

City of Leeds

Strategic Housing Market Assessment (SHMA)

Sub-area report – vital statistics:

Outer West

Leeds City Council

This document is an analysis of housing needs for the Outer West Housing Market Character Area (HMCA). The document is part of the SHMA for the City of Leeds 2017, which provides context and background for this HMCA.

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1. What are the area's 'housing vital statistics'?

- 1.1 According to council tax records in 2016, there were 50,775 dwellings in the Outer West sub area of which 298 were second homes and 1,252 were vacant. The Outer West sub area is home to approximately 84,000 people – around 11% of Leeds City's population (ONS 2016 mid-year population estimates).
- 1.2 Figures 1-4 summarise the main vital statistics for the area; the headline information in comparison to the city average shows that there is a:
- mix of homes that is close to the average across the city with most homes having 2 or 3-bedrooms. There are slightly more homes with 2-bedrooms (33% to 29%) and 3 bedrooms (41% to 38%) homes than the average, and slightly fewer homes with 1 bedroom (12% to 15%) and 4 bedrooms or more (11% to 14.5%);
 - higher proportion of houses (77% compared to 70% city wide), including a higher proportion of terraced houses (32% compared to 22.5% city wide) and a lower proportion of flats and maisonettes (16.5% compared to 23% city wide);
 - slightly higher proportion of home owners (63% compared to 57% city wide) and a slightly lower proportion of people renting from a private landlord (15% compared to 19% city wide) and a similar proportion renting from a social landlord (21% compared to 22% city wide);
 - mix of ages similar to the city average, with a slightly lower proportion of the population aged under 40 years (28% compared to 32% city wide).
- 1.3 Figure 5 shows that the area houses a mix of households close to the average for the city as a whole, but with a slightly higher proportion of younger single people, couples with children, and lone parents; a slightly lower proportion of younger couples without children, and a similar proportion of single people and couples aged over 65.
- 1.4 Overall, the housing mix and the mix of households living in the housing in the sub area, is very similar to that for the city as a whole, but with a slightly higher proportion of medium sized, terraced and semi-detached homes, occupied by slightly more homeowners, families and older households.

Vital statistics

Figure 1: Number of bedrooms

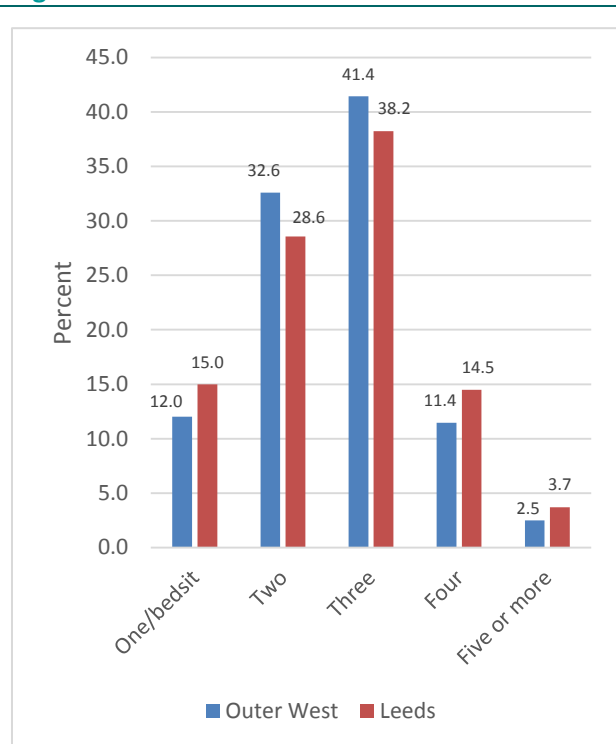


Figure 2: House type

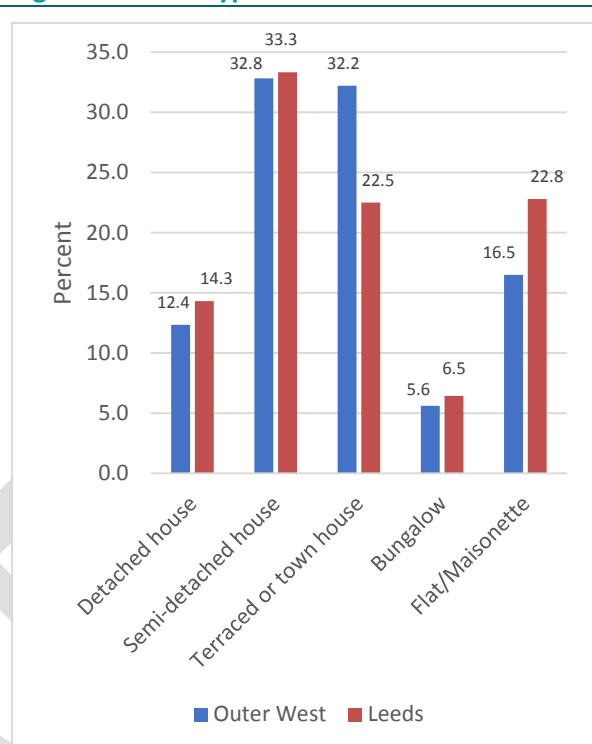


Figure 3: Tenure (all households)

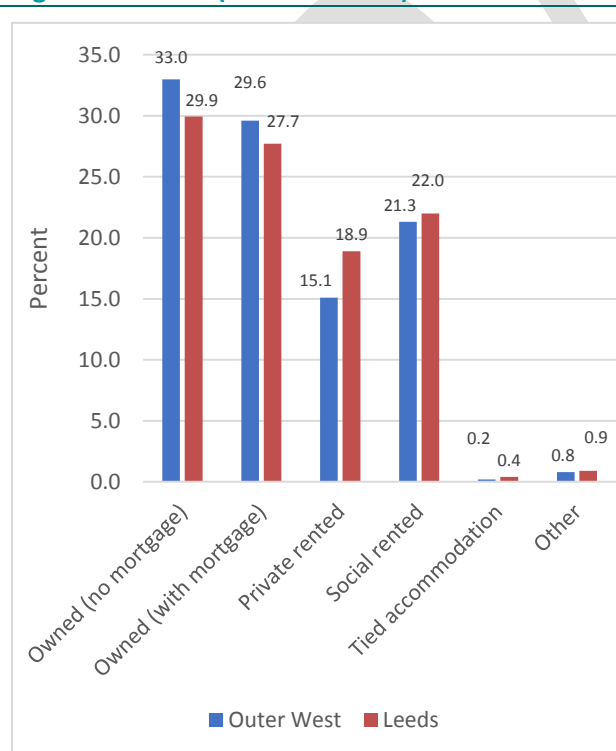
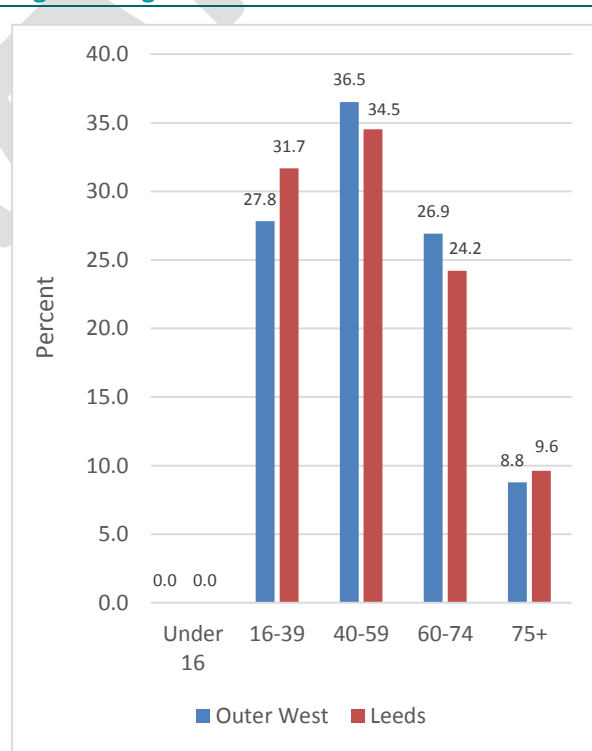
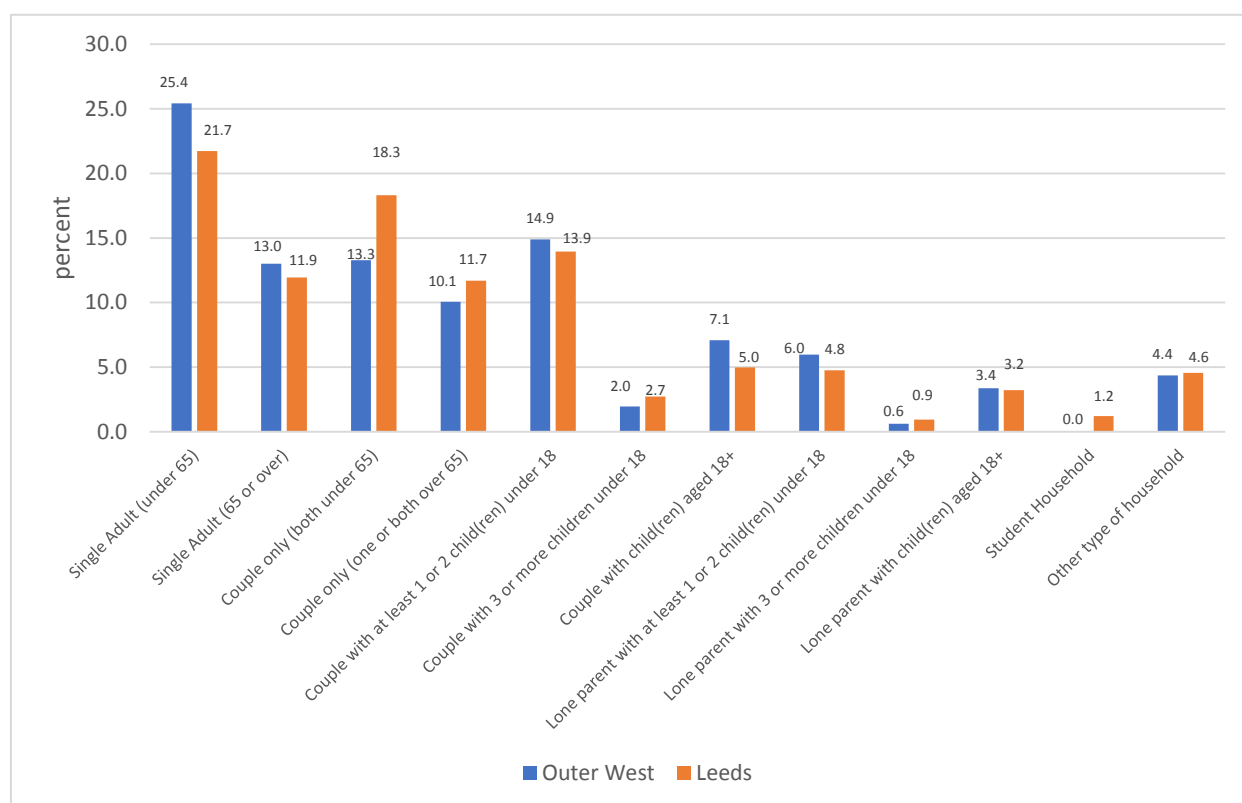


Figure 4: Age of HRP in broad bands



Source: Household Survey 2017

Figure 5 Household characteristics

Source: Household Survey 2017