



# Kirklees

## Housing Crisis Report

Published June 2011

## England's Housing Crisis

In 2010 England saw the lowest peacetime house building rate since 1923 – fewer than 103,000 completions.

Affordability has plummeted – in the last 40 years the average house price to salary ratio has almost doubled; the price of the average home purchased is now almost 5x the average annual salary of the buyer.

First time buyer numbers are at record lows. Eight of ten first-time buyers require financial help from family or friends, and the average age of unassisted first-time buyers has soared.

Close to a fifth of women and a third of men aged between 20 and 34 are still living at home.

Social Housing Waiting Lists have almost doubled in the last 13 years to 1.75 million households; around 5 million people are waiting for a home.

50,000 families live in temporary accommodation and 250,000 families in social housing are in over-crowded accommodation.

**Official projections show the need for an additional 232,000 homes in England per year just to meet growth in the number of households. <sup>1</sup>**

## Kirklees' Housing Crisis

Kirklees is no exception to the housing crisis.

### *In Kirklees:*

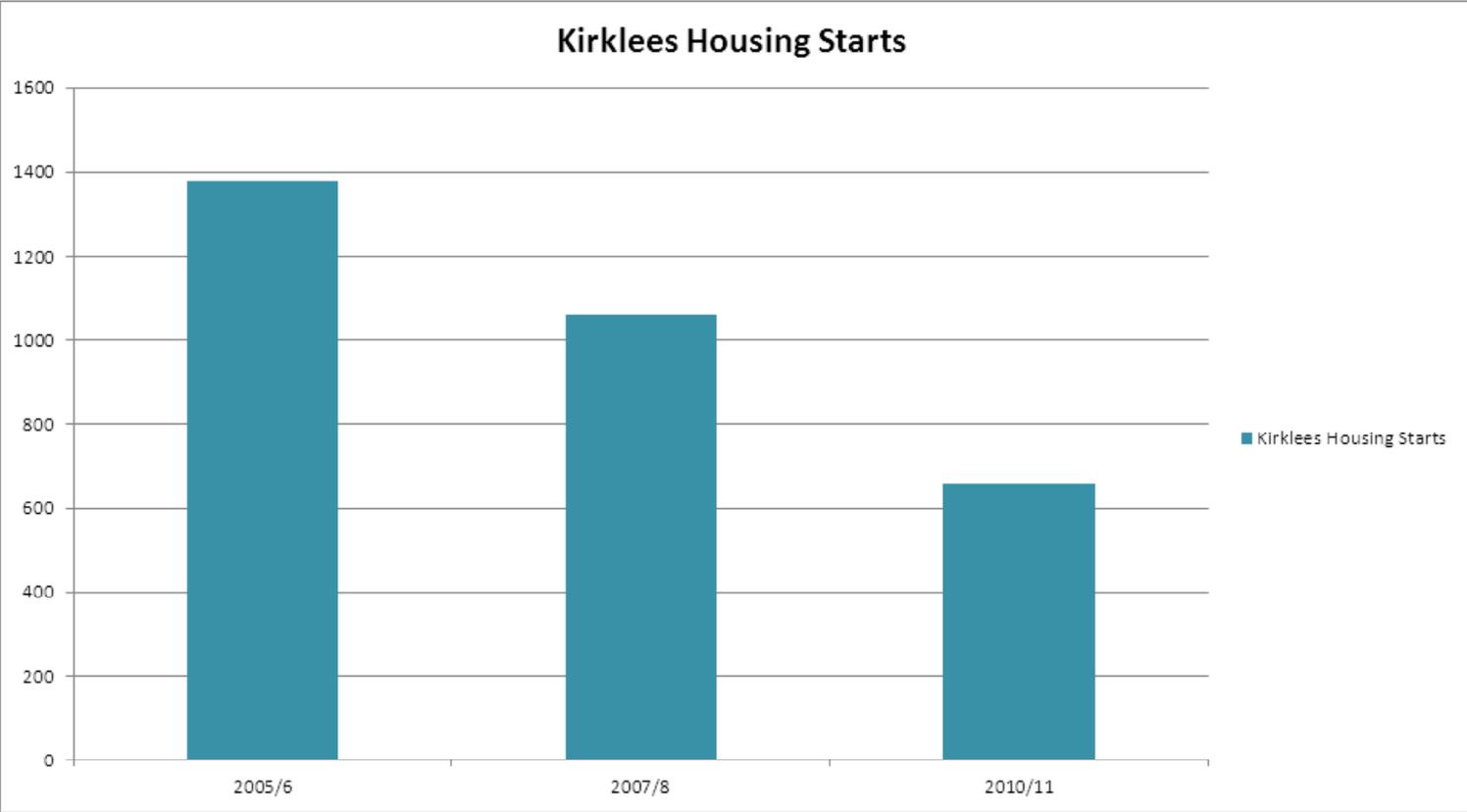
- House building has fallen by more than half since 2005/6
- The social housing waiting list has almost doubled to 11,000 families
- In 2009, house prices were close to 2.5times those in 2000, rising from £53,000 to £125,000
- Due to increases in house prices and low mortgage availability, first time buyers who needed to find around £5,300 for a deposit in 2000 now need to have to put down more than £26,000
- In the Yorkshire and the Humber region planning permissions have collapsed over the last four years with total permissions – 11,490 - granted in 2010/11 at just half the 22,113 granted in 2006/7.
- The government's own household projections calculate that between 2008 and 2033 the number of households in Kirklees will increase by 46,000 – 1,840 every year

<sup>1</sup> DCLG Live Tables (Table 403: Household projections by region, England, 1971-2033)

***Continued over...***

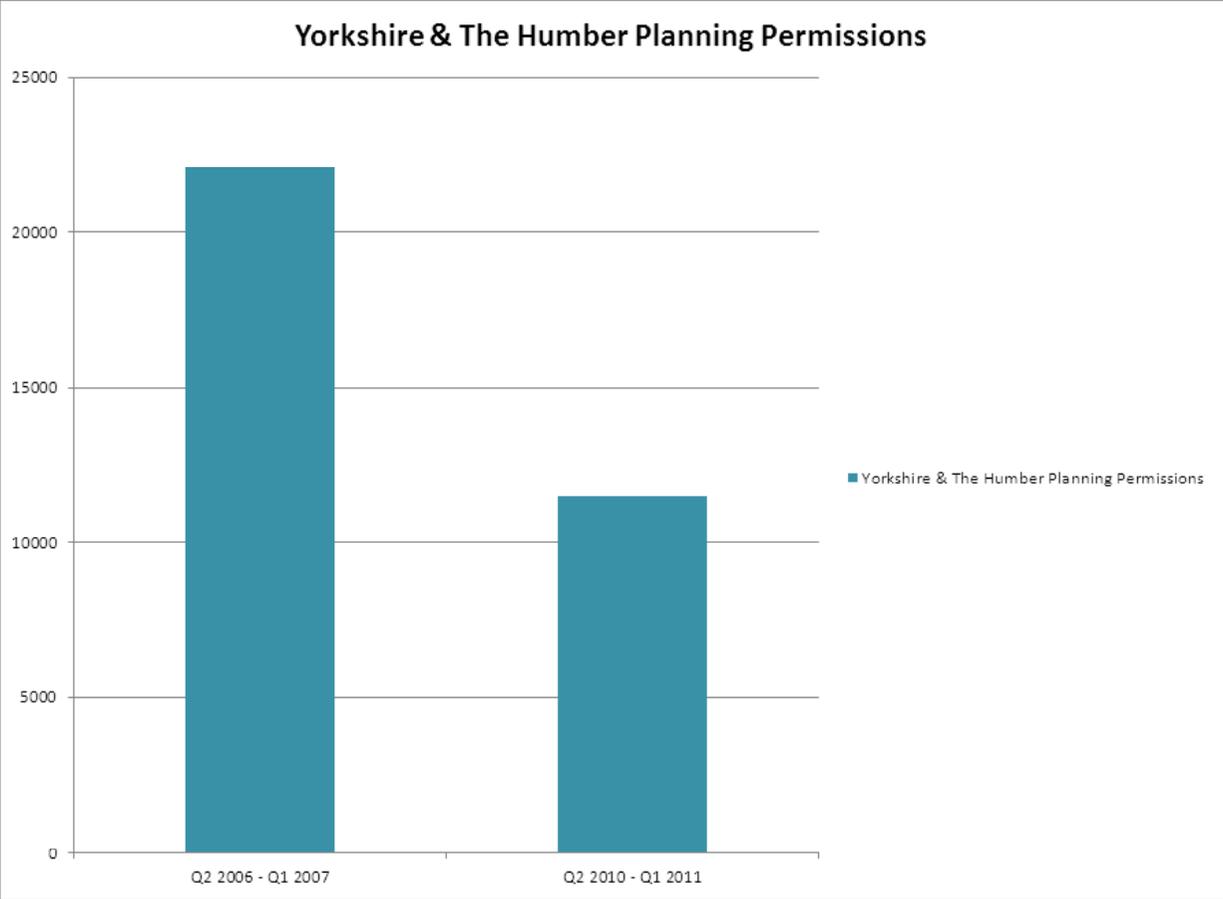
# House-Building in Kirklees

Kirklees	
Financial Year	Housing Starts
2005/6	1,380
2007/8	1,060
2010/11	660



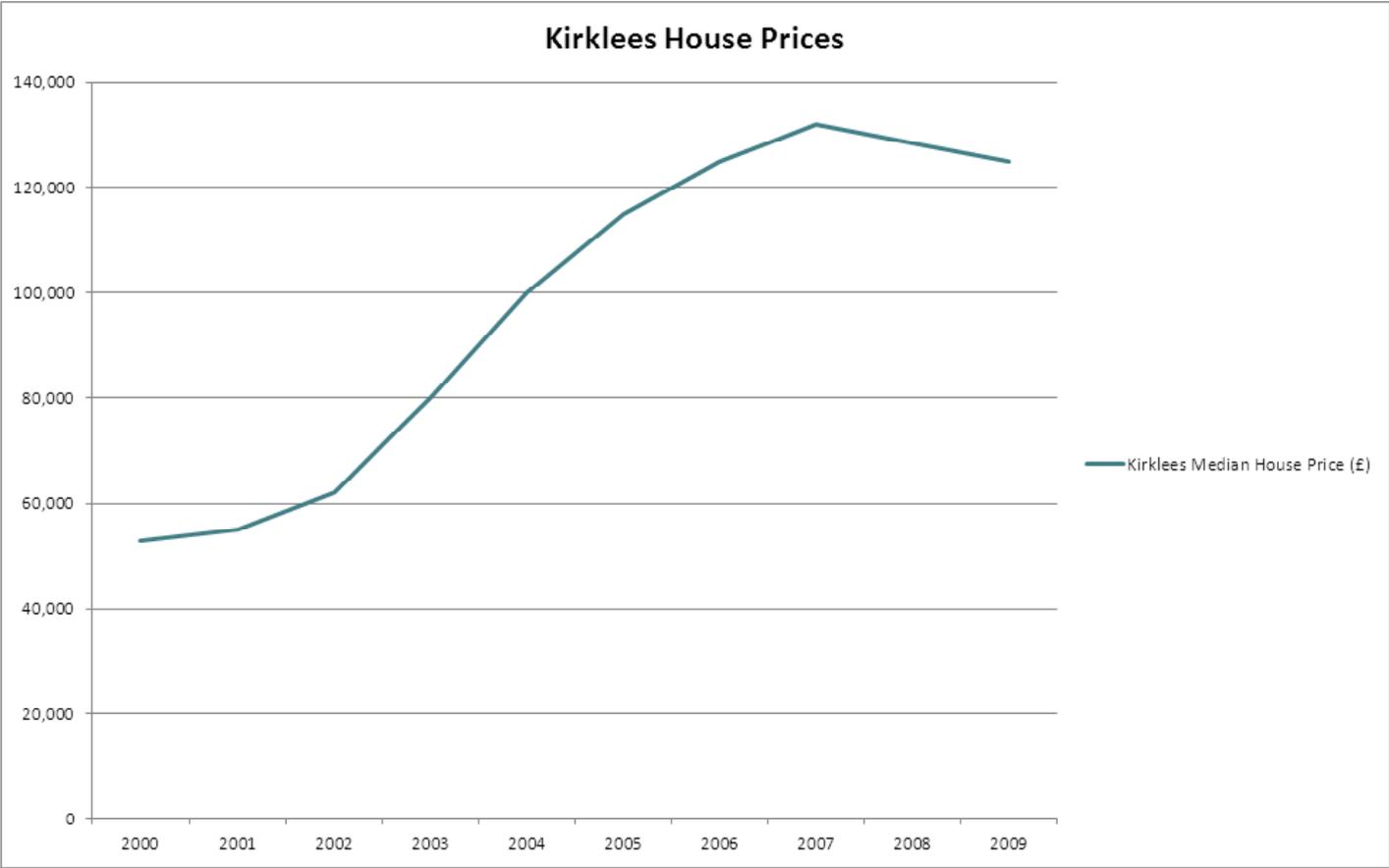
# Planning Permissions

Yorkshire & The Humber	
Year	Planning Permissions
Q2 2006 - Q1 2007	22,113
Q2 2010 - Q1 2011	11,490



# House Prices

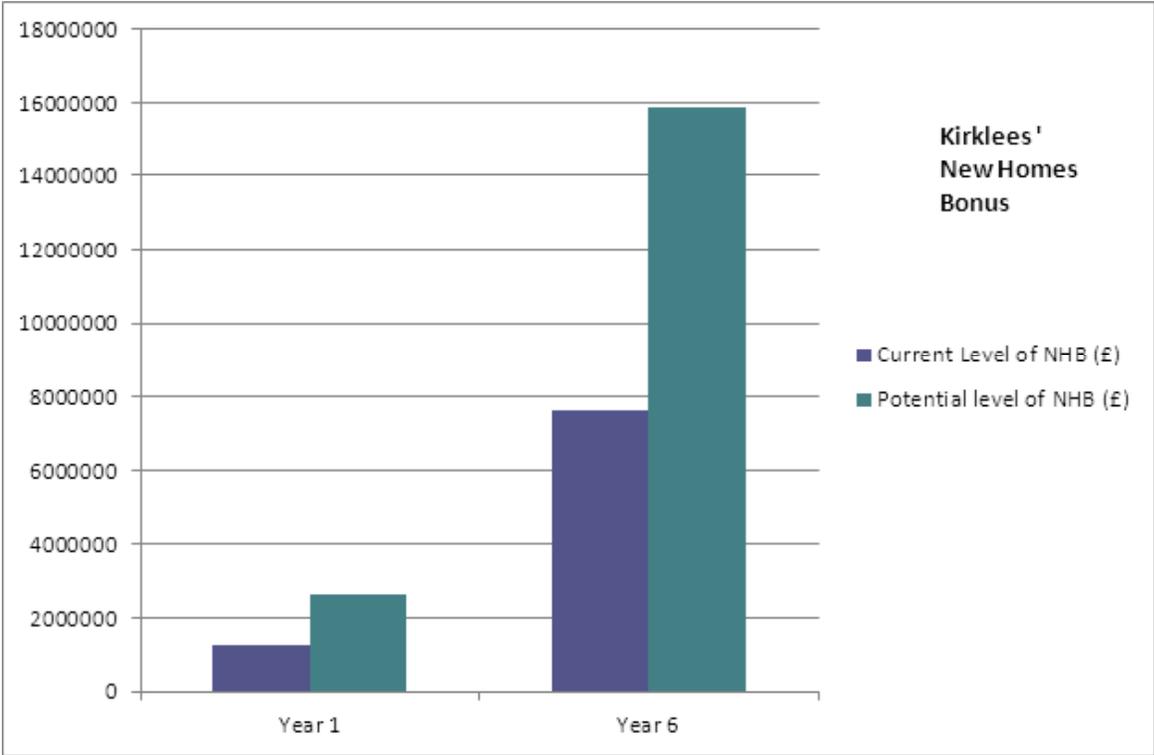
Kirklees	
Year	Median House Price (£)
2000	53,000
2001	55,000
2002	62,000
2003	80,000
2004	100,000
2005	115,000
2006	125,000
2007	132,000
2008	128,500
2009	125,000



# Economic Growth

Kirklees New Home Bonus		
Year	Current New Homes Bonus (£)	Potential New Homes Bonus (£)
Year 1	1,273,870	2,647,760
Year 6	7,643,218	15,886,560

*(Figures based on current house building rates and house building rates required to meet household formation projection targets.)*



# Employment Calculator

## Jobs Calculator:

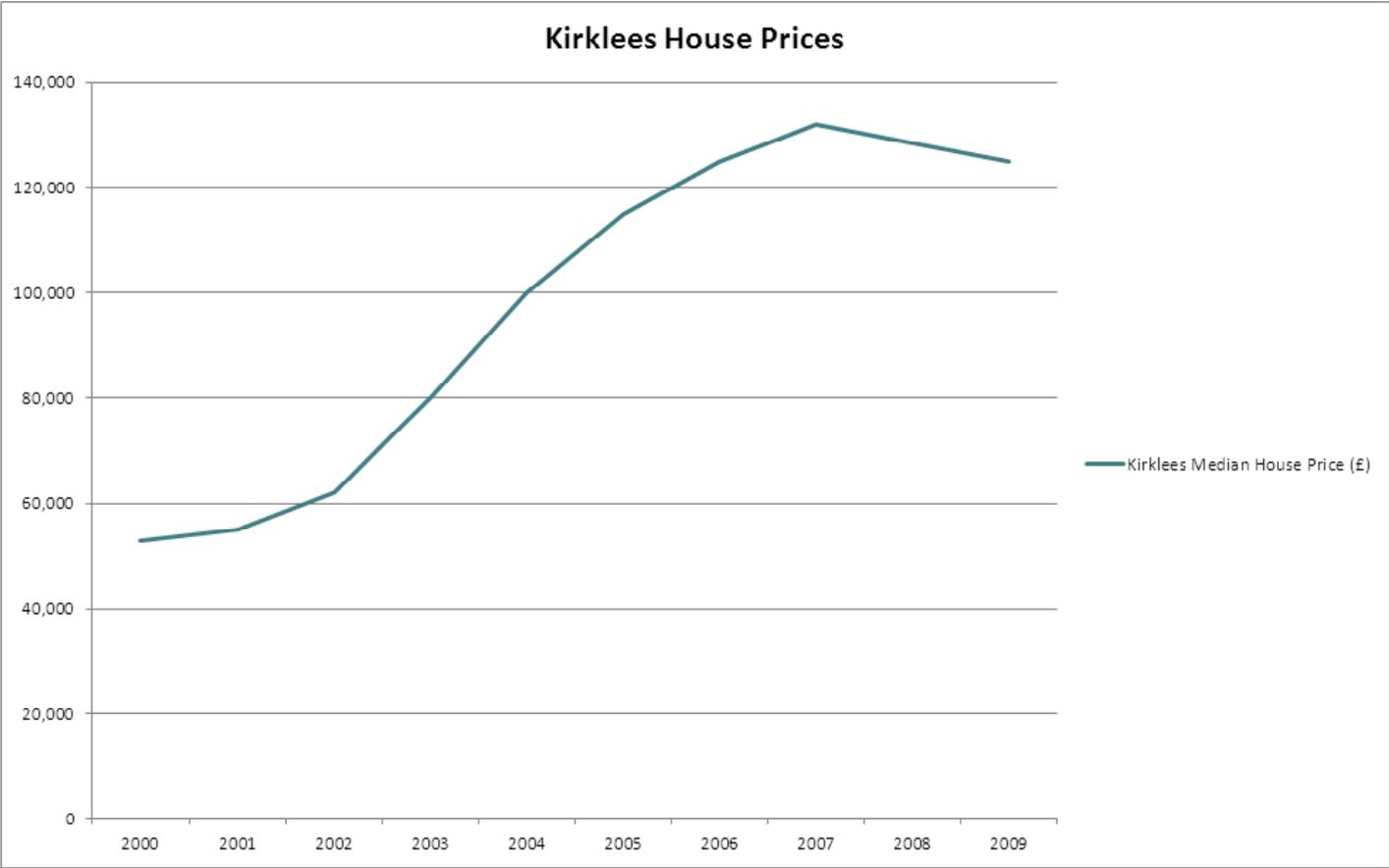
- 1. Each home built creates 1.5 full-time jobs

*Labour Needs of Extra Housing Input Professor Michael Ball - <http://tinyurl.com/6k9xgj6>*

- 2. Building 1,840 units per year (to Government household projection levels) would create 2,760 jobs.
- 3. The HBF estimates twice that number of jobs are created in the supply chain –more than 5,000 jobs.

# House Prices

Kirklees	
Year	Median House Price (£)
2000	53,000
2001	55,000
2002	62,000
2003	80,000
2004	100,000
2005	115,000
2006	125,000
2007	132,000
2008	128,500
2009	125,000



## About HBF

The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. The HBF's 300 member firms account for some 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national, household names through regionally based businesses to small local companies.

### Contact us

Home Builders Federation Ltd

1st Floor Byron House

7-9 St James's Street

London SW1A 1EE

**Tel:** 020 7960 1620

**Fax:** 020 7960 1601

**Email:** [info@hbf.co.uk](mailto:info@hbf.co.uk)

**Website:** [www.hbf.co.uk](http://www.hbf.co.uk)

