City Central 2013

Bowling and Barkerend, Bradford Moor, City, Heaton, Manningham, Toller, Tong

Population 164,486

Households 51,562

Age Groups (%)	City Central	Bradford
0-15	29	23
16-39	41	34
40-59	19	25
60-74	7	12
75+	4	7

Ethnicity (%)	City Central	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	27	64
White; Others	6	4
Mixed/Multiple Ethnic	3	4
Asian/Asian British; Pakistani	46	3
Asian/Asian British; Other	12	20
Black/Black British	3	6
Other	3	2

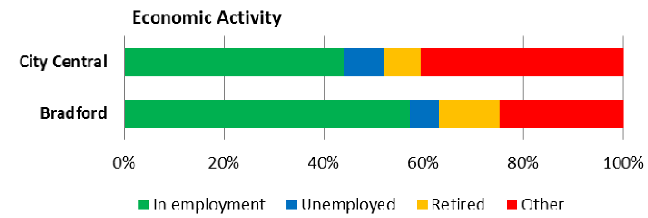
Migration Origin (%)	City Central	Bradford
Within District	78	77
Outside District	22	23

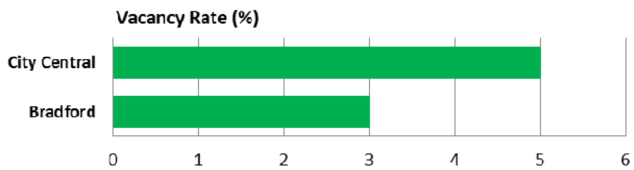
Tenure (%)	City Central	Bradford
Owner occupied	50	65
Private Rented	27	20
Affordable (Social Rented/ Intermediate Tenure)	23	15

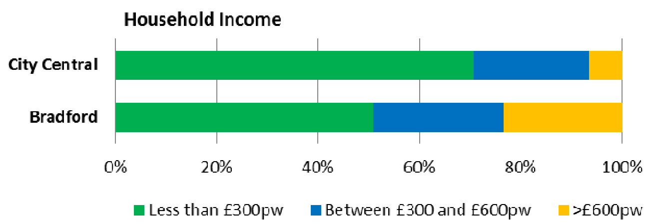
Property Type (%)	City Central	Bradford
Detached	4	10
Semi-detached	20	29
Terraced	50	38
Bungalow	3	8
Flat	22	15
Not Known	1	1

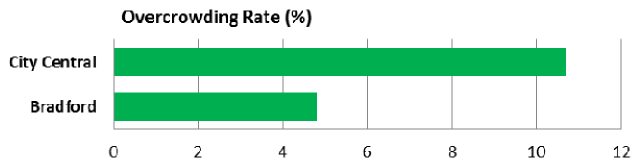
Bedrooms (%)	City Central	Bradford
1 bedroom	15	11
2 bedrooms	26	27
3 bedrooms	54	52
4 bedrooms	4	8
Not known	1	1

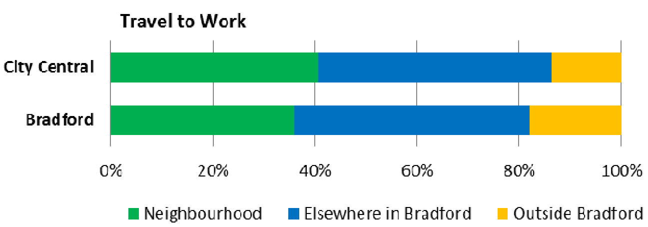
Housing Market 2012	City Central	Bradford
Median House Price	£80,000	£115,000
LQ House Price	£57,000	£80,000
Median Household Income	£9,100	£15,325
LQ Household Income	£5,640	£6,500
Median Private Rent 2012	£450	£475

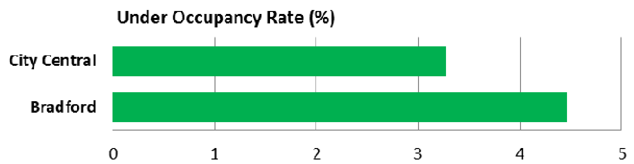












City Central

Affordable Housing Need	
327 Total backlog need (each year) 910 Newly-arising need (each year) 910 Affordable supply (each year) **328 NET shortfall (each year)**	Affordability Requirements (households): General 1 Bed 265 2 Bed 59 3 Bed 0 4 Bed -3 Older 1 Bed 10 2 Bed -3 **Total 328 net shortfall**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Owner occupation	Private & Social renters
Larger properties	Small properties
Post 1919, 1980+ stock	Pre 1919 stock
Detached, semi-detached, bungalow stock	Terraced & Flat/apartment stock
Outside district workplaces	Localised workplaces
Older persons	Young children
Small families / households	Large families / households
High income households	Low income households
Persons in employment, retired	Persons looking after home
White British households	Pakistani households
Older households	Multiple-person households
Under occupancy rate	Vacancy rate, overcrowding rate

Population Growth

In-migration and international migration will have a significant impact on the future growth of the local population. High turnover of young population and a continued growth in younger households (18-40) is likely. High birth rates among the BAME population will continue to keep the population geared towards a younger profile, counteracting the rise of an aging population experienced elsewhere across the district and region.

Key Issues

- The sub-area contains a number of distinctive areas which are strategically interconnected. These include Manningham to the north of sub-area, the City Centre core, Leeds Road corridor (taking in Laisterdyke), and the South East (Holme Wood estate).
- The city centre is a key regeneration area for the council. Increasing the volume, quality and diversity of the housing offer in the city centre is a strategic priority including the delivery of high quality student accommodation, key worker homes, aspirational apartments and city-based family housing. There are opportunities for mixed developments of flats and medium density town houses to attract newly forming households and families.
- A key issue is the management of existing stock in areas such as Manningham, which is often in poor condition. The continued investment in the existing stock in these areas is a priority to ensure the viability of existing stock.
- The sub-area suffers from high levels of overcrowding. This is likely to increase given the high levels of population growth, particularly amongst the BAME population. The remodelling of existing stock into larger family housing should be encouraged to cater for larger/aspirational households.
- Continued investment in social and private stock in areas like Holme Wood is needed to ensure stock remains viable and address issues of stock condition, particularly in the private rented sector.

City North East 2013

Bolton and Undercliffe, Eccleshill, Idle and Thackley, Windhill and Wrose

Population 66,753

Age Groups (%)	City North East	Bradford
0-15	21	23
16-39	32	34
40-59	27	25
60-74	13	12
75+	7	7

Ethnicity (%)	City North East	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	82	64
White; Others	3	4
Mixed/Multiple Ethnic	3	4
Asian/Asian British; Pakistani	6	3
Asian/Asian British; Other	5	20
Black/Black British	1	6
Other	1	2

Migration Origin (%)	City North East	Bradford
Within District	77	77
Outside District	23	23

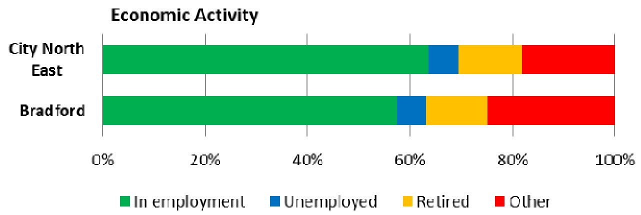
Households 25,707

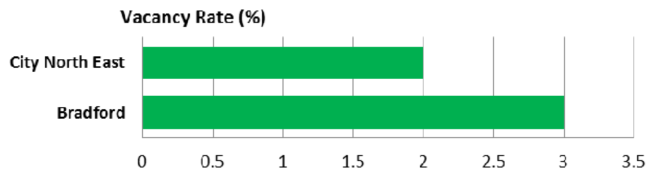
Tenure (%)	City North East	Bradford
Owner occupied	67	65
Private Rented	17	20
Affordable (Social Rented/ Intermediate Tenure)	17	15

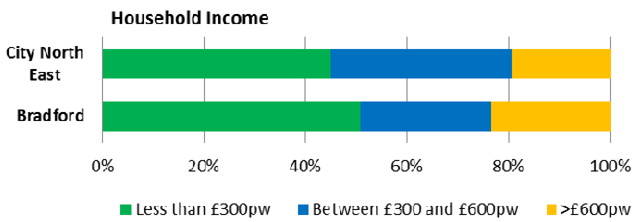
Property Type (%)	City North East	Bradford
Detached	8	10
Semi-detached	42	29
Terraced	27	38
Bungalow	7	8
Flat	16	15
Not Known	0	1

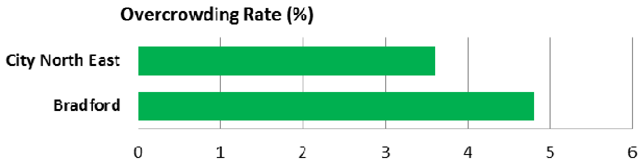
Bedrooms (%)	City North East	Bradford
1 bedroom	11	11
2 bedrooms	26	27
3 bedrooms	56	52
4 bedrooms	7	8
Not known	0	1

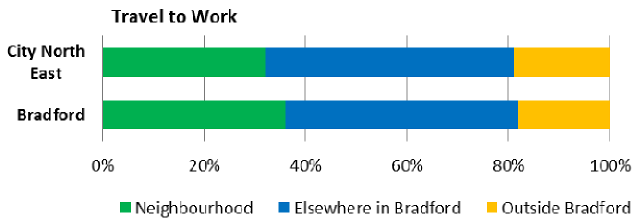
Housing Market 2012	City North East	Bradford
Median House Price	£110,000	£115,000
LQ House Price	£81,995	£80,000
Median Household Income	£16,800	£15,325
LQ Household Income	£9,100	£6,500
Median Private Rent 2012	£495	£475

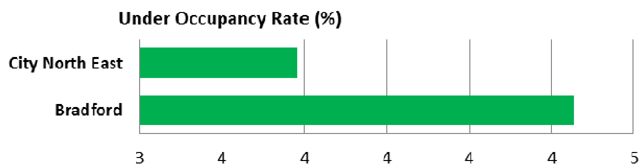












City North East

Affordable Housing Need

98	Total backlog need (each year)	
277	Newly-arising need (each year)	
309	Affordable supply (each year)	
65	**NET shortfall (each year)**	

Affordability Requirements (households):

General	1 Bed	104
	2 Bed	-5
	3 Bed	-29
	4 Bed	0
Older	1 Bed	-2
	2 Bed	-3
Total		**65 net shortfall**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Private rented stock Terraced stock Persons 0-18 Pakistani Households Households on less than £300pw Residents employed locally Vacancy rate, overcrowding rate Under occupancy rate	Owner occupied stock Demi-detached stock 3-4 bedroom stock Persons 60+ White British households Employed persons Households earning between £300-500pw Households employed elsewhere in Bradford and outside the district

Population Growth

This area is experiencing a population growth fuelled by in-migration from Leeds and migration from City Central and a growing BAME population. Growth most noticeable amongst the 15-29 and 55-64 age groups.

Key Issues

- The City North East sub-area is relatively balanced in terms of housing market characteristics and contains a range of neighbourhoods, housing types and tenures.
- The area is a key growth area for the district that includes part of the proposed Shipley and Canal Road Corridor Urban Eco Settlement.
- The Canal Road Corridor offers the opportunity for the creation of new successful mixed neighbourhoods with up to 3000 new dwellings, alongside new employment opportunities. It will be important to ensure that the adjoining communities benefit from the buoyancy created by the new area and the new housing does not compete, and is complimentary to, existing markets.
- Regeneration of peripheral communities such as Ravenscliffe, though comprehensive initiatives including the Leeds Bradford Corridor, will need to deliver a mix of affordable and market housing, employment opportunities and enhanced community facilities to ensure that sustainable mixed communities are delivered.
- Transport and connections to employment areas will be particularly important at Ravenscliffe to ensure this area remains sustainable.

City South 2013

Great Horton, Royds, Wibsey, Wyke

Population 64,664

Age Groups (%)	City South	Bradford
0-15	23	23
16-39	32	34
40-59	26	25
60-74	13	12
75+	7	7

Ethnicity (%)	City South	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	71	64
White; Others	3	4
Mixed/Multiple Ethnic	3	4
Asian/Asian British; Pakistani	14	3
Asian/Asian British; Other	5	20
Black/Black British	2	6
Other	1	2

Migration Origin (%)	City South	Bradford
Within District	85	77
Outside District	15	23

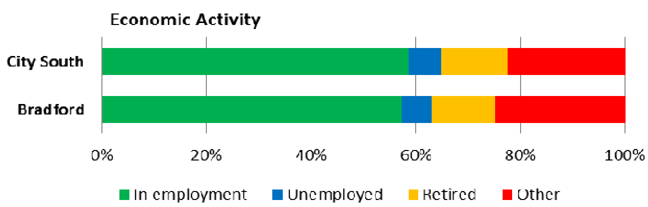
Households 25,817

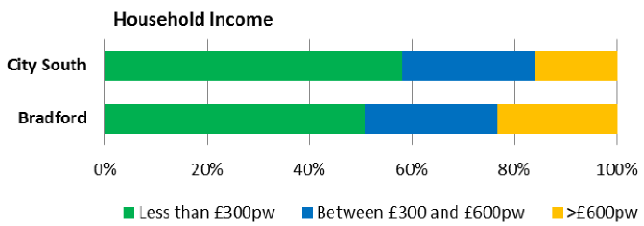
Tenure (%)	City South	Bradford
Owner occupied	66	65
Private Rented	19	20
Affordable (Social Rented/ Intermediate Tenure)	15	15

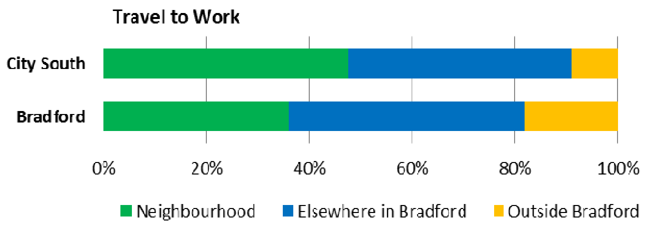
Property Type (%)	City South	Bradford
Detached	6	10
Semi-detached	40	29
Terraced	37	38
Bungalow	10	8
Flat	8	15
Not Known	0	1

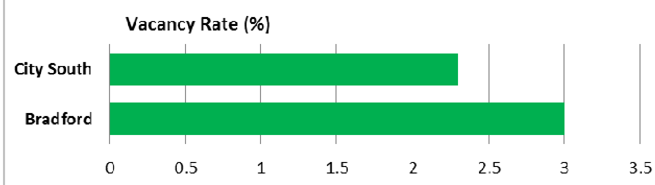
Bedrooms (%)	City South	Bradford
1 bedroom	10	11
2 bedrooms	26	27
3 bedrooms	59	52
4 bedrooms	5	8
Not known	0	1

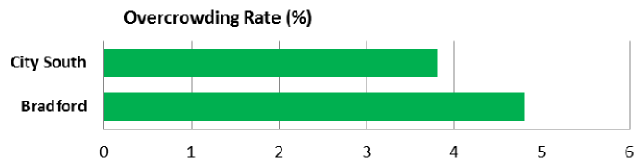
Housing Market 2012	City South	Bradford
Median House Price	£90,000	£115,000
LQ House Price	£69,225	£80,000
Median Household Income	£11,700	£15,325
LQ Household Income	£6,500	£6,500
Median Private Rent 2012	£453	£475

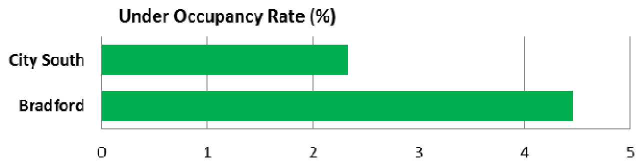












City South

Affordable Housing Need

84 Total backlog need (each year) 218 Newly-arising need (each year) 206 Affordable supply (each year) **96 NET shortfall (each year)**	Affordability Requirements (households): General 1 Bed 94 2 Bed 43 3 Bed -32 4 Bed -2 Older 1 Bed -3 2 Bed -4 **Total 96 net shortfall**

Housing and Demographic differences (compared to district profile)

LOW levels:	**HIGH levels:**
Flat and detached stock 4+ bedroom stock Persons 0-18 marginally BME households Migration from outside the district Households earning greater than £500pw Persons working out the district Vacancy rate, overcrowding rate Under occupancy rate Median house prices, incomes Private rents	Bungalows Persons 60+ marginally White British households Within the district migration Retired persons Households earning less than £300pw Persons working within neighbourhood

Population Growth

Key drivers are movement out of City Central, BAME population growth and an aging population. Strong growth in the 15-29, 55-64 and 75+ age groups

Key Issues

- The City South sub-area is balanced in terms of stock profile, with higher levels of households privately renting than the district average.
- The sub-area has relatively low house prices and household incomes. There is a relatively high level of need for affordable housing.
- Strong market demand currently exceeds supply with particular pressure on most types of stock, in particular detached and semi detached properties with 2 or more bedrooms and flats.
- There is a need to continue investment in existing stock, including social rented accommodation (Buttershaw) and private stock, to ensure the stock remains viable.
- Delivery of future housing should provide a range of properties, both market and affordable, to meet need and demand.

City West 2013

Clayton and Fairweather Green, Queensbury, Thornton and Allerton

Population 50,531

Households 20,001

Age Groups (%)	City West	Bradford
0-15	23	23
16-39	31	34
40-59	27	25
60-74	12	12
75+	6	7

Ethnicity (%)	City West	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	75	64
White; Others	3	4
Mixed/Multiple Ethnic	3	4
Asian/Asian British; Pakistani	10	3
Asian/Asian British; Other	7	20
Black/Black British	1	6
Other	1	2

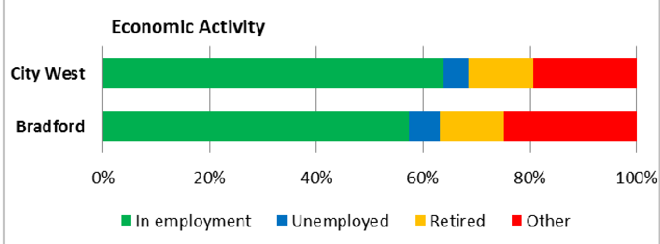
Migration Origin (%)	City West	Bradford
Within District	85	77
Outside District	15	23

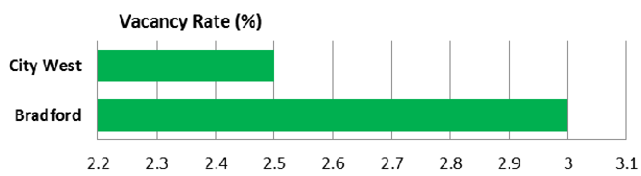
Tenure (%)	City West	Bradford
Owner occupied	69	65
Private Rented	17	20
Affordable (Social Rented/ Intermediate Tenure)	14	15

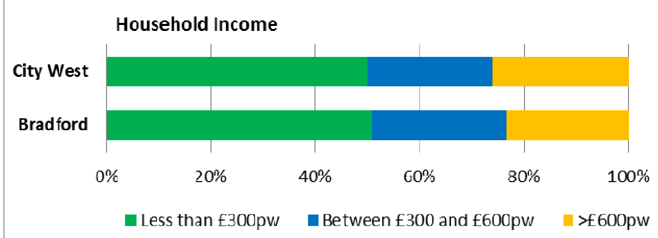
Property Type (%)	City West	Bradford
Detached	12	10
Semi-detached	33	29
Terraced	34	38
Bungalow	11	8
Flat	10	15
Not Known	0	1

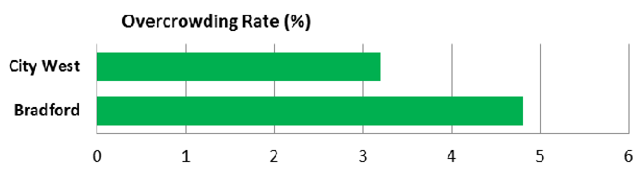
Bedrooms (%)	City West	Bradford
1 bedroom	11	11
2 bedrooms	29	27
3 bedrooms	51	52
4 bedrooms	9	8
Not known	1	1

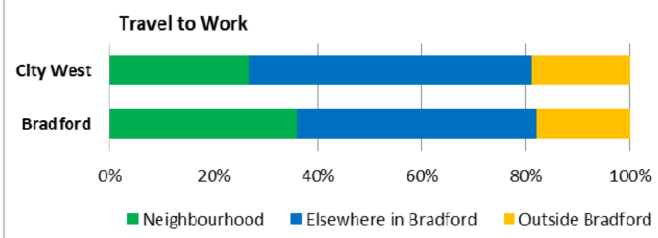
Housing Market 2012	City West	Bradford
Median House Price	£114,500	£115,000
LQ House Price	£82,995	£80,000
Median Household Income	£16,025	£15,325
LQ Household Income	£6,500	£6,500
Median Private Rent 2012	£450	£475

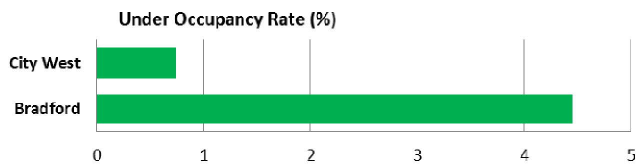












City West

Affordable Housing Need

63	Total backlog need (each year)	Affordability Requirements (households)		
137	Newly-arising need (each year)	General	1 Bed	30
166	Affordable supply (each year)		2 Bed	17
			3 Bed	-13
			4 Bed	0
		Older	1 Bed	1
			2 Bed	0
34	**NET shortfall (each year)**	**Total**		**34**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Flat stock Balanced age profile BME households Households earning £300-500pw Households working in neighbourhood Vacancy rate, overcrowding rate Under occupied rate	Owner occupied stock Detached, semi-detached stock Balanced age profile White British households Employed persons Households earning greater than £600pw Households working elsewhere in Bradford

Population Growth

A relatively self-contained market area with some in-migration from City Central, City South and Bingley. Population increase mainly due to indigenous growth across most age groups

Key Issues / Place Shaping

- Balanced market characteristics with high levels of owner occupation and larger properties.
- There is pressure on stock in this sub-area with demand currently exceeding supply for all sizes of detached and semi detached properties.
- New housing development needs to be balanced in terms of delivering a range of market and affordable houses which meet overall demand.

The supply of family housing needs to include affordable properties.

Bingley and Shipley 2013

Baildon, Bingley, Bingley Rural, Shipley

Population 67,032

Households 29,671

Age Groups (%)	Bingley & Shipley	Bradford
0-15	17	23
16-39	28	34
40-59	29	25
60-74	16	12
75+	9	7

Ethnicity (%)	Bingley & Shipley	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	90	64
White; Others	3	4
Mixed/Multiple Ethnic	2	4
Asian/Asian British; Pakistani	3	3
Asian/Asian British; Other	2	20
Black/Black British	1	6
Other	1	2

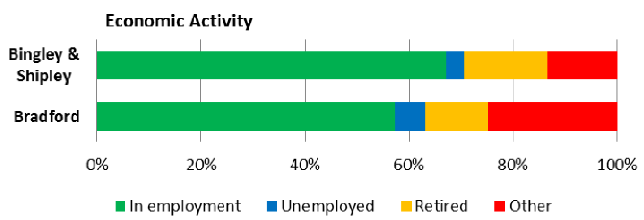
Migration Origin (%)	Bingley & Shipley	Bradford
Within District	62	77
Outside District	38	23

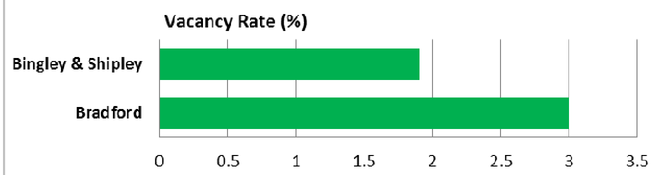
Tenure (%)	Bingley & Shipley	Bradford
Owner occupied	73	65
Private Rented	17	20
Affordable (Social Rented/ Intermediate Tenure)	10	15

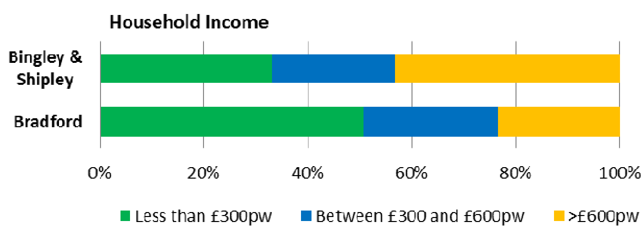
Property Type (%)	Bingley & Shipley	Bradford
Detached	15	10
Semi-detached	26	29
Terraced	29	38
Bungalow	11	8
Flat	17	15
Not Known	1	1

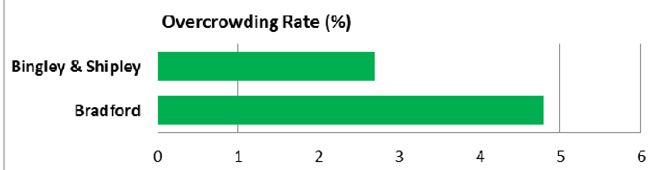
Bedrooms (%)	Bingley & Shipley	Bradford
1 bedroom	10	11
2 bedrooms	29	27
3 bedrooms	46	52
4 bedrooms	14	8
Not known	1	1

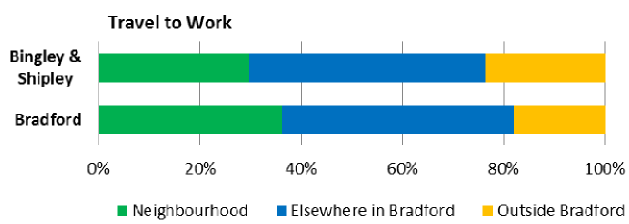
Housing Market 2012	Bingley & Shipley	Bradford
Median House Price	£143,000	£115,000
LQ House Price	£109,495	£80,000
Median Household Income	£25,800	£15,325
LQ Household Income	£11,700	£6,500
Median Private Rent 2012	£525	£475

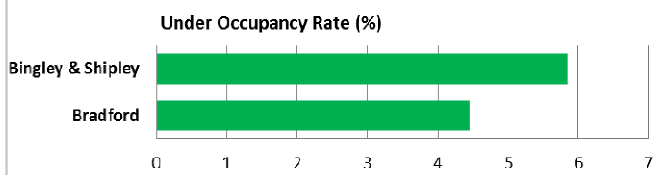












Bingley and Shipley

Affordable Housing Need

56 Total backlog need (each year) 134 Newly-arising need (each year) 180 Affordable supply (each year) **10 NET shortfall (each year)**	Affordability Requirements (households): General 1 Bed 22 2 Bed -15 3 Bed -5 4 Bed 0 Older 1 Bed 10 2 Bed -2 **Total 10 net shortfall**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Rented stock Terraced stock Persons aged 0-15 BME households Unemployed persons Households earning less than £300pw Persons working within neighbourhood Vacancy rate, overcrowding rate	Owner occupied stock Detached stock 4+ bedroom stock Persons aged 40-59 White British households Employed persons Households earning more than £500pw Persons working outside district Under occupancy rate House prices, incomes, Private rent prices

Population Growth

Least self-contained area and migration from elsewhere in Bradford District (particularly City West), Leeds and Kirklees a population driver. Population is aging, with 24.3% aged 60 or over in 2007. Some BAME population growth mainly from existing residents and also BAME residents moving from City Central.

Key Issues

- The sub-area has strong market characteristics and is a popular area to move with high levels of migration from outside the district and is historically a strong performer in housing delivery.
- The sub-area has higher house prices than the district average and a high affordability ratio.
- There is currently strong demand, which exceeds supply for all types of property in particular larger and detached dwellings.
- Potential for delivery of a range of housing types and tenures, including affordable housing, market housing and aspirational housing.
- A strategic priority to ensure that future housing delivery continues to be delivered in a sustainable way.

Keighley and Worth Valley 2013

Keighley Central, Keighley East, Keighley West, Worth Valley

Population 65,968

Age Groups (%)	Keighley & Worth Valley	Bradford
0-15	22	23
16-39	31	34
40-59	26	25
60-74	14	12
75+	7	7

Ethnicity (%)	Keighley & Worth Valley	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	75	64
White; Others	3	4
Mixed/Multiple Ethnic	1	4
Asian/Asian British; Pakistani	16	3
Asian/Asian British; Other	5	20
Black/Black British	1	6
Other	1	2

Migration Origin (%)	Keighley & Worth Valley	Bradford
Within District	85	77
Outside District	15	23

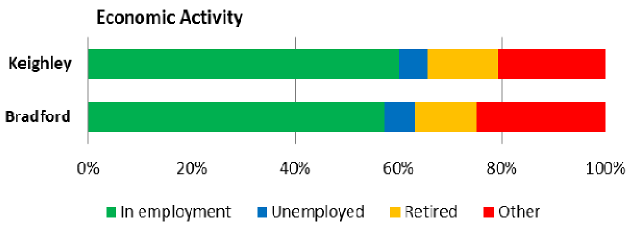
Households 26,200

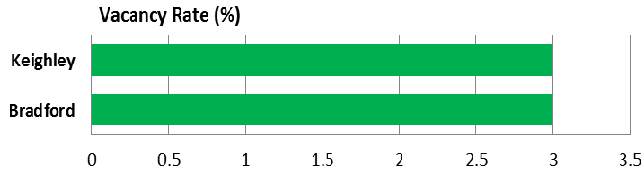
Tenure (%)	Keighley & Worth Valley	Bradford
Owner occupied	69	65
Private Rented	18	20
Affordable (Social Rented/ Intermediate Tenure)	13	15

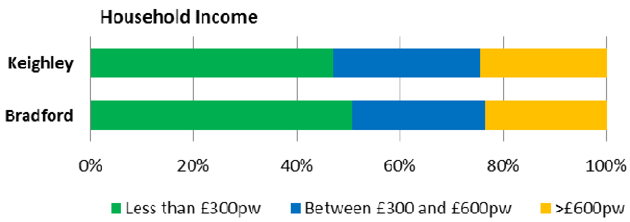
Property Type (%)	Keighley & Worth Valley	Bradford
Detached	10	10
Semi-detached	24	29
Terraced	45	38
Bungalow	9	8
Flat	10	15
Not Known	1	1

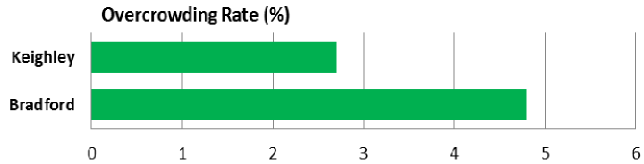
Bedrooms (%)	Keighley & Worth Valley	Bradford
1 bedroom	11	11
2 bedrooms	28	27
3 bedrooms	52	52
4 bedrooms	8	8
Not known	2	1

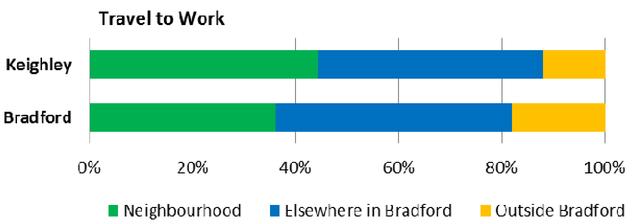
Housing Market 2012	Keighley & Worth Valley	Bradford
Median House Price	£106,000	£115,000
LQ House Price	£76,000	£80,000
Median Household Income	£16,800	£15,325
LQ Household Income	£6,500	£6,500
Median Private Rent 2012	£450	£475

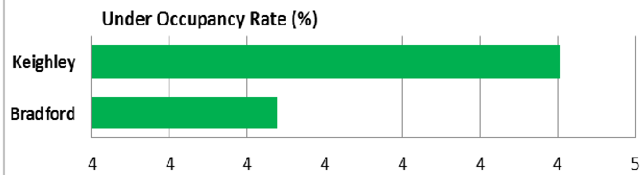












Keighley and Worth Valley

Affordable Housing Need

81	Total backlog need (each year)	Affordability Requirements (households):		
168	Newly-arising need (each year)	General	1 Bed	60
206	Affordable supply (each year)		2 Bed	24
			3 Bed	-49
			4 Bed	1
		Older	1 Bed	10
			2 Bed	-3
43	**NET shortfall (each year)**	**Total**		**43 net shortfall**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Balanced age profile Terraced stock 3 Bedroom stock Households earning less than £300pw Overcrowding rate	Balanced age profile White British households Employed persons Under occupancy Persons working within neighbourhood

Population Growth

Slight increase in population over the period 2001-7. In-migration from Bingley and Shipley a driver of population growth coupled with growth from within the BAME population.

Key Issues

- Balanced housing market characteristics
- Key priority to address issues of low demand for social housing. Interventions include upgrading or replacing existing social housing stock where necessary.
- Need to ensure delivery of affordable housing for rural areas in the Worth Valley.

Wharfedale 2013

Craven, Ilkley, Wharfedale

Population 43,018

Households 18,538

Age Groups (%)	Wharfedale	Bradford
0-15	18	23
16-39	23	34
40-59	29	25
60-74	18	12
75+	12	7

Ethnicity (%)	Wharfedale	Bradford
White; English/Welsh/Scottish/ Northern Irish/British	95	64
White; Others	3	4
Mixed/Multiple Ethnic	1	4
Asian/Asian British; Pakistani	0	3
Asian/Asian British; Other	1	20
Black/Black British	0	6
Other	0	2

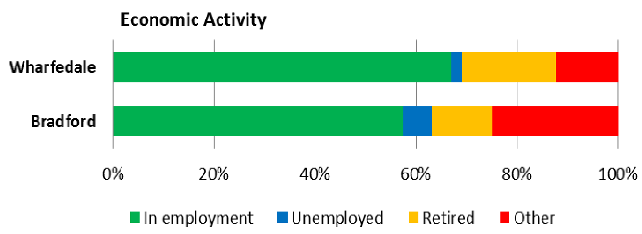
Migration Origin (%)	Wharfedale	Bradford
Within District	64	77
Outside District	36	23

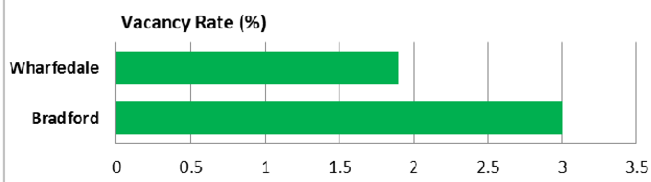
Tenure (%)	Wharfedale	Bradford
Owner occupied	80	65
Private Rented	13	20
Affordable (Social Rented/ Intermediate Tenure)	6	15

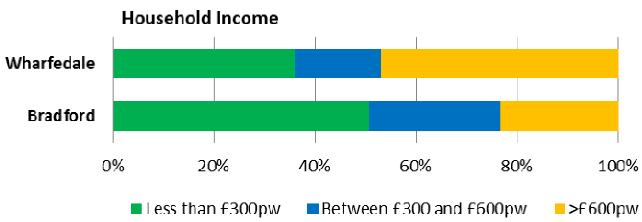
Property Type (%)	Wharfedale	Bradford
Detached	22	10
Semi-detached	23	29
Terraced	28	38
Bungalow	9	8
Flat	16	15
Not Known	1	1

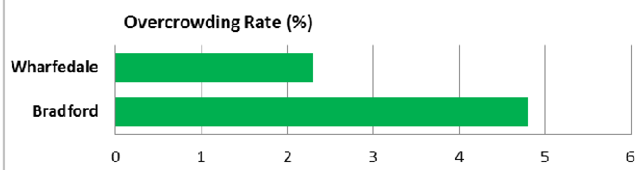
Bedrooms (%)	Wharfedale	Bradford
1 bedroom	7	11
2 bedrooms	27	27
3 bedrooms	46	52
4 bedrooms	19	8
Not known	1	1

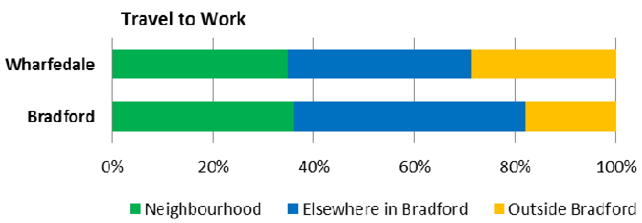
Housing Market 2012	Wharfedale	Bradford
Median House Price	£210,000	£115,000
LQ House Price	£155,000	£80,000
Median Household Income	£29,400	£15,325
LQ Household Income	£11,700	£6,500
Median Private Rent 2012	£495	£475

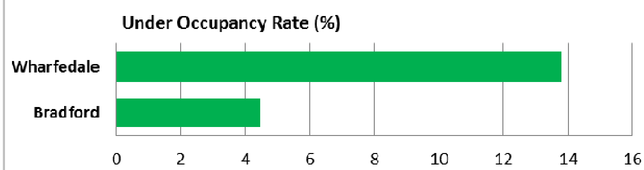












Wharfedale

Affordable Housing Need			
21 Total backlog need (each year)	Affordability Requirements (households):		
29 Newly-arising need (each year)	General	1 Bed	**11**
39 Affordable supply (each year)		2 Bed	**-1**
		3 Bed	**0**
		4 Bed	**0**
	Older	1 Bed	**4**
		2 Bed	**-3**
11 NET shortfall (each year)	**Total**		**11**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Social and private rented stock	Owner occupied stock
Terraced stock	Detached stock
1 bedroom stock	4 bedroom stock
Persons aged 0-15	Persons aged 60+
BME population	White British Households
Within District Migration	Outside district migration
Unemployed persons	Employed persons
Households earning less than £600pw	Households earning more than £600pw
Persons working within neighbourhood	Persons working outside of neighbourhood
Vacancy rate, overcrowding rate	Under occupancy rate
	House prices, Incomes
	Private rent prices

Population Change

This sub-area had experienced a decrease in population over the period 2001-7 and there has been a noticeable outflow of residents aged 25-39. The number and proportion of older people (28.4%) is expected to increase and over the period 2001-7 the number of people aged 75 and over grew by 17%. There is in-migration particularly from Leeds, Craven and the North West Region which is helping to stem population loss and 80% of migrant heads of household are aged under 50, with some retirement migration into the sub-area.

Key Issues

- High value area with the highest house prices and affordability ratios in the district.
- Strong links to Leeds in terms of travel to work and in migration to the area.
- Historically lower levels of housing delivery.
- High levels of under occupancy.
- Access to affordable housing is an issue for existing and newly forming households.
- Need to ensure delivery of affordable housing alongside market housing in the area.

Sub-area profile references

Sources:

Age Groups	Census 2011
Ethnicity	Census 2011
Migration Origin	Household Survey 2012
Economic Activity	Census 2011
Household Income	Household Survey 2012
Travel to Work	Household Survey 2012
Tenure	Census 2011
Property Type	Valuation Office Agency 2011
Bedrooms	Valuation Office Agency 2011
House Prices	Land Registry 2012
Household Incomes	Household Survey 2007/8 adjusted for wage changes
Private Rents	Vizzihomes 2012/13
Vacancy Rate	Council Tax Database 2012, Bradford MDC
Overcrowding Rate	Household Survey 2007/8
Under Occupancy Rate	Household Survey 2007/8
Housing need	Housing Register 2012
Affordability calculations	See 2012 SHMA Technical Appendix