City Central 2010

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

Population 123,853

Households 43,467

Age Groups (%)	City Central	Bradford
0 - 18	35	28
19 - 59	54	54
60+	12	18

Ethnicity (%)	City Central	Bradford
White British	43	78
Indian	4	2
Pakistani	36	11
Bangladeshi	3	1

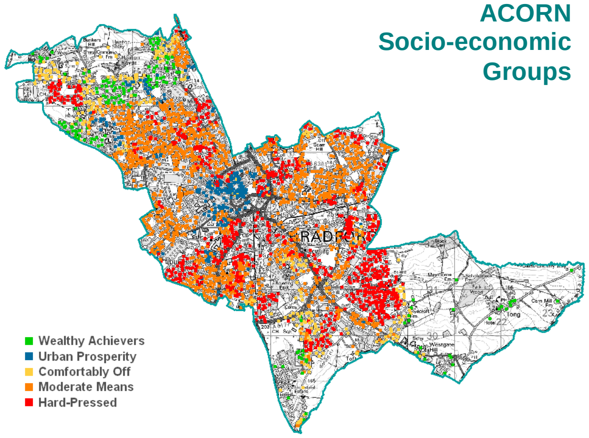
Migration Origin (%)	City Central	Bradford
Within District	78	77
Outside District	22	23

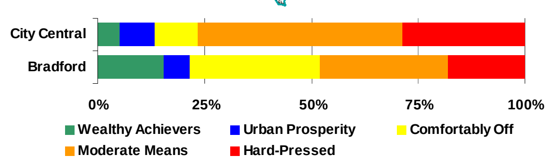
Tenure (%)	City Central	Bradford
Owner Occupied	54	70
Social Rented	24	16
Private Rented	22	14

Property Type (%)	City Central	Bradford
D/Semi-detached	23	44
Terraced	54	35
Bungalow	3	7
Flat	20	14

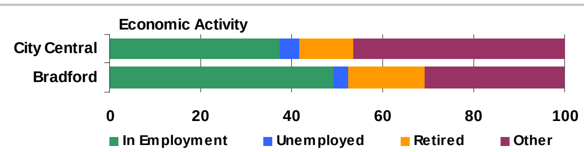
Bedrooms (%)	City Central	Bradford
1-2 bedrooms	46	39
3-4 bedrooms	48	58
5+ bedrooms	5	4

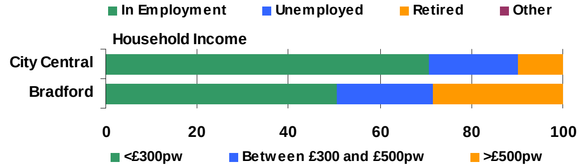
ACORN Socio-economic Groups

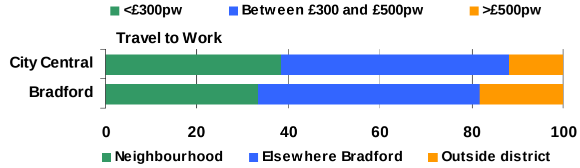


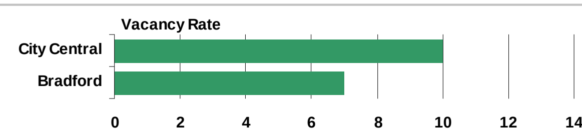


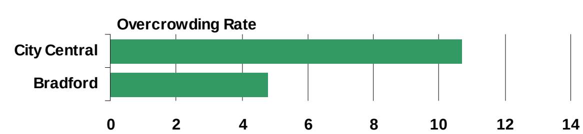
Housing Market 2008	City Central	Bradford
Median House Price	£98,040	£120,000
LQ House Price	£80,000	£90,000
Median Household Income	£9,100	£15,325
LQ Household Income	£5,640	£6,500
Affordability Ratio (ASHE, Land Registry)	5.2	5.8
Median Private Rent (2008/9)	£450	£495

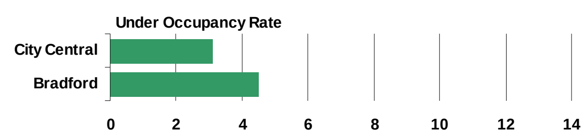












City Central

Affordable Housing Need	
2960 households in current need (PA) **740** households in future need (PA) **114** households in need – **NET shortfall** (Per annum) Equivalent to **15%** of total annual affordable housing need in the district	Affordability Requirements: General 1 Bed **-134** 2 Bed **219** 3 Bed **-35** 4 Bed **11** Older 1 Bed **59** 2 Bed **-6** **Total** **114 Households**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Owner occupation Medium and larger properties Post 1919, 1980+ stock Detached, semi-detached, bungalow stock Outside district workplaces Older persons Small families / households High income households Persons in employment, retired White British households Older households Under occupancy rate Wealthy Achievers (ACORN)	Private & Social renters Small properties Pre 1919 stock Terraced & Flat/apartment stock Localised workplaces Young children Large families / households Low income households Persons looking after home Pakistani households Multiple-person households Vacancy rate, overcrowding rate Hard-Pressed (ACORN)

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 and Trident, is needed to ensure stock remains viable and address issues of stock condition, particularly in the private rented sector.

City North East 2010

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

Population 66,238

Households 29,418

Age Groups (%)	City North East	Bradford
0 - 18	25	28
19 - 59	52	54
60+	23	18

Ethnicity (%)	City North East	Bradford
White British	86	78
Indian	3	2
Pakistani	4	11
Bangladeshi	1	1

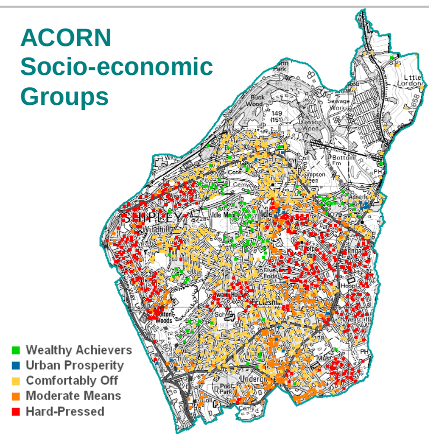
Migration Origin (%)	City North East	Bradford
Within District	77	77
Outside District	23	23

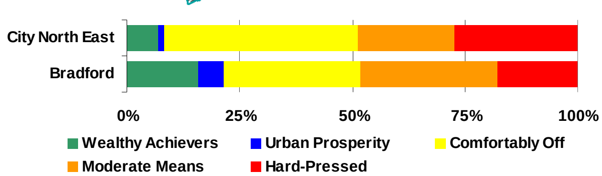
Tenure (%)	City North East	Bradford
Owner Occupied	75	70
Social Rented	16	16
Private Rented	10	14

Property Type (%)	City North East	Bradford
D/Semi-detached	56	44
Terraced	20	35
Bungalow	9	7
Flat	15	14

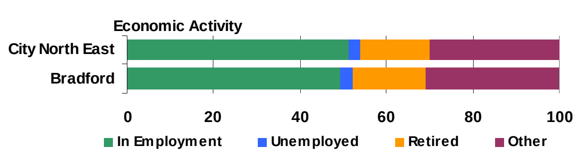
Bedrooms (%)	City North East	Bradford
1-2 bedrooms	36	39
3-4 bedrooms	61	58
5+ bedrooms	3	4

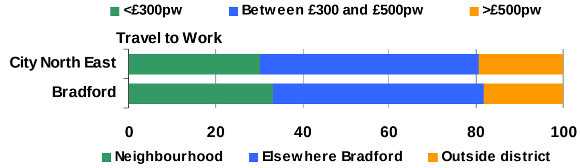
ACORN Socio-economic Groups

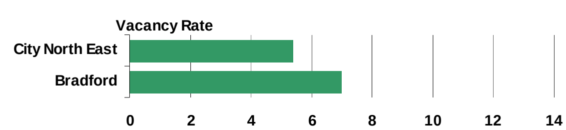


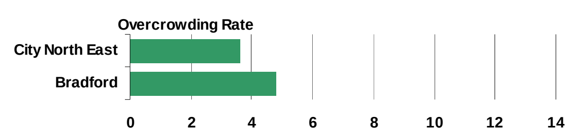


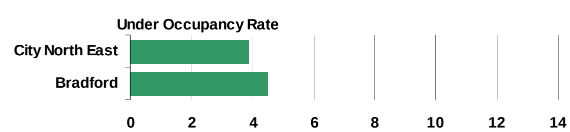
Housing Market 2008	City North East	Bradford
Median House Price	£120,000	£120,000
LQ House Price	£94,950	£90,000
Median Household Income	£16,800	£15,325
LQ Household Income	£9,100	£6,500
Affordability Ratio (ASHE, Land Registry)	6.1	5.8
Median Private Rent (2008/9)	£525	£495











City North East

Affordable Housing Need

830 households in current need (PA) **207** households in future need (PA) (**-53** households) – **Net** Balance (Per annum) There is a NET shortfall of affordable housing by specific types: 3 bedroom general housing and 1 bedroom Older persons housing.	Affordability Requirements: General 1 Bed -130 2 Bed -140 3 Bed **176** 4 Bed -6 Older 1 Bed **50** 2 Bed -3 **Total** **(-53 Households)**

Housing and Demographic differences (compared to district profile)

LOW levels:	HIGH levels:
Private rented stock Terraced stock 1-2 bedroom stock Persons 0-18 Pakistani Households Balanced migration levels Unemployed persons Households on less than £300pw Households employed locally Vacancy rate, overcrowding rate Under occupancy rate Balanced Market values Wealthy Achievers (ACORN)	Owner occupied stock Detached/semi-detached stock 3-4 bedroom stock Persons 60+ White British households Balanced migration levels Employed persons Households earning between £300-500pw Households employed elsewhere in Bradford and outside the district Balanced Market values Comfortably off & Hard Pressed (ACORN)

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 5000 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 housing estates 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 2010

Great Horton, Royds, Wibsey, Wyke

Population 57,982

Households 24,791

Age Groups (%)	City South	Bradford
0 - 18	27	28
19 - 59	54	54
60+	19	18

Ethnicity (%)	City South	Bradford
White British	85	78
Indian	1	2
Pakistani	8	11
Bangladeshi	0	1

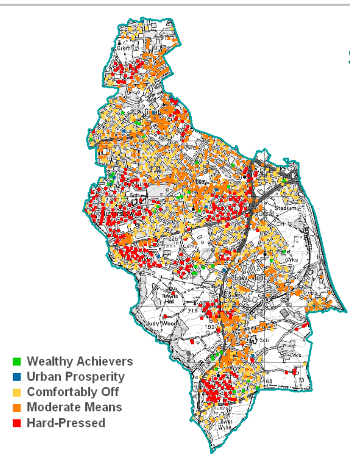
Migration Origin (%)	City South	Bradford
Within District	85	77
Outside District	15	23

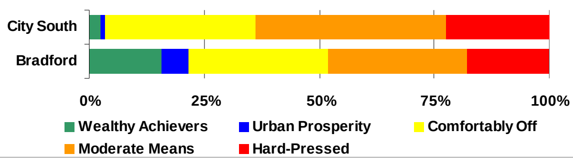
Tenure (%)	City South	Bradford
Owner Occupied	65	70
Social Rented	17	16
Private Rented	18	14

Property Type (%)	City South	Bradford
D/Semi-detached	41	44
Terraced	38	35
Bungalow	12	7
Flat	9	14

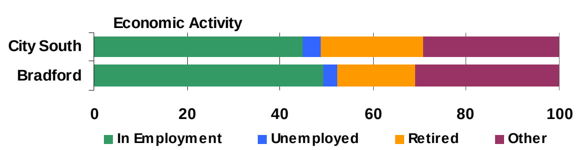
Bedrooms (%)	City South	Bradford
1-2 bedrooms	40	39
3-4 bedrooms	59	58
5+ bedrooms	1	4

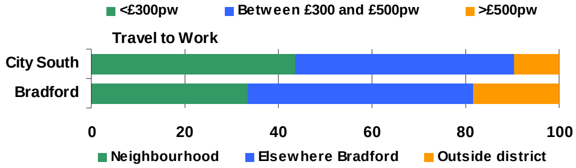
ACORN Socio-economic Groups

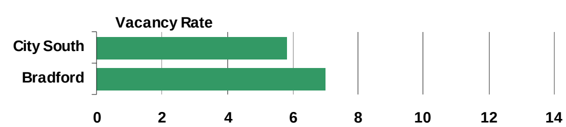


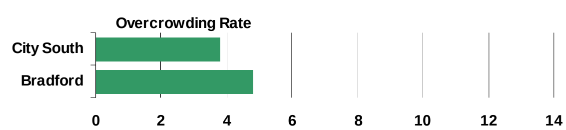


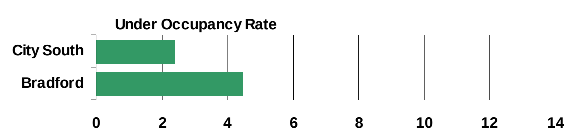
Housing Market 2008	City South	Bradford
Median House Price	£100,000	£120,000
LQ House Price	£81,500	£90,000
Median Household Income	£11,700	£15,325
LQ Household Income	£6,500	£6,500
Affordability Ratio (ASHE, Land Registry)	5.2	5.8
Median Private Rent (2008/9)	£455	£495











City South

Affordable Housing Need	
1694 households in current need (PA) **333** households in future need (PA) **391** households in need – **NET shortfall** (Per annum) Equivalent to **52%** of total annual affordable housing need in the district. Shortfall of affordable housing by most property sizes, in particular 3 bedroom general needs.	Affordability Requirements: General 1 Bed **8** 2 Bed **17** 3 Bed **286** 4 Bed **52** Older 1 Bed **34** 2 Bed **-6** **Total** **391 Households**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Owner occupied stock	Private rented stock
Flat, detached, semi-detached stock	Bungalows
5+ bedroom stock	Smaller properties
Persons 0-18 marginally	Persons 60+ marginally
BME households	White British households
Migration from outside the district	Within the district migration
Employed persons	Retired persons
Households earning greater than £500pw	Households earning less than £300pw
Persons working out the district	Persons working within neighbourhood
Vacancy rate, overcrowding rate	-
Under occupancy rate	-
Median house prices, incomes	-
Affordability ratio, private rents	-
Wealthy achievers (ACORN)	Hard-pressed, moderate means (ACORN)

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 high level of need for affordable housing, accounting for nearly half the district's current overall need.
- 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 2010

Clayton and Fairweather Green, Queensbury, Thornton and Allerton

Population 52,583

Households 22,145

Age Groups (%)	City West	Bradford
0 - 18	27	28
19 - 59	55	54
60+	18	18

Ethnicity (%)	City West	Bradford
White British	86	78
Indian	2	2
Pakistani	3	11
Bangladeshi	0	1

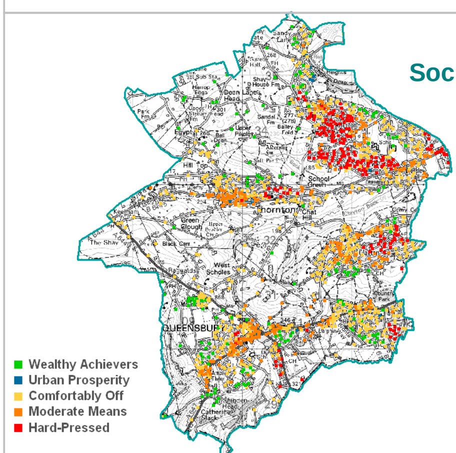
Migration Origin (%)	City West	Bradford
Within District	85	77
Outside District	15	23

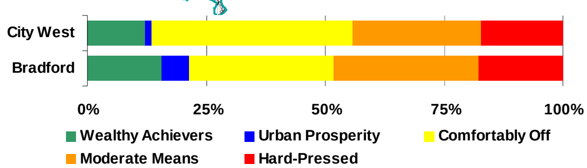
Tenure (%)	City West	Bradford
Owner Occupied	75	70
Social Rented	13	16
Private Rented	13	14

Property Type (%)	City West	Bradford
D/Semi-detached	50	44
Terraced	33	35
Bungalow	8	7
Flat	9	14

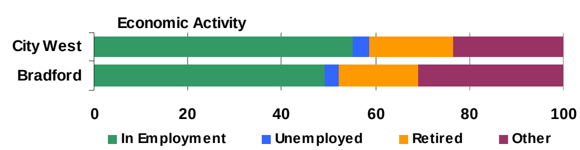
Bedrooms (%)	City West	Bradford
1-2 bedrooms	33	39
3-4 bedrooms	67	58
5+ bedrooms	1	4

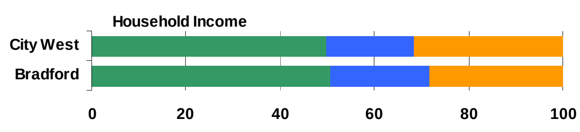
ACORN Socio-economic Groups

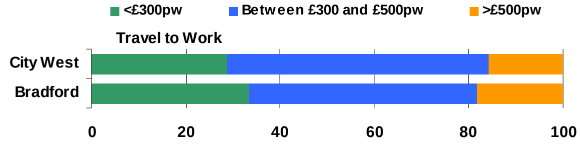


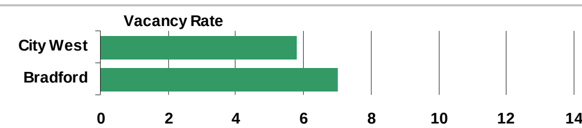


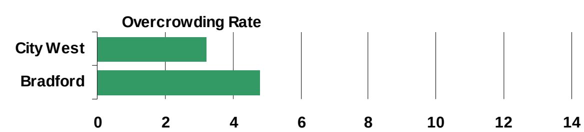
Housing Market 2008	City West	Bradford
Median House Price	£120,000	£120,000
LQ House Price	£94,475	£90,000
Median Household Income	£16,025	£15,325
LQ Household Income	£6,500	£6,500
Affordability Ratio (ASHE, Land Registry)	6.1	5.8
Median Private Rent (2008/9)	£475	£495

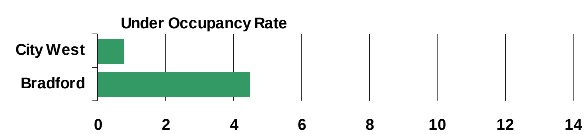












City West

Affordable Housing Need	
268 households in current need (PA) **337** households in future need (PA) **185** households in need – **NET shortfall** (Per annum) Equivalent to **25%** of total need in the district. Particular shortfall of 3 bedroom general needs accommodation.	Affordability Requirements: General 1 Bed **-48** 2 Bed **36** 3 Bed **230** 4 Bed **-6** Older 1 Bed **-21** 2 Bed **-6** **Total** **185 Households**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Social renting stock	Owner occupied stock
Flat stock	Detached, semi-detached stock
Smaller properties (1-2 bedrooms)	Larger properties (3-4 bedrooms)
Balanced age profile	Balanced age profile
BME households	White British households
Outside district migration	Within district migration
	Employed persons
Households earning £300-500pw	Households earning greater than £500pw
Households working in neighbourhood and outside district	Households working elsewhere in Bradford
Vacancy rate, overcrowding rate	-
Under occupied rate	-
	-
Balanced market values	Balanced market values
Urban prosperity (ACORN)	Comfortably off (ACORN)

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, in particular 3 bed properties.

Bingley and Shipley 2010

Baildon, Bingley, Bingley Rural, Shipley

Population 63,124 | **Households 28,072**

Age Groups (%)	Bingley & Shipley	Bradford
0 - 18	24	28
19 - 59	58	54
60+	18	18

Ethnicity (%)	Bingley & Shipley	Bradford
White British	94	78
Indian	0	2
Pakistani	1	11
Bangladeshi	0	1

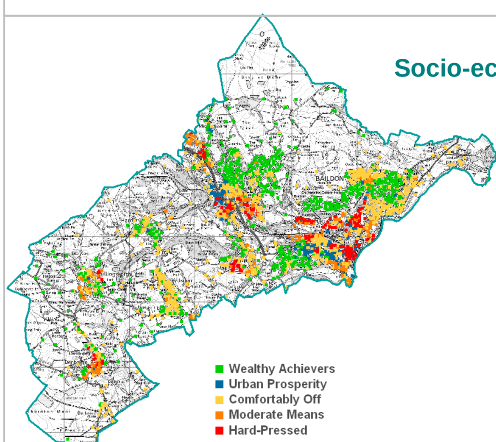
Migration Origin (%)	Bingley & Shipley	Bradford
Within District	62	77
Outside District	38	23

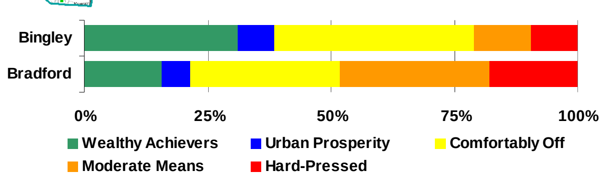
Tenure (%)	Bingley & Shipley	Bradford
Owner Occupied	82	70
Social Rented	10	16
Private Rented	8	14

Property Type (%)	Bingley & Shipley	Bradford
D/Semi-detached	54	44
Terraced	25	35
Bungalow	7	7
Flat	14	14

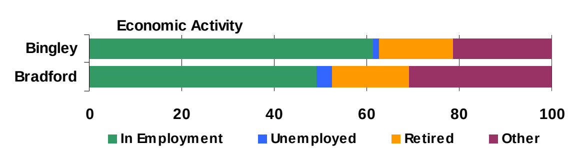
Bedrooms (%)	Bingley & Shipley	Bradford
1-2 bedrooms	36	39
3-4 bedrooms	59	58
5+ bedrooms	5	4

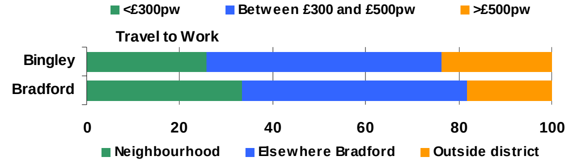
ACORN Socio-economic Groups

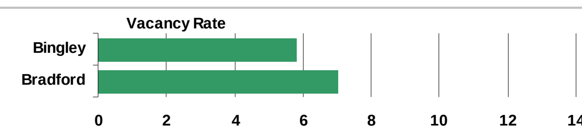


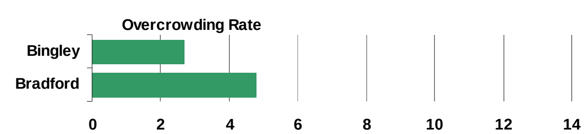


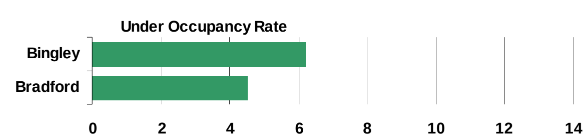
Housing Market 2008	Bingley, Shipley	Bradford
Median House Price	£153,000	£120,000
LQ House Price	£123,000	£90,000
Median Household Income	£25,800	£15,325
LQ Household Income	£11,700	£6,500
Affordability Ratio (ASHE, Land Registry)	7.9	5.8
Median Private Rent (2008/9)	£525	£495











Bingley and Shipley

Affordable Housing Need	
710 households in current need (PA) **225** households in future need (PA) **103** households in need – **NET shortfall** (Per annum) Equivalent to **14%** of total annual affordable housing need in the district. Particular shortfall of 2 bedroom general needs affordable accommodation	Affordability Requirements: General 1 Bed **-38** 2 Bed **161** 3 Bed **-21** 4 Bed **27** Older 1 Bed **-33** 2 Bed **6** **Total** **103 Households**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Rented stock	Owner occupied stock
Terraced stock	Detached, semi-detached stock
1-2 bedroom stock	3+ bedroom stock
Persons aged 0-18	Persons aged 19-59
BME households	White British households
Within district migration	Outside district migration
Unemployed persons	Employed persons
Households earning less than £300pw	Households earning more than £500pw
Persons working within neighbourhood	Persons working outside district
Vacancy rate, overcrowding rate	Under occupancy rate
-	House prices, incomes,
-	Affordability ratio, private rents
Hard-pressed, moderate means (ACORN)	Wealthy achievers (ACORN)

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 2010

Keighley Central, Keighley East, Keighley West, Worth Valley

Population 57,934

Households 23,238

Age Groups (%)	Keighley Worth Valley	Bradford
0 - 18	29	28
19 - 59	53	54
60+	18	18

Ethnicity (%)	Keighley Worth Valley	Bradford
White British	82	78
Indian	1	2
Pakistani	10	11
Bangladeshi	1	1

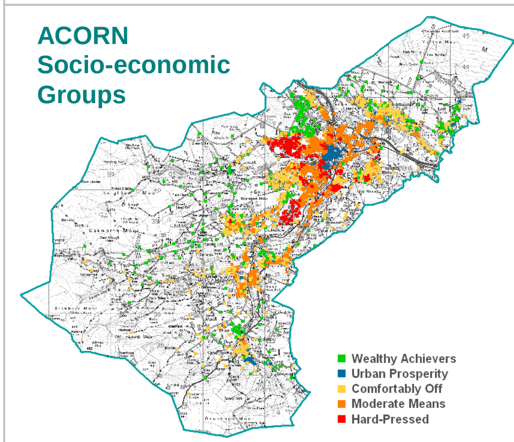
Migration Origin (%)	Keighley Worth Valley	Bradford
Within District	85	77
Outside District	15	23

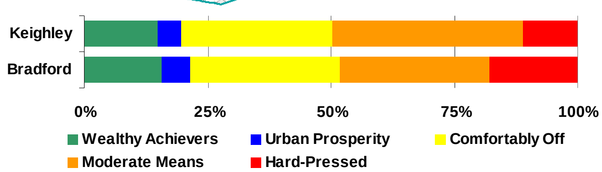
Tenure (%)	Keighley Worth Valley	Bradford
Owner Occupied	68	70
Social Rented	16	16
Private Rented	15	14

Property Type (%)	Keighley Worth Valley	Bradford
D/Semi-detached	39	44
Terraced	41	35
Bungalow	9	7
Flat	12	14

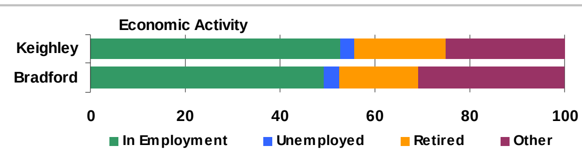
Bedrooms (%)	Keighley Worth Valley	Bradford
1-2 bedrooms	41	39
3-4 bedrooms	55	58
5+ bedrooms	4	4

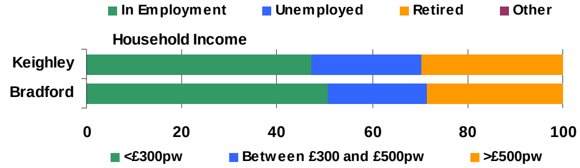
ACORN Socio-economic Groups

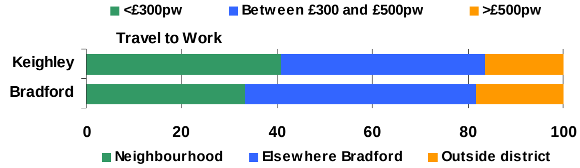


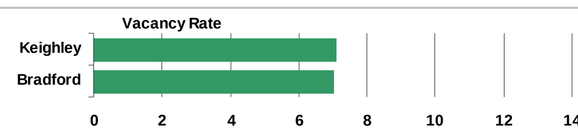


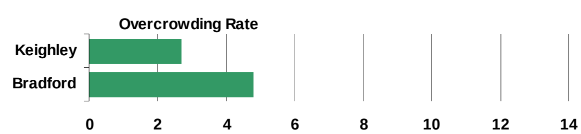
Housing Market 2008	Keighley, Worth Valley	Bradford
Median House Price	£120,000	£120,000
LQ House Price	£89,001	£90,000
Median Household Income	£16,800	£15,325
LQ Household Income	£6,500	£6,500
Affordability Ratio (ASHE, Land Registry)	5.7	5.8
Median Private Rent (2008/9)	£495	£495

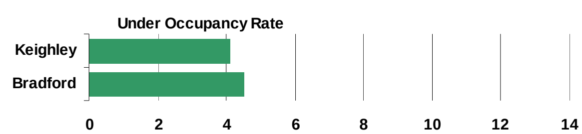












Keighley and Worth Valley

Affordable Housing Need	
728 households in current need (PA) **71** households in future need (PA) **(-111** households) – **NET balance** (Per annum) There is a shortfall in affordable accommodation of a particular size: 4 bedroom general needs accommodation	Affordability Requirements: General 1 Bed -25 2 Bed -11 3 Bed -81 **4 Bed 28** Older 1 Bed -19 2 Bed -4 **Total (-111 Households)**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Owner occupied stock - marginally Detached, semi-detached stock 3-4 bedroom stock Balanced age profile BME households Outside district migration Households earning less than £300pw Persons working outside the district Overcrowding rate, under occupancy rate Balanced market values and affordability Hard-pressed (ACORN)	 Terraced stock 1-2 bedroom stock Balanced age profile White British households Within district migration Employed persons Persons working within neighbourhood - Balanced market values and affordability Moderate means (ACORN)

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 2010

Craven, Ilkley, Wharfedale

Population 43,018

Households 18,585

Age Groups (%)	Wharfedale	Bradford
0 - 18	24	28
19 - 59	52	54
60+	23	18

Ethnicity (%)	Wharfedale	Bradford
White British	98	78
Indian	0	2
Pakistani	0	11
Bangladeshi	0	1

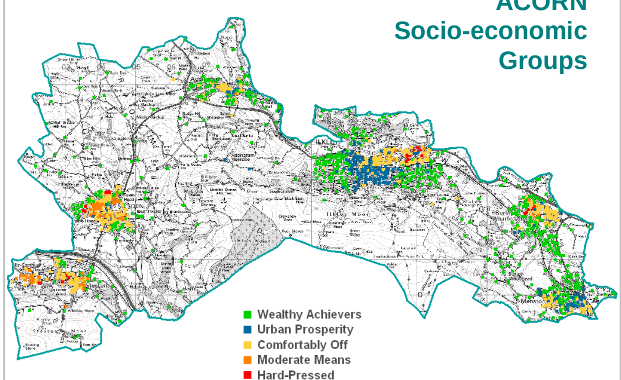
Migration Origin (%)	Wharfedale	Bradford
Within District	64	77
Outside District	36	23

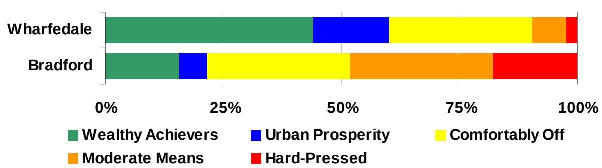
Tenure (%)	Wharfedale	Bradford
Owner Occupied	87	70
Social Rented	5	16
Private Rented	8	14

Property Type (%)	Wharfedale	Bradford
D/Semi-detached	57	44
Terraced	25	35
Bungalow	8	7
Flat	10	14

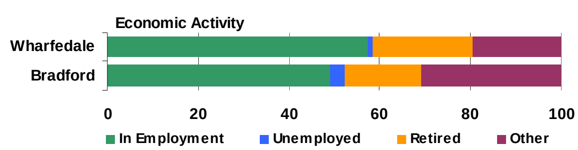
Bedrooms (%)	Wharfedale	Bradford
1-2 bedrooms	32	39
3-4 bedrooms	60	58
5+ bedrooms	9	4

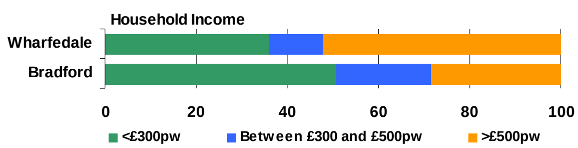
ACORN Socio-economic Groups

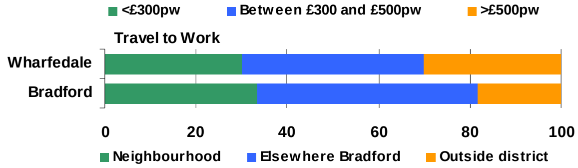


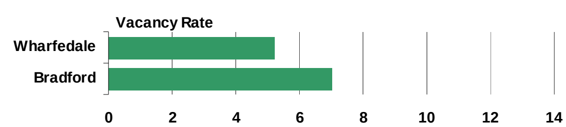


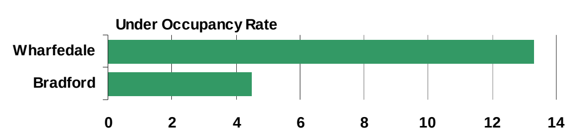
Housing Market 2008	Wharfedale	Bradford
Median House Price	£204,000	£120,000
LQ House Price	£152,200	£90,000
Median Household Income	£29,400	£15,325
LQ Household Income	£11,700	£6,500
Affordability Ratio (ASHE, Land Registry)	9.8	5.8
Median Private Rent (2008/9)	£650	£495











Wharfedale

Affordable Housing Need	
239 households in current need (PA) **127** households in future need (PA) **120** households in need – **NET shortfall** (Per annum) Equivalent to **16%** of total annual affordable housing need in the district. Shortfall of affordable accommodation in most sizes. In particular 2 and 3 bedroom general needs accommodation.	Affordability Requirements: General 1 Bed **-8** 2 Bed **70** 3 Bed **49** 4 Bed **1** Older 1 Bed **10** 2 Bed **-2** **Total** **120 Households**

Housing and Demographic differences (compared to district profile)	
LOW levels:	**HIGH levels:**
Social and private rented stock	Owner occupied stock
Terraced stock	Detached, semi-detached stock
1-2 bedroom stock	3+ bedroom stock
Persons aged 0-18	Persons aged 60+
BME population (virtually none)	White British Households
Within District Migration	Outside district migration
Unemployed persons	Employed persons
Households earning less than £500pw	Households earning more than £500pw
Persons working within neighbourhood	Persons working outside of neighbourhood
Vacancy rate, overcrowding rate	Under occupancy rate
-	House prices, Incomes
-	Affordability ratios, private rents
Hard-pressed (ACORN)	Wealthy achievers (ACORN)

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	Household Survey 2009
Ethnicity	Household Survey 2009
Migration Origin	Household Survey 2009
ACORN	CACI Ltd 2009
Economic Activity	Household Survey 2009
Household Income	Household Survey 2009
Travel to Work	Household Survey 2009
Tenure	Household Survey 2009
Property Type	Household Survey 2009
Bedrooms	Household Survey 2009
House Prices	Land Registry 2008
Household Incomes	Household Survey 2009
Affordability Ratio	ASHE (NOMIS) 2008, Land Registry 2008
Private Rents	Right Move Online 2008/9
Vacancy Rate	Council Tax Database, Bradford MDC 2009
Overcrowding Rate	Household Survey 2009
Under Occupancy Rate	Household Survey 2009
Housing need	Household Survey 2009
Affordability calculations	Household Survey 2009 (See SHMA Technical Appendix)