Spen 18.8% of dwelling stock is currently 2- bedroom houses so the difference is 3.6%

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Affordable and intermediate tenure need

4.4   The affordable and intermediate tenure components of the sub-area analysis are based analysis from the 2015 household survey. Table 4.3 sets out the overall affordable need by sub-area based on the gross annual requirement for affordable need broken down by dwelling type.

Table 4.3 Affordable rented need by sub-area, type and size of dwelling							
	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Total
1-bedroom house	30.6	0.0	6.6	6.4	0.0	0.0	14.6
2-bedroom house	13.4	16.2	9.6	7.3	4.1	14.6	11.1
3-bedroom house	14.8	15.3	13.6	9.3	16.4	-5.1	8.7
4 or more-bedroom house	19.7	37.9	17.6	27.9	9.0	6.9	20.3
1-bedroom flat	12.0	28.8	39.8	32.3	25.1	66.5	34.1
2-bedroom flat	3.0	0.0	5.3	4.8	0.8	5.7	3.2
3 or more-bedroom flat	0.0	0.0	0.4	0.0	1.5	0.0	0.1
1-bedroom bungalow	0.9	3.5	1.5	6.3	36.7	9.4	3.7
2-bedroom bungalow	3.1	0.4	4.0	4.6	3.0	4.0	3.6
3 or more-bedroom bungalow	2.5	-2.1	1.6	1.1	3.4	-2.0	0.9
1-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3 or more-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 2015 household survey

4.5   Table 4.4 sets out the intermediate tenure need based on 2015 household survey responses based on households expressing an interest in these tenures.

Table 4.4	Intermediate tenure need by sub-area, type and size of dwelling						
1-bedroom house	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 -bedroom house	41.6	0.0	0.0	23.1	37.3	8.5	20.9
3 -bedroom house	33.6	0.0	23.6	34.7	40.7	65.8	35.6
4 or more-bedroom house	0.0	41.0	0.0	0.0	0.0	0.0	4.7
1-bedroom flat	24.8	0.0	23.6	34.7	0.0	0.0	16.5
2-bedroom flat	0.0	0.0	29.1	0.0	7.3	8.5	6.6
3 or more-bedroom flat	0.0	59.0	0.0	0.0	0.0	0.0	6.8
1-bedroom bungalow	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-bedroom bungalow	0.0	0.0	23.6	7.5	14.7	8.5	7.2
3 or more-bedroom bungalow	0.0	0.0	0.0	0.0	0.0	8.5	1.8
1-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3 or more-bedroom other	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 2015 household survey

Summary of dwelling stock profile by sub-area and tenure 2020 - 2031

4.6   The following tables set out an overall dwelling mix by dwelling type, size and tenure by sub-area using data for the period 2020-2031. This data should be seen as a general guide to the range of dwellings to be delivered.

Table 4.5   Sub-area dwelling mix recommendations 2020-2031

Batley and Spen	Tenure			
Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	30.6	0.0	Yes
2-bedroom house	15.1	13.4	41.6	
3-bedroom house	32.0	14.8	33.6	
4 or more-bedroom house	20.8	19.7	0.0	
1-bedroom flat	3.4	12.0	24.8	Yes
2-bedroom flat	8.2	3.0	0.0	Yes
3 or more-bedroom flat	-0.7	0.0	0.0	Yes
1-bedroom bungalow	3.5	0.9	0.0	Yes
2-bedroom bungalow	10.1	3.1	0.0	Yes
3 or more-bedroom bungalow	5.0	2.5	0.0	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

Dewsbury	Tenure			
Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	0.0	0.0	
2-bedroom house	15.1	16.2	0.0	
3-bedroom house	32.0	15.3	0.0	
4 or more-bedroom house	20.8	37.9	41.0	
1-bedroom flat	3.4	28.8	0.0	
2-bedroom flat	8.2	0.0	0.0	
3 or more-bedroom flat	-0.7	0.0	59.0	Yes
1-bedroom bungalow	3.5	3.5	0.0	Yes
2-bedroom bungalow	10.1	0.4	0.0	
3 or more-bedroom bungalow	5.0	-2.1	0.0	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

Huddersfield North	Tenure			
Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	6.6	0.0	
2-bedroom house	15.1	9.6	0.0	
3-bedroom house	32.0	13.6	23.6	
4 or more-bedroom house	20.8	17.6	0.0	Yes
1-bedroom flat	3.4	39.8	23.6	
2-bedroom flat	8.2	5.3	29.1	
3 or more-bedroom flat	-0.7	0.4	0.0	Yes
1-bedroom bungalow	3.5	1.5	0.0	
2-bedroom bungalow	10.1	4.0	23.6	Yes
3 or more-bedroom bungalow	5.0	1.6	0.0	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

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Huddersfield South	Tenure			
Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	6.4	0.0	Yes
2-bedroom house	15.1	7.3	23.1	
3-bedroom house	32.0	9.3	34.7	
4 or more-bedroom house	20.8	27.9	0.0	
1-bedroom flat	3.4	32.3	34.7	Yes
2-bedroom flat	8.2	4.8	0.0	
3 or more-bedroom flat	-0.7	0.0	0.0	Yes
1-bedroom bungalow	3.5	6.3	0.0	
2-bedroom bungalow	10.1	4.6	7.5	Yes
3 or more-bedroom bungalow	5.0	1.1	0.0	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

Kirklees Rural - East	Tenure			
Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	0.0	0.0	
2-bedroom house	15.1	4.1	37.3	Yes
3-bedroom house	32.0	16.4	40.7	Yes
4 or more-bedroom house	20.8	9.0	0.0	
1-bedroom flat	3.4	25.1	0.0	
2-bedroom flat	8.2	0.8	7.3	Yes
3 or more-bedroom flat	-0.7	1.5	0.0	Yes
1-bedroom bungalow	3.5	36.7	0.0	
2-bedroom bungalow	10.1	3.0	14.7	Yes
3 or more-bedroom bungalow	5.0	3.4	0.0	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

Kirklees Rural - West	Tenure

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Dwelling type/size	Market	Affordable Rented	Affordable Home Ownership	Specific shortfall identified
Tenure breakdown>>	80.0	11.0	9.0	
1-bedroom house	2.1	0.0	0.0	
2-bedroom house	15.1	14.6	8.5	Yes
3-bedroom house	32.0	-5.1	65.8	
4 or more-bedroom house	20.8	6.9	0.0	
1-bedroom flat	3.4	66.5	0.0	
2-bedroom flat	8.2	5.7	8.5	Yes
3 or more-bedroom flat	-0.7	0.0	0.0	Yes
1-bedroom bungalow	3.5	9.4	0.0	Yes
2-bedroom bungalow	10.1	4.0	8.5	Yes
3 or more-bedroom bungalow	5.0	-2.0	8.5	Yes
1-bedroom other	-0.2	0.0	0.0	
2-bedroom other	0.8	0.0	0.0	
3 or more-bedroom other	-0.1	0.0	0.0	
Total	100.0	100.0	100.0	

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