



## Wakefield State of the District: Housing Selection: Wakefield

District-level profile of Wakefield's housing stock, the housing market, homelessness, and commercial property. **New**

### Housing Stock

In 2015 there were 149,780 dwellings across the district. The proportion of people owning their own home (outright or with a mortgage) is around the England average but renting from social landlords is more common than nationally, and private renting is less common.

The proportion of households that own their own home (64%) changed little between the 2001 and 2011 censuses. The 2011 census, however, showed a large increase in the proportion of households that rent privately, with the rate in Wakefield up from 7% in 2001 to 11% in 2011. This equates to an additional 6,900 households renting privately across the district. The scale of the increase is similar across England as a whole.

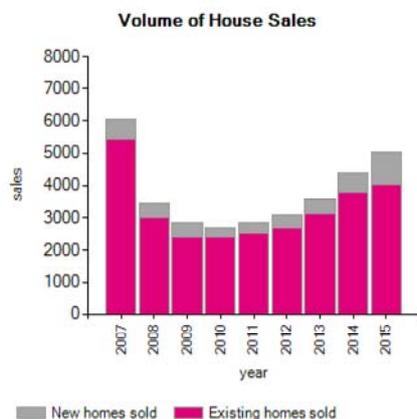
There is a broad spectrum of house types and house sizes across the district but Council Tax records show the majority of properties (71%) are in the lower-value bands A and B, compared to 64% and 44% for the region and England respectively

Housing Tenure (% of households)			
	Wakefield	Yorkshire and The Humber	England
Owned: Owned outright (2011) <a href="#">i</a>	29.0% (40766 households)	30.6%	30.6%
Owned: Owned with a mortgage or loan (2011) <a href="#">i</a>	34.6% (48525 households)	33.5%	32.8%
Shared ownership (part owned and part rented) (2011) <a href="#">i</a>	0.5% (650 households)	0.4%	0.8%
Social rented: Rented from Local Authority (2011) <a href="#">i</a>	17.2% (24136 households)	12.3%	9.4%
Social rented: Other (2011) <a href="#">i</a>	6.4% (8993 households)	5.8%	8.3%
Private rented: Private landlord or letting agency (2011) <a href="#">i</a>	10.2% (14383 households)	14.4%	15.4%
Private rented: Other (2011) <a href="#">i</a>	1.2% (1634 households)	1.5%	1.4%
Living rent free (2011) <a href="#">i</a>	1.0% (1327 households)	1.5%	1.3%

Source: 2011 Census, Office for National Statistics

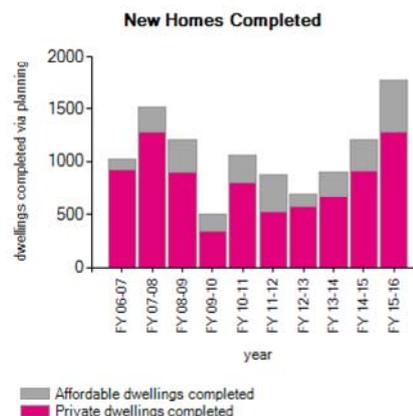
### Housing Market

The volume of housing sales fell sharply in 2008 and 2009. Since then the number of properties being sold has increased steadily, and volumes have now recovered to around 75% what they were before the economic downturn.

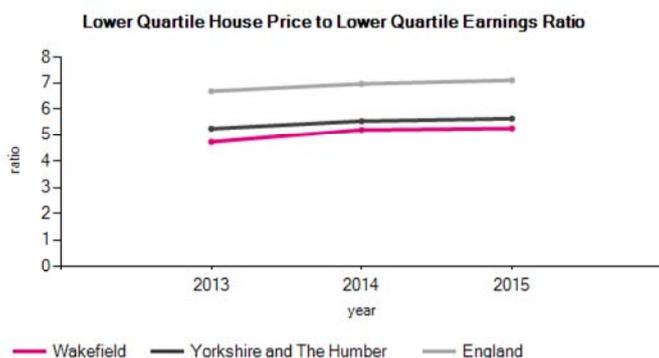


2015/16 was a record year for house building in the district. There were 488 affordable homes completed through planning, and 1,280 private homes. Combined, house completions increased 46% compared to the previous year. Of the total new homes built in 2014/15, 744 were built on previously developed land and 464 were built on greenfield sites.

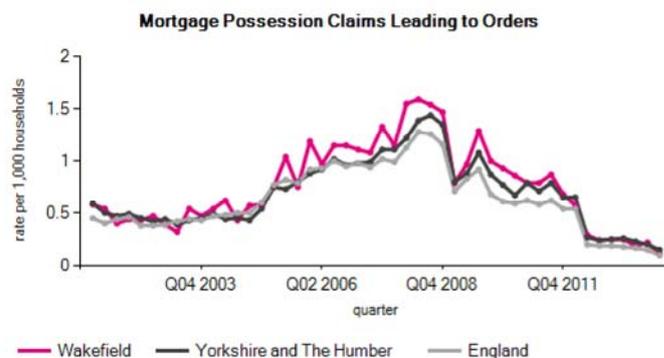
By the end of December 2015, 867 home purchases in the district had been completed under the Help to Buy Equity Loan Scheme.



In 1997 the lower quartile house price was 2.99 times lower quartile full-time earnings. Affordability for people on lower earnings worsened to a peak in 2008, but has improved since. Affordability of houses (to buy) for people on lower earnings is slightly better than the West Yorkshire average. Data source: Department for Communities and Local Government



Mortgage possession claims that led to orders peaked at the beginning of 2008 and then fell back. The fall coincides with lower interest rates, a proactive approach from lenders in managing consumers in financial difficulties and other interventions from the government, such as the Mortgage Rescue Scheme. Data source: Ministry of Justice.



## Renting

In 2015 there were around 35,000 homes in the social rental sector . WDH own 88% of these. Rent levels are very similar to the West Yorkshire average, and are lower than across England as a whole. Data source: Homes and Communities Agency.

Average weekly rent (£) for social rented accomodation			
	Wakefield	Yorkshire and The Humber	England
bedsit (2015) <a href="#">i</a>	60.58	N/A	76.92
1 bedroom (2015) <a href="#">i</a>	71.86	N/A	82.89
2 bedrooms (2015) <a href="#">i</a>	80.81	N/A	94.15
3 bedrooms (2015) <a href="#">i</a>	89.53	N/A	103.41
4 bedrooms (2015) <a href="#">i</a>	97.22	N/A	120.47

Private rents are considerably higher than social rents but the private rents across Wakefield are lower than the West Yorkshire averages. Data source: Valuation Office Agency.

Average monthly rent (£) for private rented accomodation			
	Wakefield	Yorkshire and The Humber	England
room (2014) <a href="#">i</a>	254	N/A	363
studio (2014) <a href="#">i</a>	351	N/A	579
1 bedroom (2014) <a href="#">i</a>	411	N/A	625
2 bedrooms (2014) <a href="#">i</a>	482	N/A	693
3 bedrooms (2014) <a href="#">i</a>	560	N/A	789
4 or more bedrooms (2014) <a href="#">i</a>	787	N/A	1412

## Homelessness and Overcrowding

The statutory homelessness rate remains significantly lower than the England average, and slightly lower than the West Yorkshire homelessness rate. In **2014/15**, **181** households were accepted as being homeless and in priority need. In 2012/13 the number was 204.

Around 2.7% of households were overcrowded at the time of the 2011 Census - not having enough bedrooms for the type family living in the household. This proportion is lower than the England average.

Overcrowding is more common in rented households than owned households - 4.9% of private rented households are overcrowded, and 4.2% of social rented households. Of the overcrowded private rented households around 70% have dependent children. Overcrowding also varies by ethnicity, with 14.9% of Asian households being overcrowded and 12.7% of White Other households.

Some overcrowding may be due to extended families living together - a preferred choice of living arrangement for some. The 2011 Census recorded 475 young families with children (family head under 35 years of age) living within another household - most likely with parents. A further 270 couples without children were living in a similar situation. The proportion of families and couples in these circumstances is lower than the England average.

In addition to couples living with parents, around 14,400 single people aged 18-24 (53% of age group) are living with their parents, and around 5,600 single people aged 25-34 (14% of age group).

Households Accepted as Homeless and in Priority Need

