

Housing Market Statement

January 2019

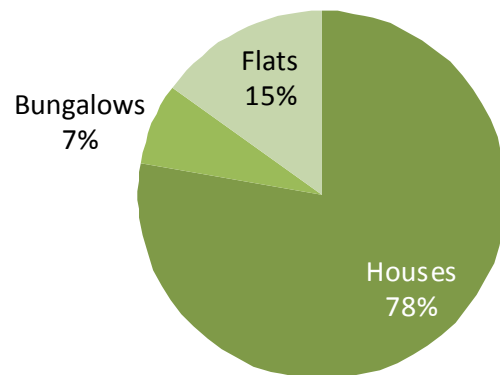
Calderdale Borough Housing Needs

Local Housing Need : 840 dwellings per year (2018-2032).

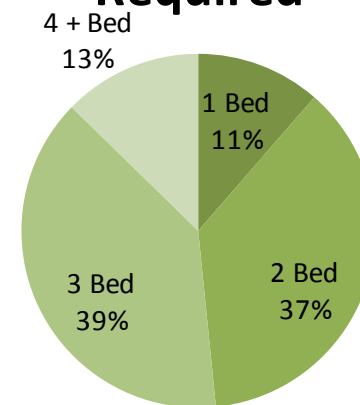
The Council has established the Local Housing Need for new housing between 2018/19 and 2032/33 as 12,600 dwellings (net). This is the equivalent of 840 dwellings per annum net. This requires 9418 dwellings on new land allocations between 2018/19 and 2032/33.

Type of Housing Needed

Type of Property Needed



Size of Housing Required



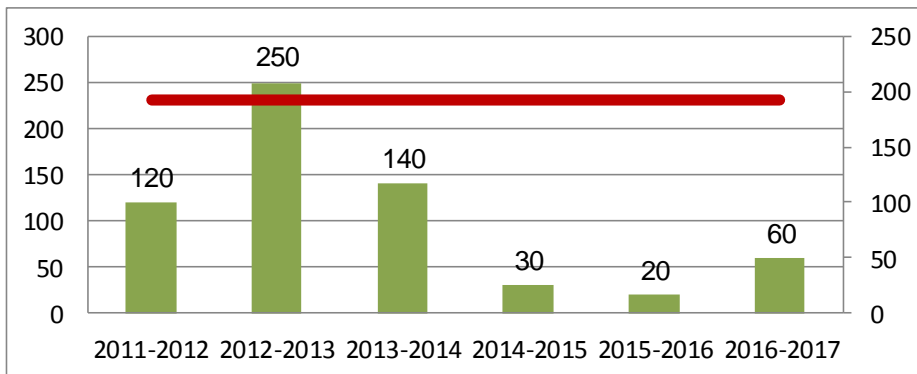
Calderdale Borough Affordable Housing Need

House prices are lower than the average for England but so are incomes, creating an affordability problem. .

Average Price: Calderdale	Average Price: England	Ratio of average price to average Earnings: Calderdale	Ratio of average price to average earnings: England	Lower Quartile House Prices: Calderdale	Lower Quartile House Prices: England	Ratio of lower quartile house prices to lower quartile Earnings: Calderdale	Ratio of lower quartile house prices to lower quartile Earnings: England
£131,750	£225,000	5.01	7.91	£92,875	£151,000	4.95	7.26

The Key Choice Social Housing “Waiting List” for Calderdale was 2903 applicants (1.43% of households) in July 2018. Of these 92 were in urgent housing need (Gold Category)

Affordable Housing Completions and target 2012 to 2018:



The SHMA calculated the need for affordable housing in Calderdale, incorporating current and future need, balanced against supply.

Over a 19 year period (2016 – 2035), the calculation suggests that 3,671 affordable homes could be needed in Calderdale, equating to 193 affordable homes per annum on average. This also covers the shortfall in affordable housing provision over the past five years

Calderdale Borough Affordable Housing Need

Affordable Homes Needed: 193 per year (2016 to 2035)

Affordable Housing Requirements

Zone	Housing market location	Develop-ment Size threshold	Proportion of affordable housing required
A	Hebden Bridge, Charlestown, Ripponden, Rishworth, Barkisland	>10 units	35%
B	Northowram, Shelf, Norwood Green, Halifax Town Centre Skircoat, Lightcliffe (part)	>10 units	30%
C	Todmorden, Walsden, Cornholme, Mytholmroyd, Sowerby Bridge, Illingworth, Luddendenfoot, Luddenden, Bradshaw, Brighouse, Rastrick, Clifton, Southowram, Hipperholme, Bailiff Bridge, Lightcliffe (part)	15+ units	25%
D	Elland, Greetland, Holywell Green, Stainland, Wheatley, Ovenden, Mixenden, Boothtown, West Halifax	15+ units	20%

Suggested Breakdown of Affordable Housing Required



1-2 Bed House	29%
3 Bed House	36%
4 Bed or more House	13%
Flat (all sizes)	15%
Bungalow (all sizes)	7%

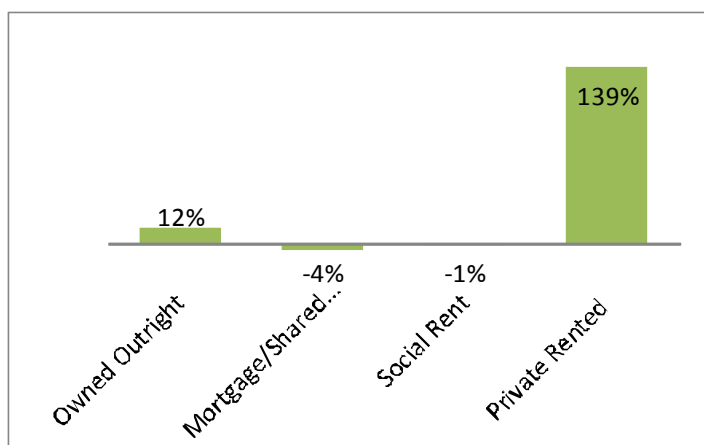


Calderdale Borough Private Rented Housing

The Private Rented Sector is still growing but growth is slowing

Households Privately Renting		Estimated Private Rented Homes 2015		Number of homes on the Houses in Multiple Occupation Register 2018	Private Rented Homes coming onto the market 2012/13 to 2016/17	Change in Private Rented Property Coming onto the market per year 2012/13 to 2016/17	
Number 2011	Proportion 2011	Number	Proportion			Number	Proportion
15749	16.4%	16613	17.7%	60	10,984	-1521	-49.2%

The Growth of Private Rental in Calderdale



The private rented sector has followed national trends with strong growth between 2001 and 2011. The proportion of households in private rented in Calderdale is now in line with national and regional levels. Rising house prices, and lack of social housing means that it has become the only option for many households. Low purchase prices in parts of the District means landlords can get between 7%-10% return on investment and they are continuing to purchase lower priced stock.

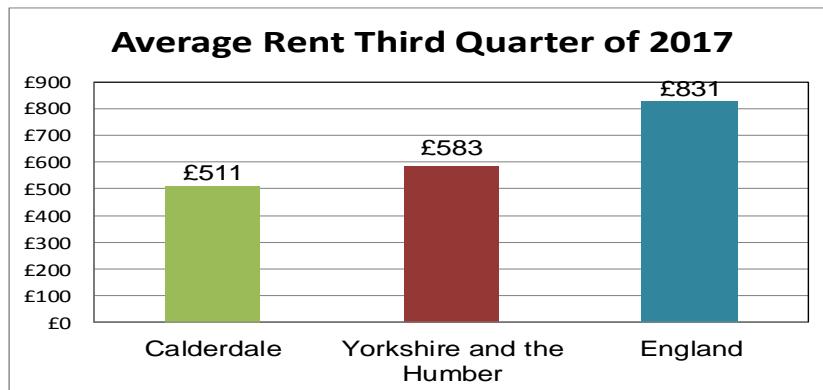
However, since 2011 the number of new private rented properties year coming onto the market each year has begun to fall, from a total of 1021 properties in 2012 to 502 in 2016.

Calderdale Borough Private Rented Housing

Rents are lower than average for the Region

Average monthly rent in Private Sector 2016	Average monthly Rent in Private Sector 2016: Houses	Average monthly rent in Private Sector 2016: Flats	Average Change in Rent 2012 to 2016	Local Housing Allowance Rate (£280.11) as a % of average rent: Shared	Local Housing Allowance Rate (£349.05) as a % of average rent: 1 Bed	Local Housing Allowance Rate (£423.84) as a % of average rent: 2 Bed	Local Housing Allowance Rate (£498.64) as a % of average rent: 3 Bed	Local Housing Allowance Rate (£648.22) as a % of average rent: 4 Bed Plus
£494	£498	£477	3.6%	83%	86%	87%	83%	85%

Changes in Rent 2011 to 2017



Rents are still relatively low compared to national and regional levels and have only risen slowly, particularly compared to levels across England.

Local Housing Allowances are used to work out how much housing benefit is paid to private tenants and reflects local rents. In 2017 the Local Housing Allowance generally covered 85% of the average private rent.

Calderdale Borough Housing Need

Projected need for Specialist Housing:

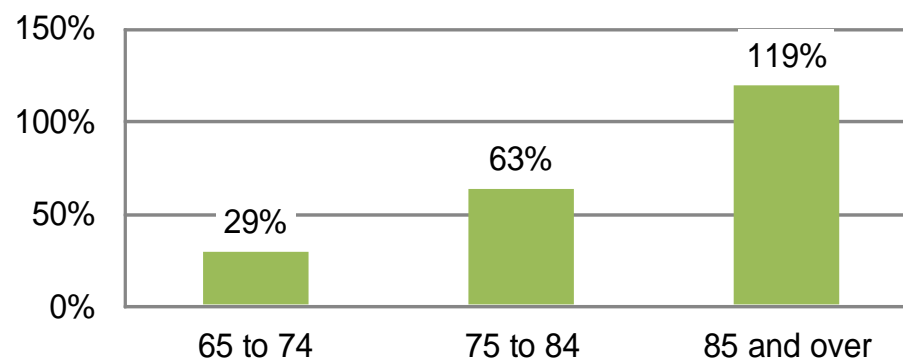
114 dwellings per year

The number of Calderdale residents aged over 65 is predicted to increase to 19,087 by 2035; a 50% increase. The number of residents aged 75 and over are expected to increase by 79% in the same period.

In addition to health issues associated specifically with the needs of the elderly, the 2015 SHMA also demonstrated that whilst over 10% of the population in Calderdale aged 18-64 will either have a moderate or serious disability, the 55-64 age group will have a much higher proportion with a disability.

Although most people would prefer to remain in their homes, the growing elderly population will increase the need for new specialist housing and poses a particular challenge .

**Projected change in Calderdale population over 65
2016 to 2035**



Older Persons Housing Requirement

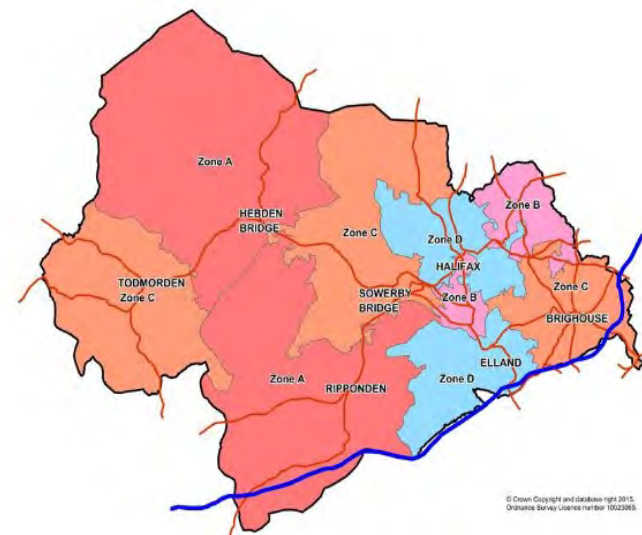
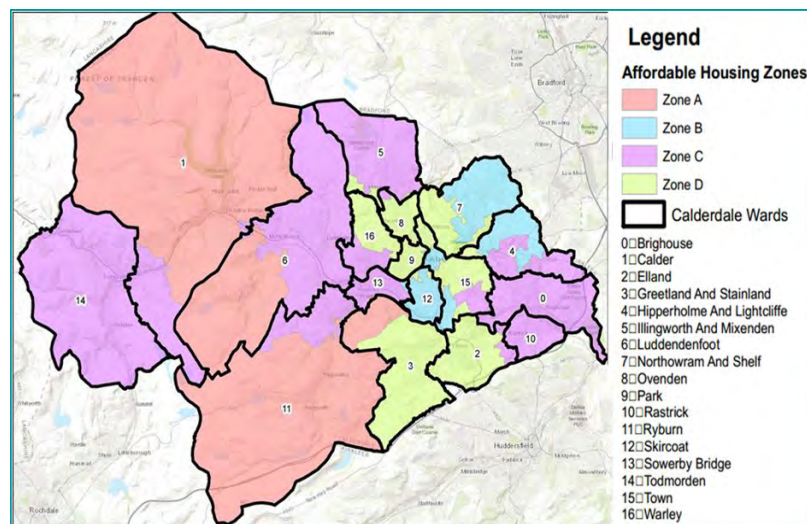
Housing Type	Total Need 2012 to 20133	Average per Annum
Sheltered Housing	1598	84
Enhanced Sheltered Housing	256	13
Extra care with 24/7 Support	320	17
Total (units and bed spaces)	2173	114

Housing Market Zones

Zone	Housing market location	Performance Designation
A	Hebden Bridge, Charlestown, Ripponden, Rishworth, Barkisland	Very Hot
B	Northowram, Shelf, Norwood Green, Halifax Town Centre Skircoat, Lightcliffe (part)	Hot
C	Todmorden, Walsden, Cornholme, Mytholmroyd, Sowerby Bridge, Illingworth, Luddendenfoot, Luddenden, Bradshaw, Brighouse, Rastrick, Clifton, Southowram, Hipperholme, Bailiff Bridge, Lightcliffe (part)	Medium
D	Elland, Greetland, Holywell Green, Stainland, Wheatley, Ovenden, Mixenden, Boothtown, West Halifax	Cold

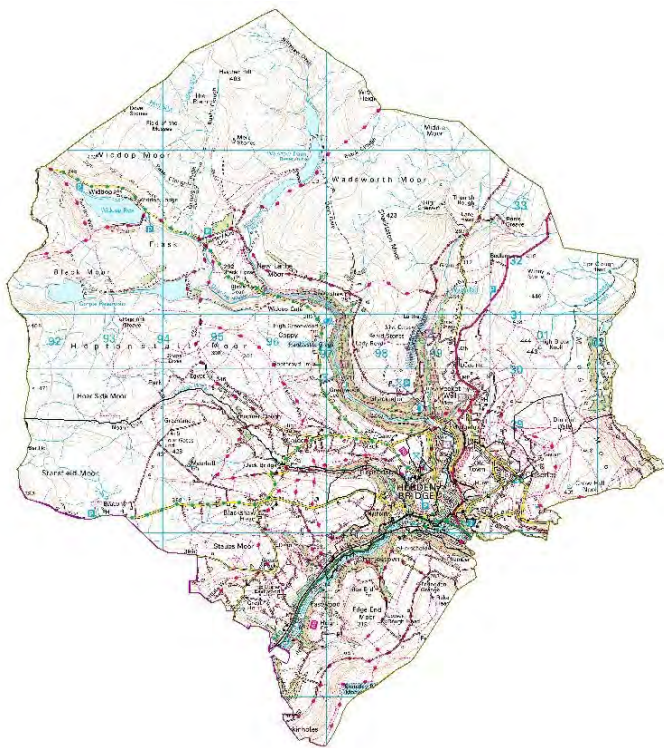
Calderdale's housing market does not perform uniformly across the borough; there are nine sub-markets which reflect the different tenures and market characteristics across the borough.

The sub areas can be grouped into four market performance types as set out above and shown in the plan below



Zone A

Housing market location	Performance Designation
Hebden Bridge, Charlestown, Ripponden, Rishworth, Barkisland	Very Hot



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←Hebden Bridge, Charlestown, Barkisland



Ripponden, Rishworth →



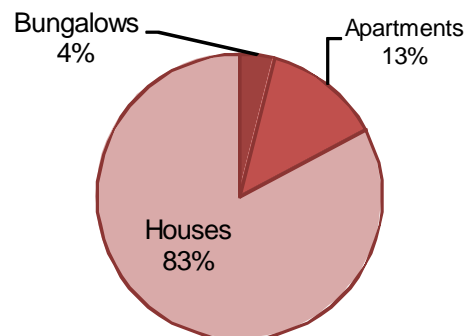
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Zone A Basic Information

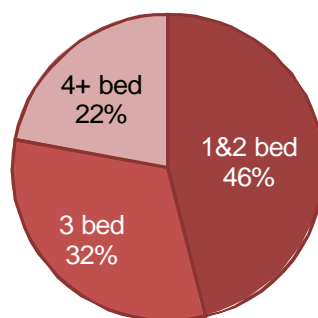
Number of Households:	Number of Households as % Households in Calderdale:	% One person households:	% One person households aged 65+:	% Households where everyone is aged 65+:	% Lone Parent Households:	% Households with at least one person with long term health problem or disability:	% of households in poverty after housing costs are met :
8,553	9.7%	19.7	11.1	6.7	8.7	23.1	14.0

Up to date information on waiting lists will be provided from the “Key Choice” Choice Based Lettings Service to demonstrate housing need for particular areas on a case by case basis

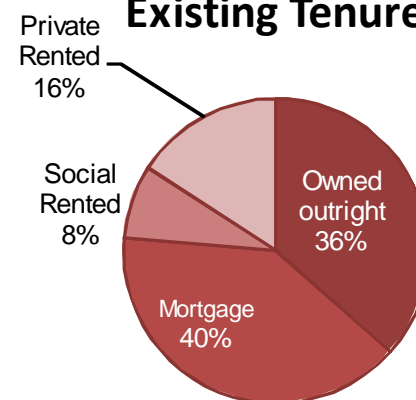
Existing Dwelling Type



Existing Property Size



Existing Tenure



Zone A Market Information

Average Price Paid Year Ending December 2017

Average Price : Zone A	Average Price: Calderdale	Average Price 2017: England	Lower Quartile 2017: Zone A	Lower Quartile : Calderdale	Lower Quartile 2017: England
£192,500	£131,750	£225,000	£135,000	£92,875	£151,000

Zone A has significantly higher prices than the rest of Calderdale and price inflation is greater and more sustained including for apartments (contrary to the trend in the rest of the Borough). The amount of property coming onto the market has been slower to recover from a low point in 2015

Change in Average Price Paid 2012 to 2016

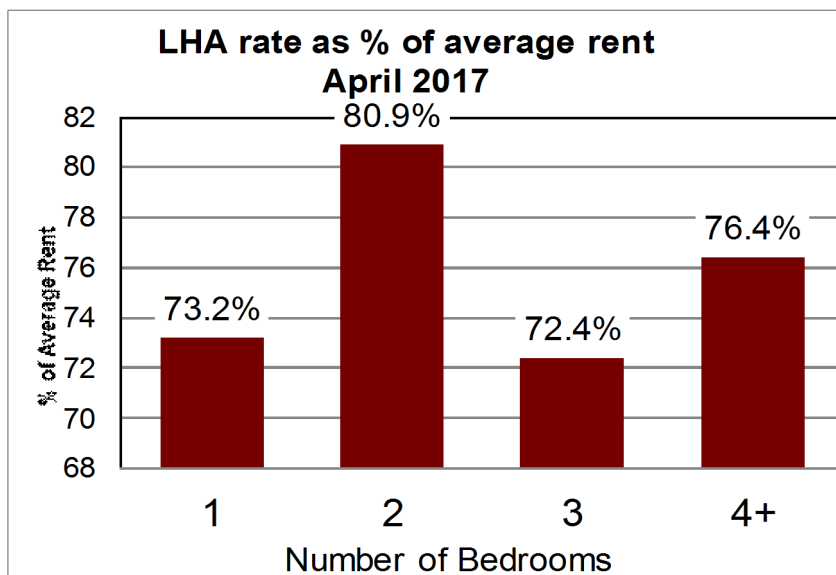
Property Type	2012	2013	2014	2015	2016	Change 2012-2016	%	% Change Calderdale	% Change Prices England 2012-2016
Apartments	£115,000	£120,000	£110,000	£132,498	£147,500	£32,500	28.3	-4.8	10.46
Houses	£159,995	£177,500	£165,000	£195,000	£200,000	£40,005	25.0	12.5	18.19
All	£150,000	£165,000	£157,500	£185,000	£190,000	£40,000	26.7	8.3	19.9

Number of Properties coming onto the open sales market 2012 to 2017

2012	2013	2014	2015	2016	2017	% Change 2012-2017
516	453	354	293	338	351	-32

Zone A Private Rented

% Households Privately renting	Change in the number of Private Rented Dwellings 2001 to 2011	Number of Properties coming onto the market 2012/3 to 206/17	Type of Properties coming onto the market 2012 /3 to 2016/7	Type of Properties coming onto the market 2012 /3 to 2016/7	% Change in the number of Private Rented Properties coming onto the market per year 2012/3 to 2016/7	Average Monthly Rent 2016	% Change in Rent 202/13 to 2016/17
			Flats	Houses			
15.8%	47.3%	819	52.3%	47.7%	-49.1%	£598	14.1%



The proportion of households renting privately in Zone A in 2011 was the lowest in Calderdale and the zone experienced the lowest growth of the private rented market of all the housing market zones. Since 2011 growth has also been slower with a 49% fall in the number of properties coming onto the market between 2012 and 2016. This may reflect high demand and high prices in the zone which makes it unattractive for buy to let investors with most homes being sold for owner occupation. High prices mean tenants are likely to rent for longer rather than move to the owner occupied sector.

Average rents are also high, about £100 more than other zones and have risen the most of all zones since 2012. This also makes renting in Zone A least affordable with LHA covering about 75% of market rents.

Hebden Bridge; Valley Town

Estate agents in the valley towns between Todmorden and Halifax explained that the towns are attractive to in-commuters because of the rail link to Manchester and Leeds. Around half of re-sale and rental transactions were made to incomers from these cities, particularly Manchester.

Within the HX7 area covering Hebden Bridge, there are 116 homes which have been empty for more than 6 months (1.8% of total stock) .

Calderdale Council keep a Self and Custom Build Register for people to register their interest in building their own home in Calderdale. In December 2017, 36 out of the 68 people on the list wanted to build a home in the Hebden Bridge area.

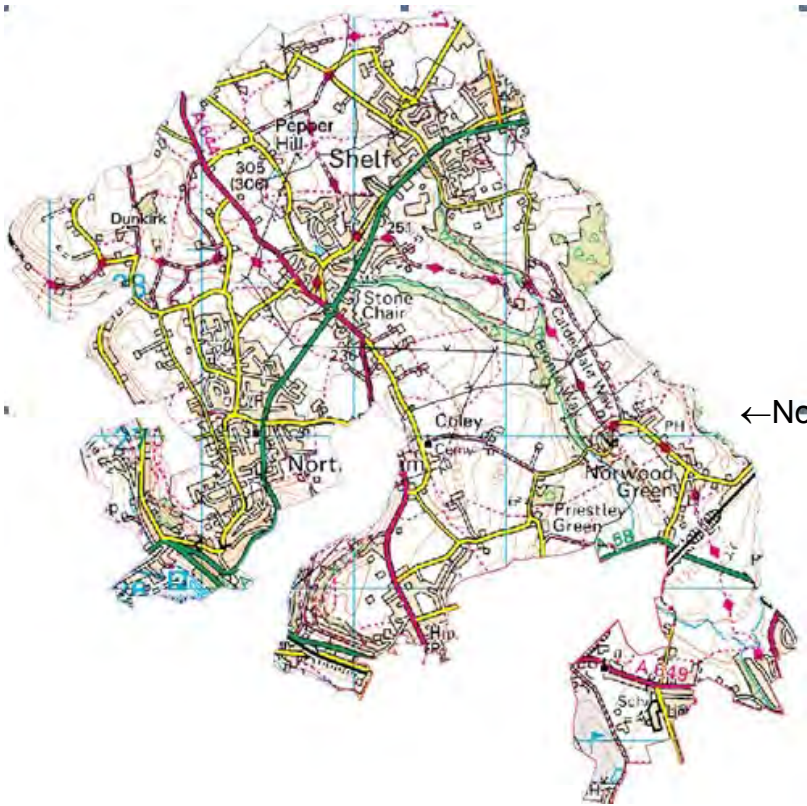
The Average Prices and Volumes of Sales in 2017 in the Hebden Bridge Postcode Areas



	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Sales value	Sales	Average Sales value	Sales	Average Sales value	Sales	Average Sales value	Sales	Overall Average	Total Sales
HX7 5	£307,058	12	£175,016	15	£126,973	477	£118,056	9	£160,725	83
HX7 6	£402,667	6	£270,717	9	£168,504	38	£123,500	2	£209,138	55
HX7 7	£463,400	10	£276,100	5	£178,327	30	£185,000	1	£251,072	46
HX7 8	£318,667	9	£248,300	10	£184,700	45	£114,091	11	£198,900	75

Zone B

Housing market location	Performance Designation
Northowram, Shelf, Norwood Green, Halifax Town Centre Skircoat, Lightcliffe (part)	Hot



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← Northowram, Shelf, Norwood Green, Lightcliffe



Halifax Town Centre, Skircoat Green →



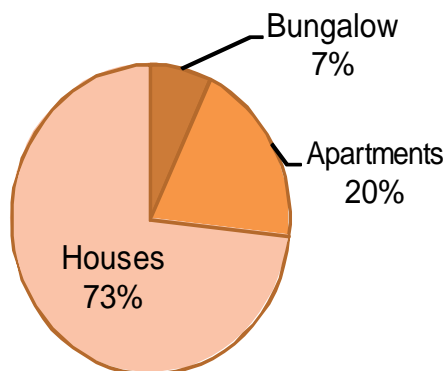
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Zone B Basic Information

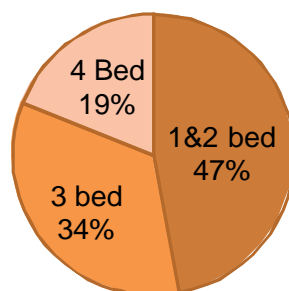
Number of House-holds:	Households as a % Calderdale Households:	% One person households:	% One person households aged 65 plus:	% Households where everyone is aged 65 plus:	% Lone Parent Households:	%Households with at least one person with long term health problem or Disability:	% of households in Poverty after housing costs are met:
12,739	14.4	19.8	14.3	8.9	8.0	23.8	11.7

Up to date information on waiting lists will be provided from the “Key Choice” Choice Based Lettings Service to demonstrate housing need for particular areas on a case by case basis

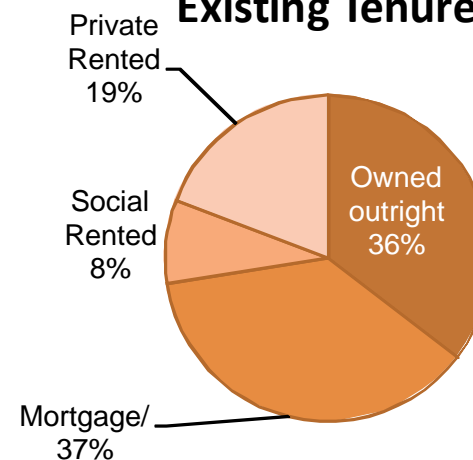
Existing Dwelling Type



Existing Property Size



Existing Tenure



Zone B Market Information

Average Price Paid Year Ending December 2017

Average Price: Zone B	Average Price: Calderdale	Average Price 2017: England	Lower Quartile 2017: Zone B	Lower Quartile: Calderdale	Lower Quartile 2017: England
£160,000	£131,750	£225,000	£137,000	£92,875	£151,000

Although Zone B has higher average prices than Calderdale as a whole, there has only been a modest rise in the price paid for housing since 2012 and the price paid for apartments has fallen. The amount of property for sale dropped steeply after 2012 but has since rallied.

Change in Average Price Paid 2012 to 2016

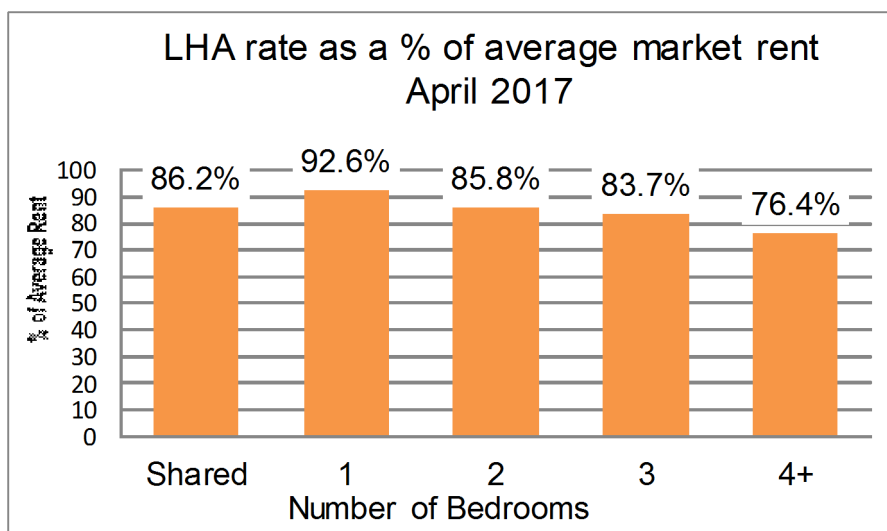
Property type	2012	2013	2014	2015	2016	Change 2012-2016	%	% Change Calderdale	% Change Prices England 2012-2016
Apartments	£105,000	£120,000	£144,973	£99,973	£100,000	-£5,000	-4.8	-4.8	10.46
Houses	£149,995	£149,975	£147,500	£139,995	£159,950	£9,955	6.6	12.5	18.19
All	£145,000	£149,000	£147,500	£135,000	£152,475	£7,475	5.2	8.3	19.9

Properties coming onto the open sales market 2012 to 2017

2012	2013	2014	2015	2016	2017	% Change 2012-2017
646	507	386	452	613	539	-16.5

Zone B Private Rented

% Households privately renting 2011	Change in the Number of Private rented dwellings 2001 to 2011	Number of Properties coming onto the market 2012/3 to 2016/7	Type of Property Coming onto the market 2012/3 to 2016/7: Flats	Type of Property Coming onto the market 2012/3 to 2016/7: Houses	% Change in the number of Private Rented Properties coming onto the market per year 2012/3 to 2016/7	Average monthly rent 2016	% Change in Rent 2012/13 to 2016/17
19.2%	100.9%	2408	30.9%	69.1%	-36.8%	£477	1.1%



This zone experienced a phenomenal growth in the private rented sector between 2001 and 2011, the highest of all the zones. Consequently the proportion of households renting privately is high. This growth has continued since 2012 but has slowed.

Rents are relatively low and have barely increased since 2012. They are therefore relatively affordable averaging 85% of the LHA rate.

Zone B Halifax Town Centre

Halifax has been identified as one of seven urban growth centres with a £100 million fund for a transformation programme. The borough has good connections to centres across West Yorkshire, York, Greater Manchester and Lancashire with plans to further improve the transport infrastructure.

There are 354 properties within the HX1 area (covering Halifax) which have been empty for more than 6 months (3.7%).

Calderdale Council keep a Self and Custom Build Register for people to register their interest in building their own home in Calderdale. In December 2017, 39 out of the 68 people on the list wanted to build a home in the Halifax area.



The Average Prices and Volumes of Sales in 2017 in the Halifax postcode areas.

	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Overall Average	Total Sales
HX1 1	-	0	-	0	£76,500	2	-	0	£76,500	2
HX1 2	£266,500	13	£184,385	13	£135,663	26	£110,968	39	£150,731	91
HX1 3	-	0	£138,633	15	£84,483	84	-	0	£92,688	99
HX1 4	£230,000	2	£109,917	6	£71,520	45	-	0	£81,847	53
HX1 5	-	0	-	0	£71,281	16	£50,000	1	£70,029	17

Zone C

Housing Market Location	Performance Designation
Todmorden, Walsden, Cornholme, Mytholmroyd, Sowerby Bridge, Illingworth, Luddendenfoot, Luddenden, Bradshaw, Brighouse, Rastrick, Clifton, Southowram, Hipperholme, Bailiff Bridge, Lightcliffe (part)	Medium



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Todmorden, Walsden, Cornholme



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Mytholmroyd, Sowerby Bridge
Illingworth, Luddendenfoot, Luddenden,



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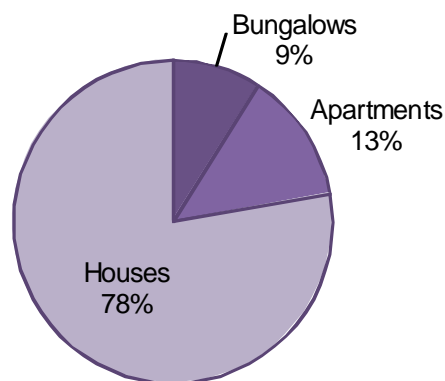
Brighouse, Rastrick, Clifton,
Southowram, Hipperholme, Bailiff
Bridge, Lightcliffe (part)

Zone C Basic Information

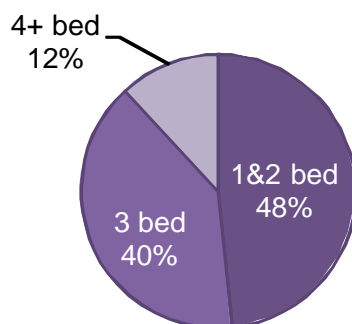
Number of Households:	Households as a % of all Calderdale households:	% One person households:	% One person households aged 65 plus:	% Households where everyone is aged 65+ plus:	% Lone Parent Households:	% Households with at least one person with long term health problem or disability :	% of households in poverty after housing costs are met :
38,932	43.9	13.3	19.8	19.4	10.4	23.8	17.09

Up to date information on waiting lists will be provided from the “Key Choice” Choice Based Lettings Service to demonstrate housing need for particular areas on a case by case basis

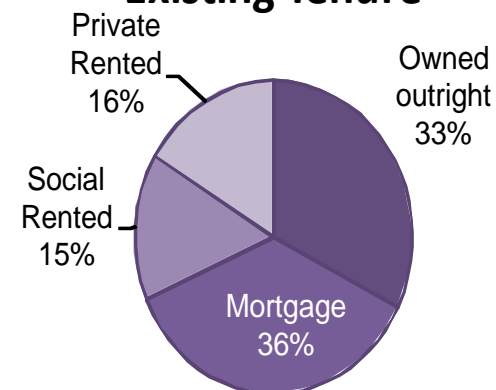
Existing Dwelling Type



Existing Property Size



Existing Tenure



Zone C Market Information

Average Price Paid Year Ending December 2017

Average Price:	Average Price:	Average Price 2017:	Lower Quartile 2017:	Lower Quartile:	Lower Quartile 2017:
Zone C	Calderdale	England	Zone C	Calderdale	England
£124,998	£131,750	£225,000	£100,000	£92,875	£151,000

Prices are lower than the Borough average and have only seen a modest rise since 2016. The fall in prices of flats and apartments is less than the Borough as a whole. The amount of property coming onto the market has halved since 2012.

Change in Average Price Paid 2012 to 2016

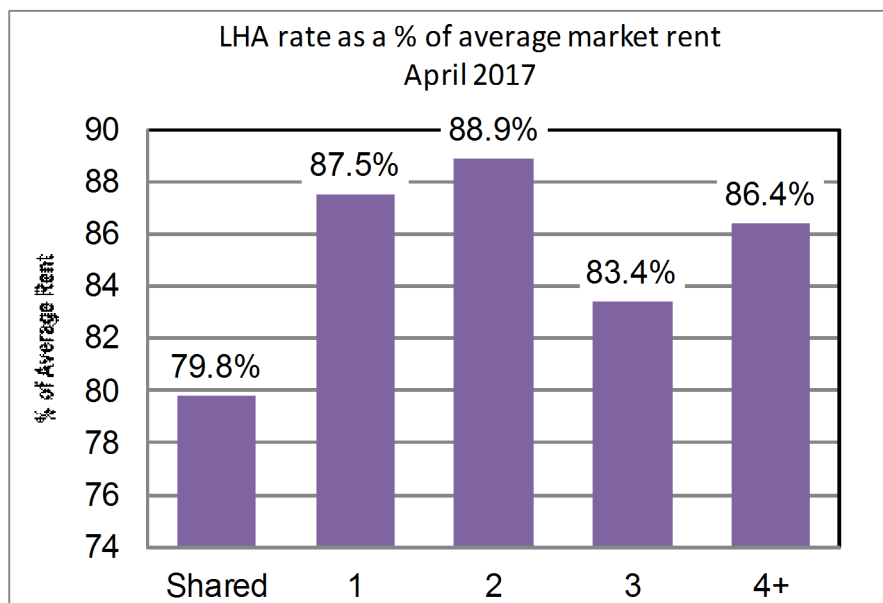
Property Type	2012	2013	2014	2015	2016	Change 2012-2016	%	% Change Calderdale	% Change Prices England 2012-2016
Apartments	£92,475	£103,498	£90,000	£95,000	£90,000	£2,475	-2.7	-4.8	10.46
Houses	£120,000	£125,000	£125,000	£125,000	£129,950	£10,000	8.3	12.5	18.19
All	£119,950	£125,000	£125,000	£125,000	£129,950	£10,000	8.3	8.3	19.9

Properties coming onto the open sales market 2012 to 2017

2012	2013	2014	2015	2016	2017	% Change 2012-2017
2157	1890	1420	1383	1767	1422	-51.7

Zone C Private Rented

Households privately renting 2011	Change in the Number of Private rented dwellings 2001 to 2011	Number of Properties coming onto the market 2012/3 to 2016/7	Type of Property Coming onto the market 2012/3 to 2016/7	Type of Property Coming onto the market 2012/3 to 2016/7	% Change in the number of Private Rented Properties coming onto the market 2012/3 to 2016/7 per year	Average monthly rent 2016	% Change in Rent 2012/13 to 2016/17
16.3%	66.1%	4220	Flats	Houses	-54.7%	£498	0.8%



The growth in the private rented sector between 2001 and 2011 is around the average for the Borough with the proportion of households living in privately rented property slightly below the level for Calderdale. The drop in properties coming onto the private rented market since 2012 has been the steepest for all of the zones. This may be due to towns such as Todmorden and Sowerby Bridge becoming more attractive to commuters (as reported by estate agents) with rising prices making the area less attractive to buy to rent investors.

Rents are slightly above the average for Calderdale (possibly due to the decline in supply). However they have barely risen since 2012. Local Housing Allowance Rates are around 85% of market rents. This may be another reason for the drop in properties coming onto the market.

Todmorden; Valley Town

Estate Agents in the valley towns explained that the towns are becoming attractive to in-commuters because of the rail link connecting them to Manchester and Leeds. Around half of re-sale and rental transactions were made to incomers from those cities particularly Manchester.

There are 142 properties within the OL14 postcode area covering Todmorden which have been empty for more than 6 months (1.9%).

Calderdale Council keeps a Self and Custom Build Register for people to register their details in the interest in building their own home in Calderdale. In December 2017, 24 out of the 68 people on the list wanted to build a home in the Todmorden area.

The Average Prices and Volumes of Sales in 2017 in the Todmorden postcode areas.



Mill Bank Todmorden

	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Overall Average	Total Sales
OL14 5	£317,567	3	£154,914	18	£91,618	66	£95,250	4	£111,746	91
OL14 6	£325,333	15	£129,726	5	£122,337	39	£133,000	3	£172,561	62
OL14 7	£301,071	7	£171,993	7	£134,297	37	£237,500	2	£165,197	53
OL14 8	£327,958	6	£180,004	14	£96,812	43	£194,475	2	£139,164	65

Sowerby Bridge; Valley Town

Estate Agents in the valley towns explained that the towns are becoming attractive to in-commuters because of the rail link connecting them to Manchester and Leeds. Around half of re-sale and rental transactions are made to incomers from those cities particularly Manchester.

There are 205 properties within the HX6 postcode area covering Sowerby Bridge which have been empty for more than 6 months.

Calderdale Council keep a Self and Custom Build Register for people to register their interest in building their own home somewhere in Calderdale. From the list in December 2017, 35 out of the 68 people on the list wanted to build a home in the Sowerby Bridge area.



The Average Prices and Volumes of Sales in 2017 in the Sowerby Bridge postcode areas.

	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Overall Average	Total Sales
HX6 1	£307,750	7	£143,412	17	£150,250	22	£72,500	1	£169,580	47
HX6 2	£298,722	20	£213,624	35	£103,299	83	£72,937	8	£154,854	146
HX6 3	£423,318	11	£192,050	12	£134,839	19	£78,299	10	£198,193	52

Brighouse

Estate Agents at Brighouse believe the town has a diverse stock with larger proportions of semi-detached, detached houses and bungalows than elsewhere in Calderdale especially to the south of town.

Within the HD6 area, there are 142 properties which have been empty for more than 6 months (1.1%).

Calderdale Council keep a Self and Custom Build Register for people to register their details in the interest in building their own home somewhere in Calderdale. In December 2017, 36 out of the 68 people on the list wanted to build a home in the Brighouse area, which is just over half of the list.



The Average Prices and Volumes of Sales in 2017 in the Brighouse postcode areas.

	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Overall Average	Total Sales
HD6 1	£204,000	2	£162,620	5	£111,923	38	£126,278	9	£122,513	54
HD6 2	£300,333	12	£184,132	44	£114,563	53	£80,781	8	£157,093	117
HD6 3	£261,440	44	£152,888	78	£117,954	56	£97,500	7	£166,035	185
HD6 4	£302,958	12	£171,692	17	£120,100	34	£103,875	8	£161,531	71

Zone D

Housing Market Location	Performance Designation
Elland, Greetland, Holywell Green, Stainland, Wheatley, Ovenden, Mixenden, Boothtown, West Halifax	Cold
West Halifax	



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← Elland, Greetland, Holywell Green, Stainland



Wheatley, Ovenden, Mixenden, Boothtown, © CROWN COPYRIGHT. ALL RIGHTS RESERVED

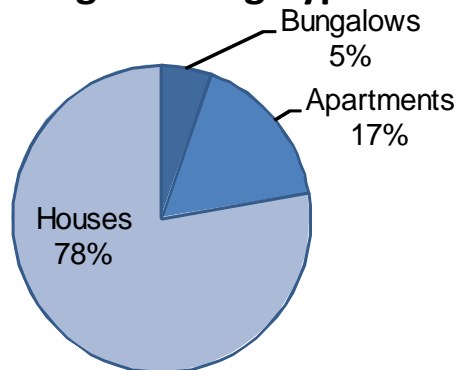


Zone D Basic Information

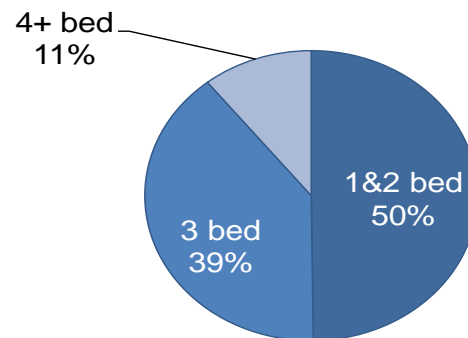
Number of Households:	Households as a % Calderdale households:	% One person households:	% One person households aged 65+:	% Households where everyone is 65+:	% Lone Parent Households:	% Households with at least one person with long term health problem or disability:	% of households in poverty after housing costs are met :
28,397	32.0	21.3	11.5	5.6	12.4	27.3	25.8

Up to date information on waiting lists will be provided from the “Key Choice” Choice Based Lettings Service to demonstrate housing need for particular areas on a case by case basis

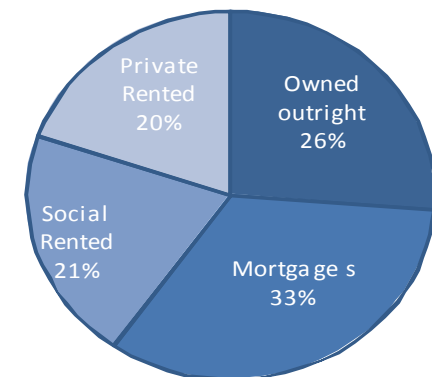
Existing Dwelling Type



Existing Dwelling Size



Existing Tenure



Zone D Market Information

Average Price Paid Year Ending December 2017

Average Price:	Average Price:	Average Price 2017:	Lower Quartile 2017:	Lower Quartile:	Lower Quartile 2017:
Zone D	Calderdale	England	Zone D	Calderdale	England
£96,700	£131,750	£225,000	£75,000	£92,875	£151,000

The average price of properties in these areas is significantly less than the District average, below £100,000. Over the past 5 years there has been very little rise in prices and the average actually fell between 2016 and 2017. The fall in the average value of flats is also significant. Market activity has not dropped as fast as in other zones however.

Change in Average Price Paid 2012 to 2016

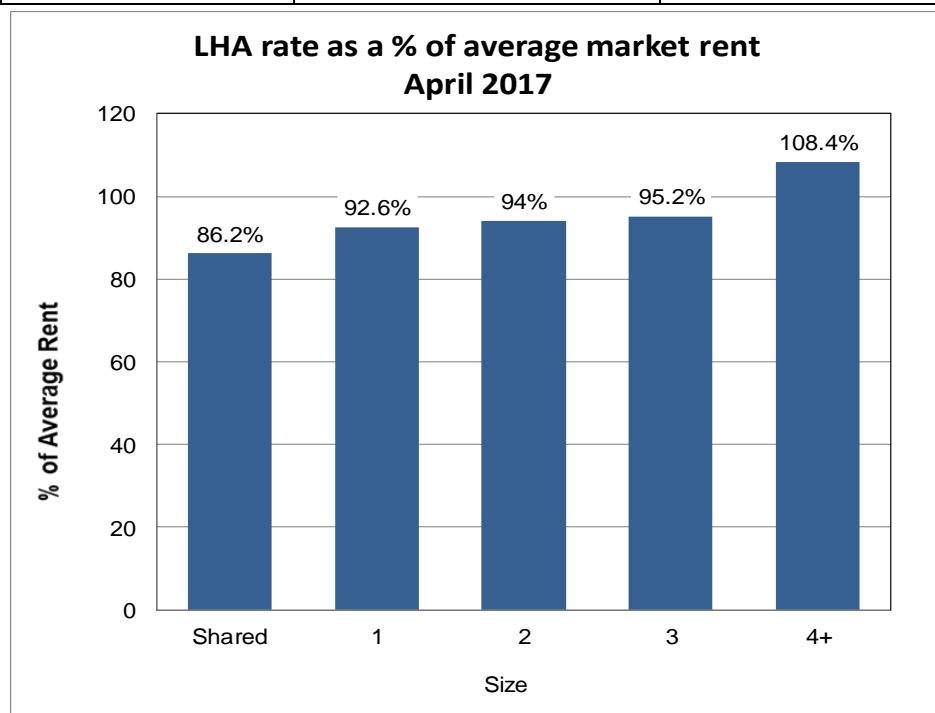
Property Type	2012	2013	2014	2015	2016	Change	%	% Change Calderdale	% Change Prices England 2012-2016
Apartments	£85,000	£99,500	£89,973	£85,000	£75,000	-£10,000	-11.8	-4.8	10.46
Houses	£99,950	£109,950	£97,725	£95,000	£104,000	£4,050	4.1	12.5	18.19
All	£99,250	£109,950	£95,750	£95,000	£99,998	£748	0.8	8.3	19.9

Properties coming onto the open sales market 2012 to 2017

2012	2013	2014	2015	2016	2017	% Change 2012-2017
1599	1042	802	1091	1100	1453	-9.1

Zone D Private Rented

% Households privately renting 2011	Change in the Number of Private rented dwellings 2001 to 2011	Number of Properties coming onto the market 2012/3 to 2016/7	% Change in the number of Private Rented Properties coming onto the market 2012/3 to 2016/7 per year	Average monthly rent 2016	% Change in Rent 2012/13 to 2016/17
19.7%	73.5%	3537	-50.8%	£477	5.8%



This zone has the highest proportion of households privately renting their homes and experienced the second highest growth of this sector between 2001 and 2011. The decline in the amount of property coming onto the private rented market since 2012 has not been as great as some other zones. Information is not available about the dwelling types that have come onto the market.

Average rents are the lowest of all zones reflecting the strong supply (and possibly the type and location of much of the property on the rental market in this zone). Consequently rents in this zone are the most affordable with the Local Housing Allowance being around 95% of average rents and that for larger properties actually exceeding the average rent.

Elland

Estate Agents mentioned that the lack of a railway station in Elland in some regards restricts its appeal to commuters and there are relatively few incomers to the housing market. A new station is proposed for the town.

Within the HX5 area, there are 64 properties which have been empty for more than 6 months. (1.3%)

Calderdale Council keep a Self and Custom Build Register for people to register their interest in building their own home in Calderdale. In December 2017, 31 out of the 68 people on the list wanted to build a home in the Elland area.



The Average Prices and Volumes of Sales in 2017 in the Elland postcode areas.

	Detached		Semi-detached		Terraced		Flat/Maisonette			
	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Average Price Paid	Sales	Overall Average	Total Sales
HX5 0	£316,698	10	£184,235	27	£109,330	55	£116,250	2	£153,053	94
HX5 9	£246,183	6	£156,657	20	£112,076	19	£107,762	12	£140,927	57

Sources

Calderdale

Local Housing Need	<p>Policy SD3 of Calderdale Local Plan Publication draft 2018.</p> <p>Tenure of housing needed; based on a online stakeholder consultation in Specialist Housing Evidence Base for Calderdale MBC. Final Report April 2018 produced by arc4 Chart 5.3.</p> <p>Types of new housing needed; Updated Review of Objectively Assessed Housing Needs in Calderdale Strategic Housing Market Assessment produced by Turley Economic for CMBC May 2018 Table 6.4.</p> <p>Size of housing required; Updated Review of Objectively Assessed Housing Needs in Calderdale Strategic Housing Market Assessment produced by Turley Economic for CMBC May 2018 Table 6.4.</p>
Affordable Housing Need	<p>Average and Lower Quartile House Prices and ratios of prices to earning for 2017; Office for National Statistics (ONS).</p> <p>Amount of affordable housing needed annually; Table 16.7 Monitoring Policy HS6 Affordable Housing Calderdale Local Plan, Publication Draft 2018.</p> <p>Housing Market Requirements; Table 16.6 of Calderdale Local Plan Publication draft 2018.</p> <p>Suggested Breakdown of Affordable Housing Required; 6.7 of Specialist Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4 .</p>
Private Rented Housing	<p>Households Privately Renting 2011; Office for National Statistics 2011 Census</p> <p>Estimated Private Rental 2015; Office for National Statistics Sub National dwellings stock by tenure estimates 2017</p>

Sources

Private Rented Housing Cont.	Number of homes on the HMO Register ;Calderdale MBC 2018 Private Rented Homes coming onto the market ; Zoopla Rents ;Table 4.7 Housing Evidence Base Final Report April 2018 produced by arc4. Based on information from Zoopla Rents as a proportion of Local Housing Allowance; Specialist Housing Evidence Base Final Report April 2018 produced by arc4. Based on information from Zoopla and “Housing Benefit and Tax Reduction Information Sheet Calderdale MBC
Older Peoples Housing	Updated Review of Objectively Assessed Housing Needs in Calderdale Strategic Housing Market Assessment produced by Turley Economic for CMBC May 2018. Older Persons Housing Required ; Household Survey Table 6.9 Specialist Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4.
Photos	Adobe Stock, Geograph website (www.geograph.org.uk)

Sources

Housing Market Zones

Housing Market Zones	Table 16.6 and Map 16.1 Affordable Housing Zones Calderdale Local Plan Publication draft 2018 and, Map 3.1 Specialist Housing Evidence Base for Calderdale MBC, Final Report April 2018 produced by arc4.
Basic Information	Table 3.1 , 3.2 and 4.1 Specialist Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4. % Households in Poverty after housing costs (ONS); 2014. Information assembled and averaged from MSOAs. Views of agents ;Stakeholder Survey conducted by arc4 for Specialist Housing Evidence Base Calderdale MBC Final Report April 2018. Average Price Paid Year Ending December 2017; ONS House Price Statistics for Smaller Areas. Change in House Prices; Based on evidence from Zoopla held in table 4.6 Specialist Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4.
Private Rented	Tenure; Table 4.1 Specialist Housing Evidence Base Final Report April 2018 produced by arc4. Number and Type of property coming onto market; Table 4.3b and 4.5 Specialist Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4. Average rent compared to LHA; Table 4.8 Housing Evidence Base for Calderdale MBC Final Report April 2018 produced by arc4. Based on information from Zoopla and “Housing Benefit and Tax Reduction Information Sheet Calderdale MBC