Rotherham

Housing Need Profile

2019

www.rotherham.gov.uk

Rotherham
Metropolitan
Borough Council

Introduction

This document was produced in 2019 to support the Council in taking a strategic, evidence based approach to meeting housing need. It is an update of the 2018 profile, including new data, information and analysis from a range of sources, including:

- Office of National Statistics (ONS) – population projections have been updated from the 2011 Census to include 2017 estimates
- Rotherham and Sheffield Strategic Housing Market Assessment (SHMA) 2018
- Building Research Establishment (BRE) Private Sector Stock Condition Report 2018
- CACI Paycheck 2019
- Updated data from Hometrack/Zoopla (ZPG), the land registry and internal data

A Borough-wide analysis is provided initially, followed by an analysis for each of the 21 Wards. The document aims to define the types and tenures of homes required to meet current and future housing need. It also takes into account any significant strategic influence and anecdotal evidence that may impact on housing delivery.

The recommendations made for each Ward will be developed further to create the best model for housing delivery for each area. A range of delivery options will be explored, including: new build housing, new home ownership products, acquisitions and remodelling to make better use of existing stock.

The data is presented at Ward level wherever possible for the purpose of the profiling exercise. There are currently 21 Wards in Rotherham but this will change post-2020 to become 25. Data at Ward level is considered reliable however some sources and studies use different geographical areas or categorise by commonality to group people or areas together in order to draw solid conclusions. For example, the SHMA provides us with information on local housing markets. Areas which share housing market characteristics were grouped into Housing Market Areas (HMAs) for the purpose of the 2015 and 2018 studies.

Data is gathered or published at different points during each year so every effort has been made to include the latest data available. This document will be made available to officers, Ward members and partners and will be updated regularly to

Introduction

include new and updated data sources. Please direct any queries or suggestions to Sarah Watts or Garry Newton in the Strategic Housing Team via strategichousing@rotherham.gov.uk.

Planning

Note: This document contains broad recommendations on the type of housing needed in each Ward based on the data available. However, any applications for development will need to be in line with the local planning policy and will be dependent on the sites and their situation in relation to existing housing.

Community groups preparing neighbourhood plans may wish for certainty on what level of housing they should look to plan for. If you are preparing a neighbourhood plan and want to know what the housing need figure would be for your parish or neighbourhood plan area, please contact the Planning Policy team by email at planning.policy@rotherham.gov.uk or by telephone at 01709 823869.

Rotherham at a glance

The following statements have been drawn based on data for the whole Borough and in comparison to regional or national data:

- House prices are below the national and regional average
- Local household incomes are below the national and regional average
- Home ownership continues to reduce in line with national trends
- The private sector has expanded quickly and continues to grow
- The Borough continues to have a relatively large social housing sector
- The population is ageing, with the over 65s increasing faster than any other age group and ahead of national trends
- Housing supply is not meeting housing demand

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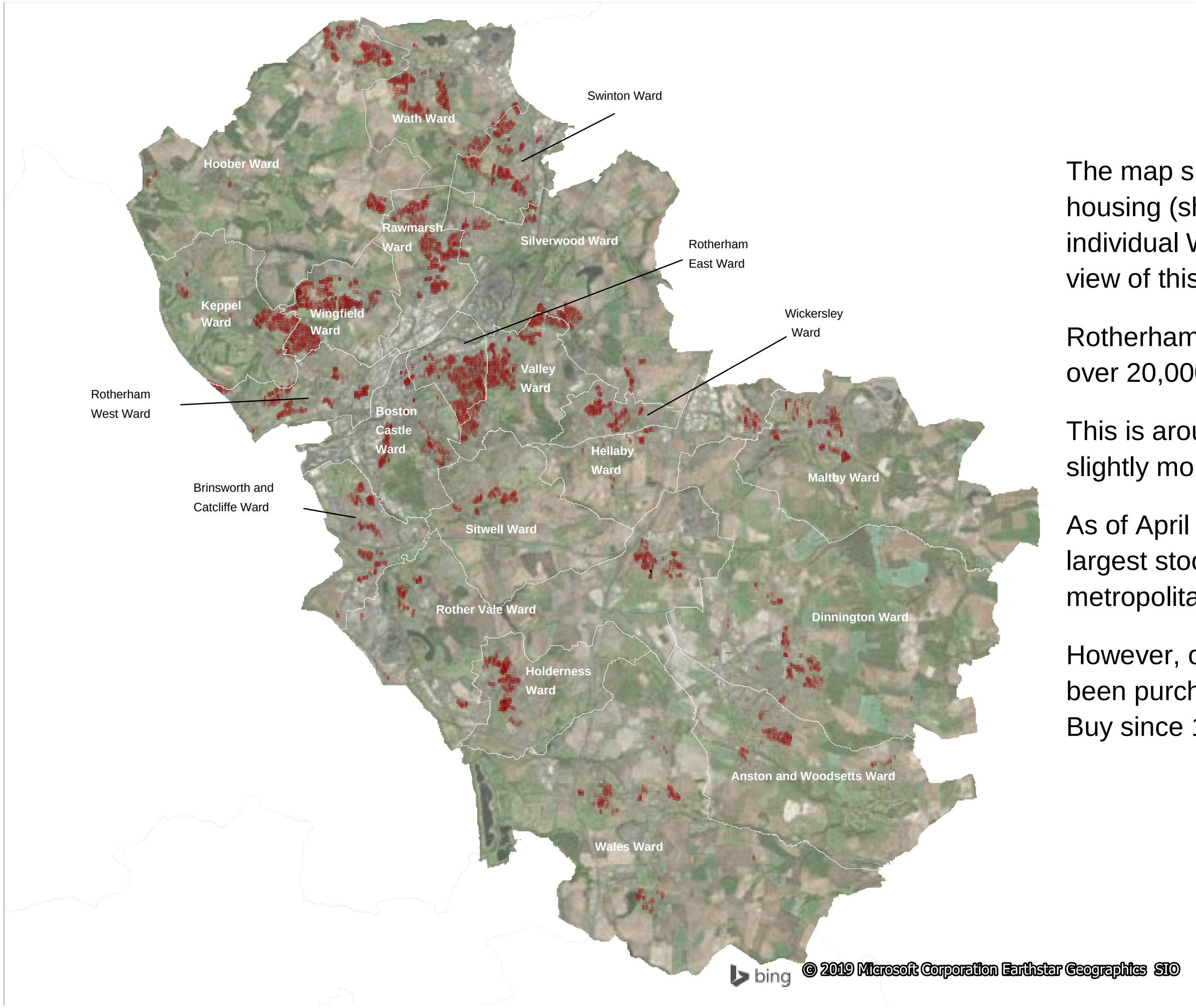
Rotherham overview



The map shows the concentration of Council housing (shaded red) in Rotherham. Each individual Ward profile will have a detailed view of this on its title page.

Rotherham Council owns and manages just over 20,000 homes.

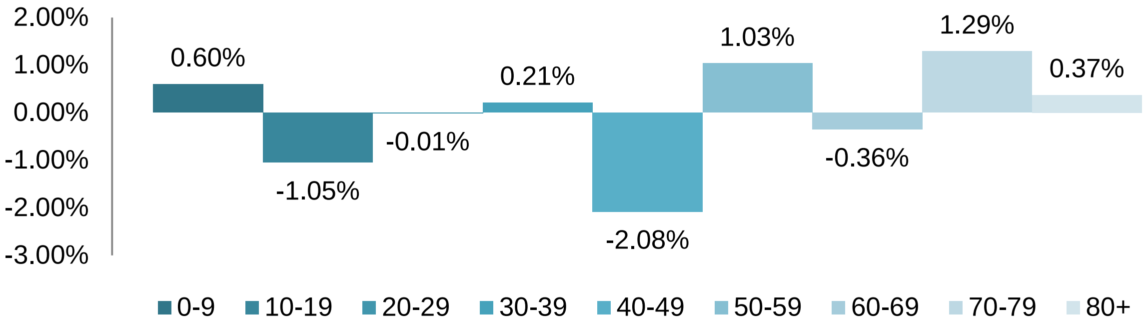
This is around half the total in Sheffield but slightly more than Doncaster and Barnsley.

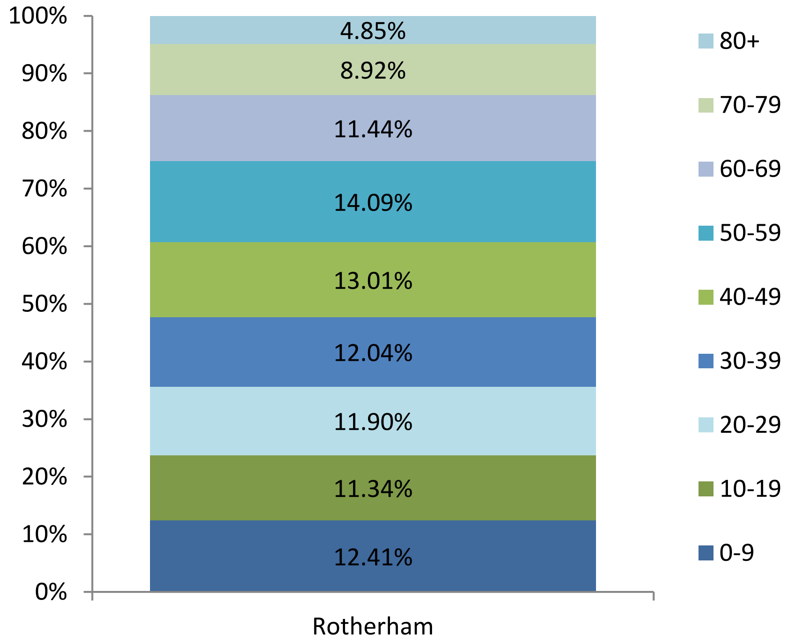
As of April 2018, Rotherham had the tenth largest stock of Council homes of all metropolitan districts in England.

However, over 16,000 Council houses have been purchased by tenants through Right to Buy since 1981.

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by age groups.

The population of Rotherham in 2017 is estimated to be 263,375.

It has been estimated that there has been a 2.33% increase in the number of over 50s and a 0.6% increase in 0-9 year olds since 2011.

Economic Activity

- 59% • Employed
- 5% • Unemployed
- 2% • Students
- 34% • Economically Inactive

of which:

- 18% • Retired

Ethnicity

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

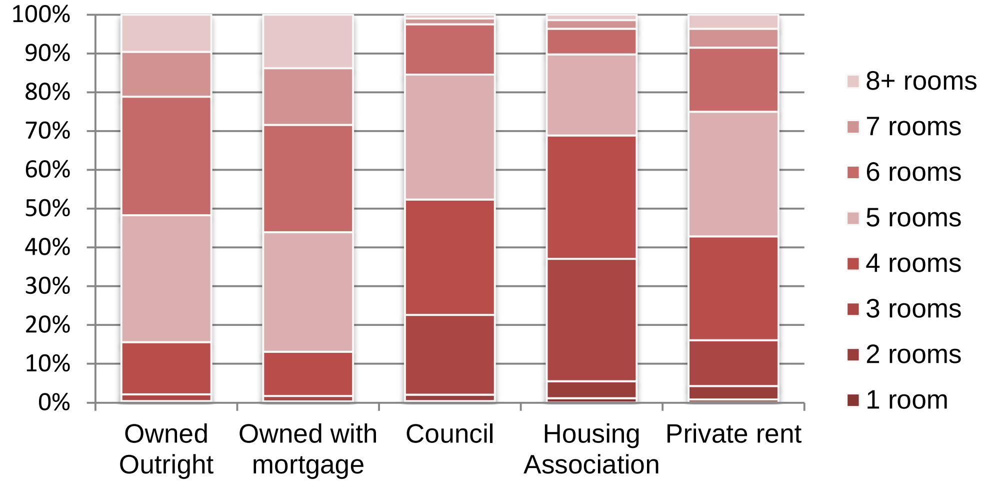
Source: ONS, Census 2011

Tenure

- **61.5%** • Owner Occupied
- **16%** • Private Rented
- **22.5%** • Social Housing

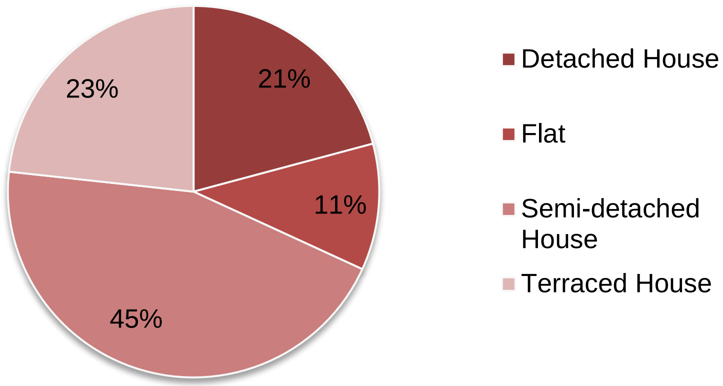
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house



Source: LLPG 2018

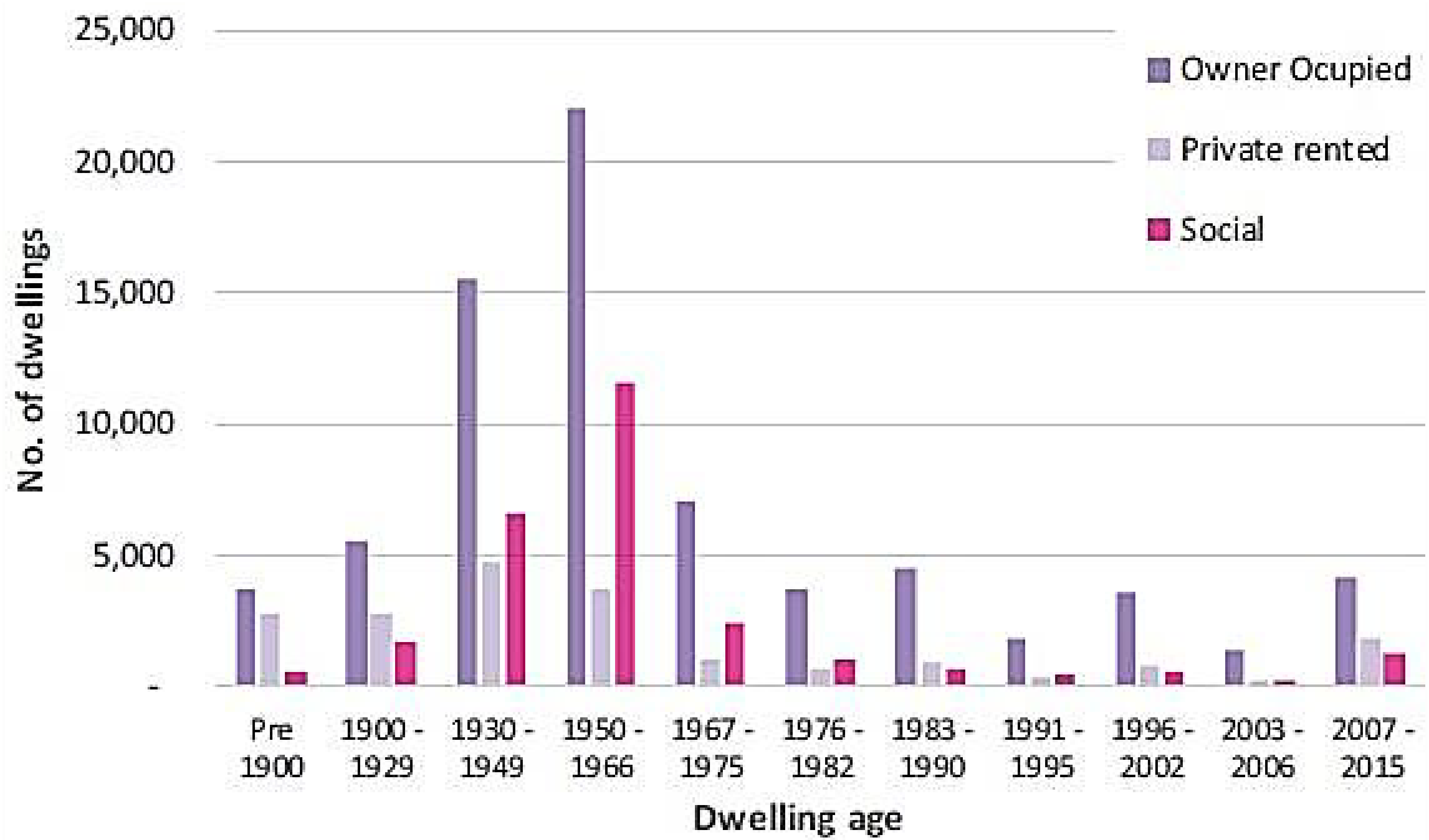
Since the Census in 2011, tenure estimates indicate that the percentage of owner occupiers in Rotherham has decreased from 65.2% to 61.5%. There is almost a 50% range between Wards, from Anston and Woodsetts Ward's 81% of owner occupiers to Rotherham East Ward's 32%.

The private rented sector has increased. It is estimated that private renters make up 16% of the Borough, an increase from 11.2% in 2011.

It is estimated that there has been a small increase in social housing, from 21.9% in 2011 to 22.5%.

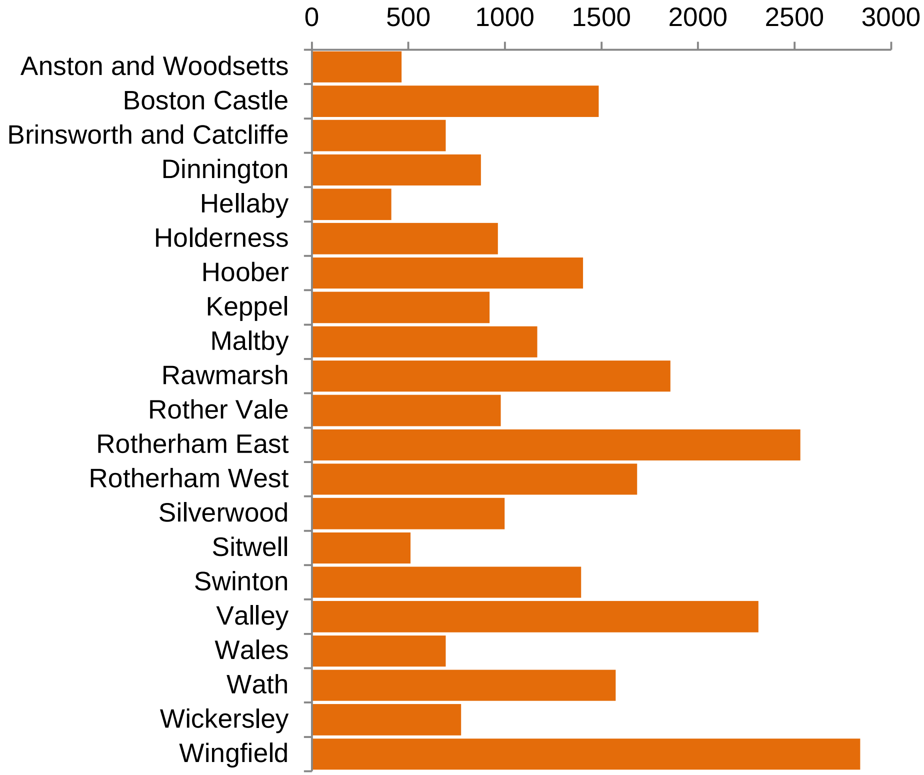
Tenure

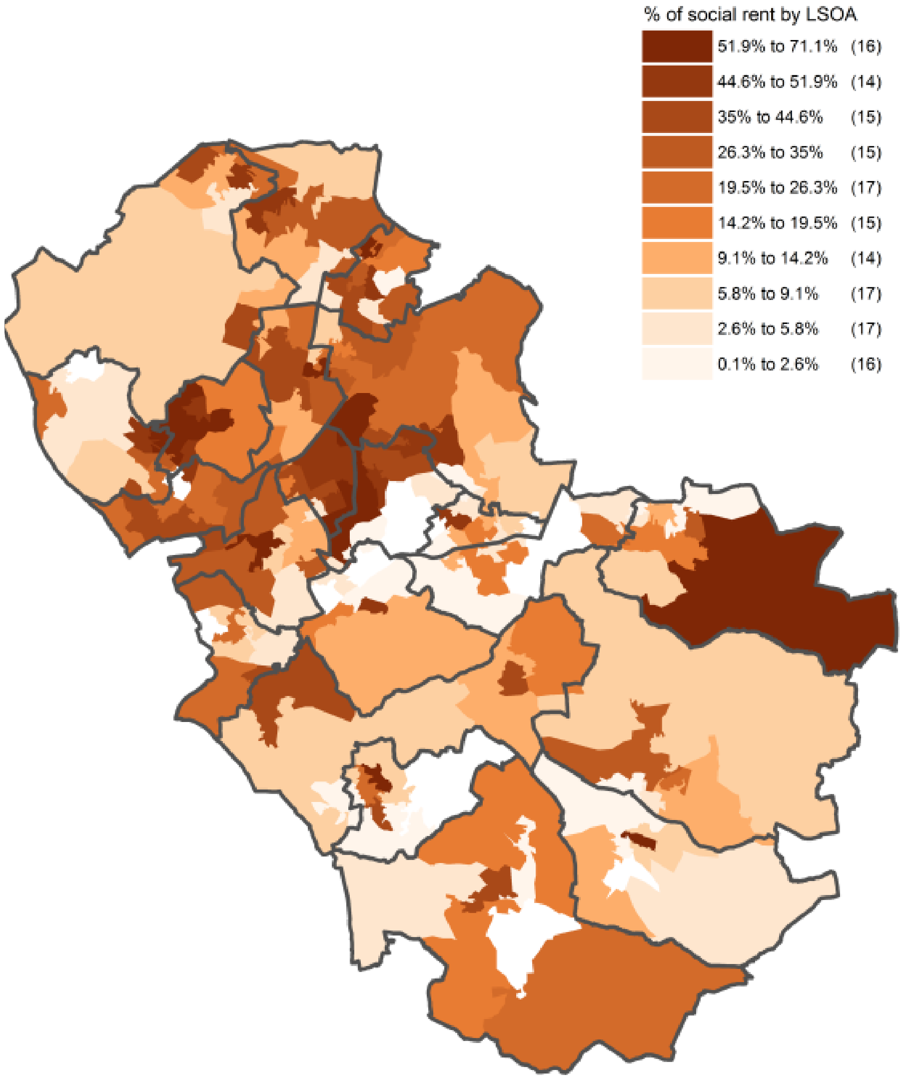
BRE distribution of stock by dwelling age and tenure



Tenure

Social rent



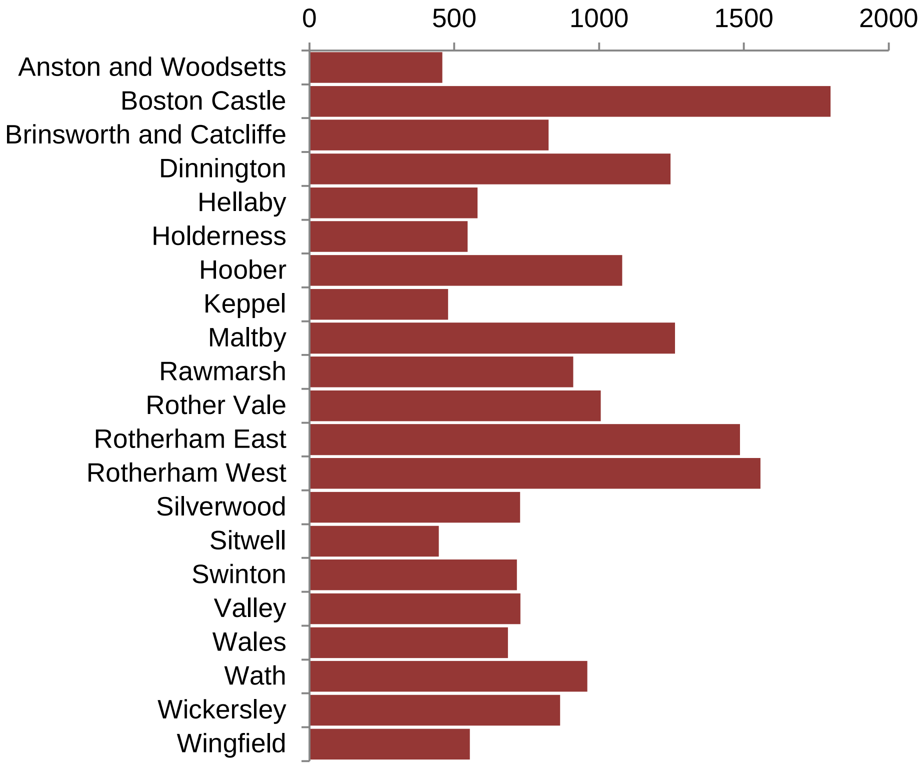


Above: Estimated number of social rent households per Ward.

Right: Map showing the percentage of social rent households in each lower super output area, with Ward boundaries.

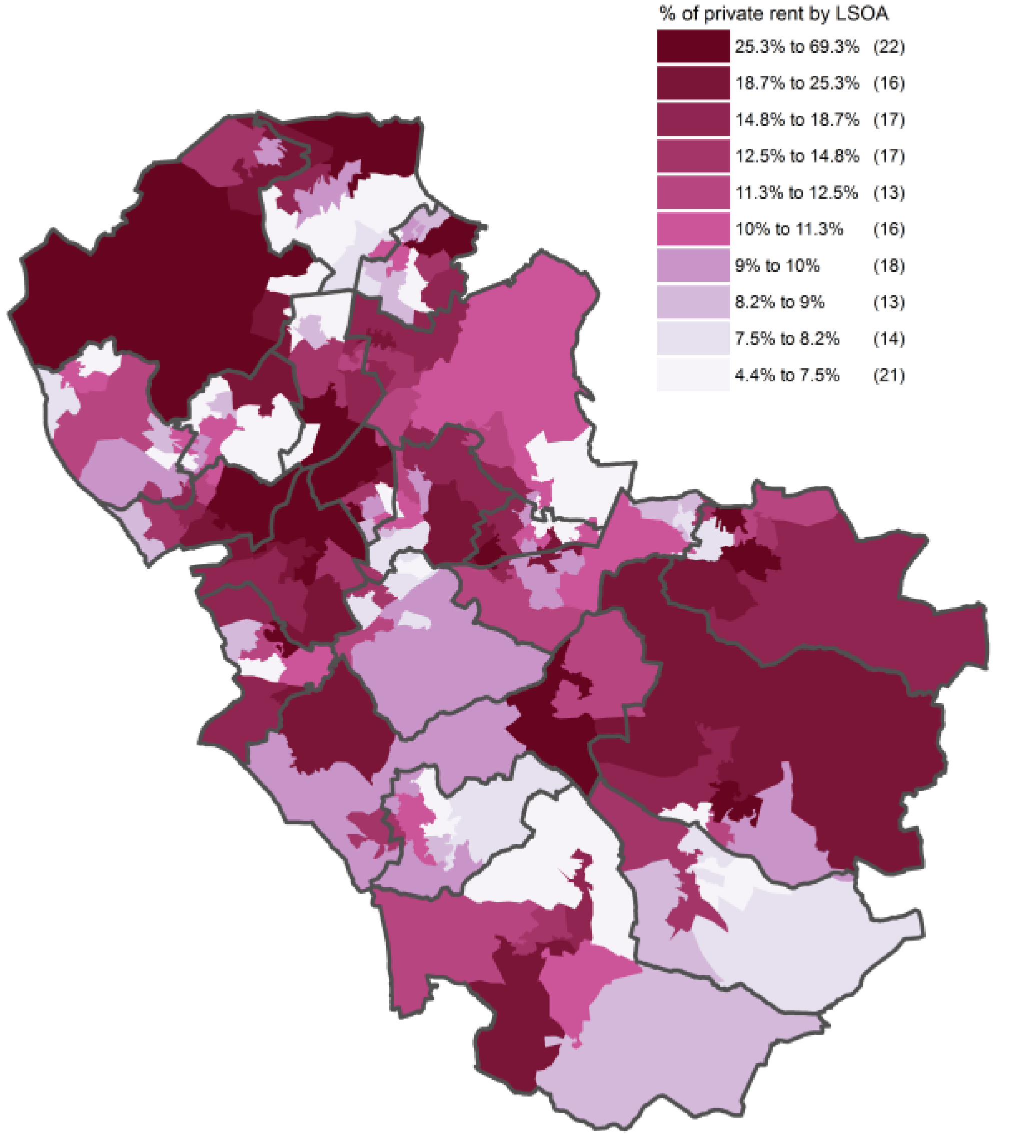
Tenure

Private Rent



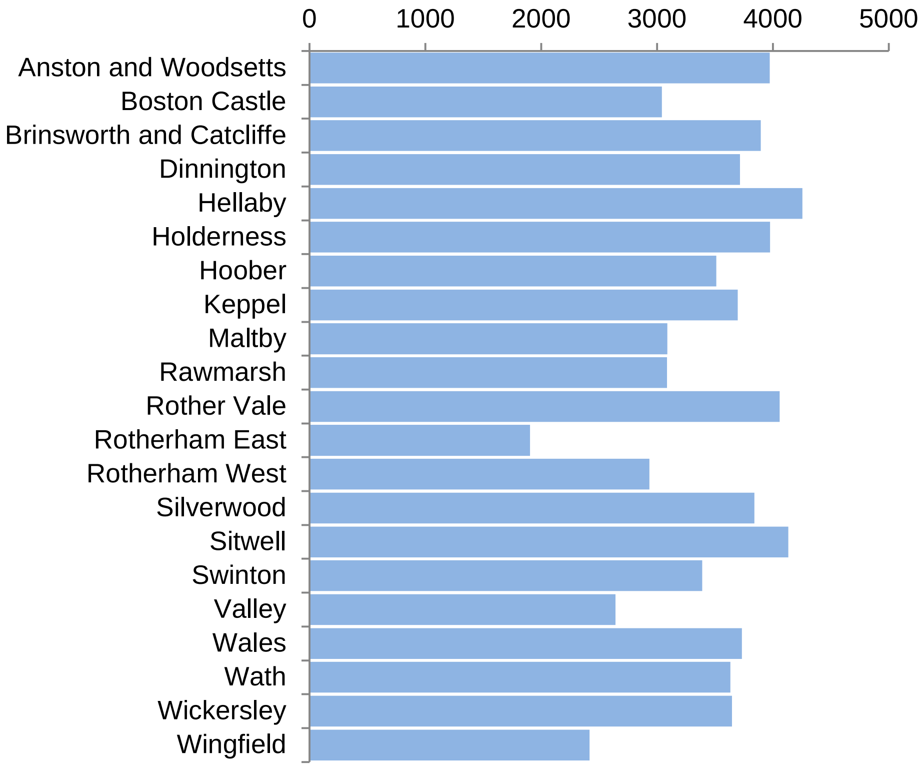
Above: Estimated number of privately rented households per Ward.

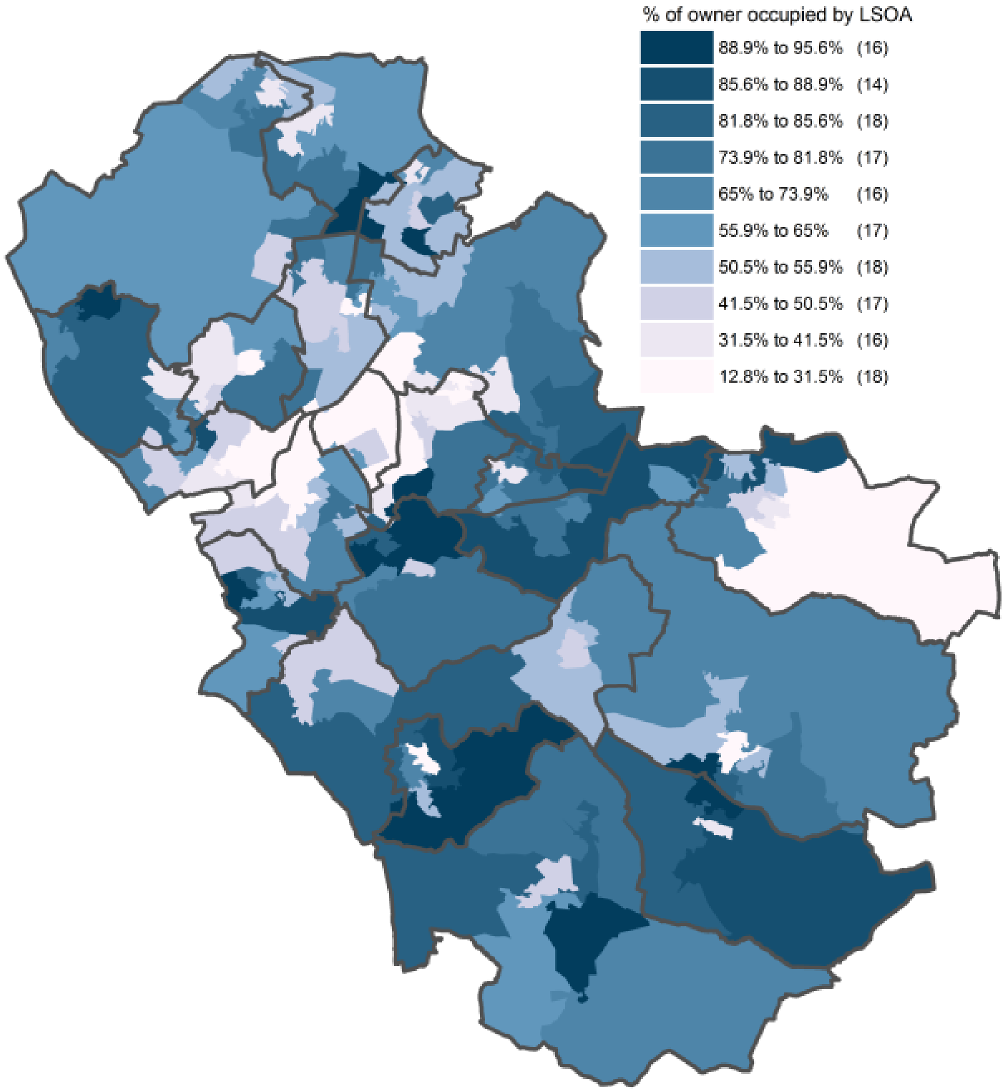
Right: Map showing the percentage of private rented households in each lower super output area, with Ward boundaries.



Tenure

Owner Occupied

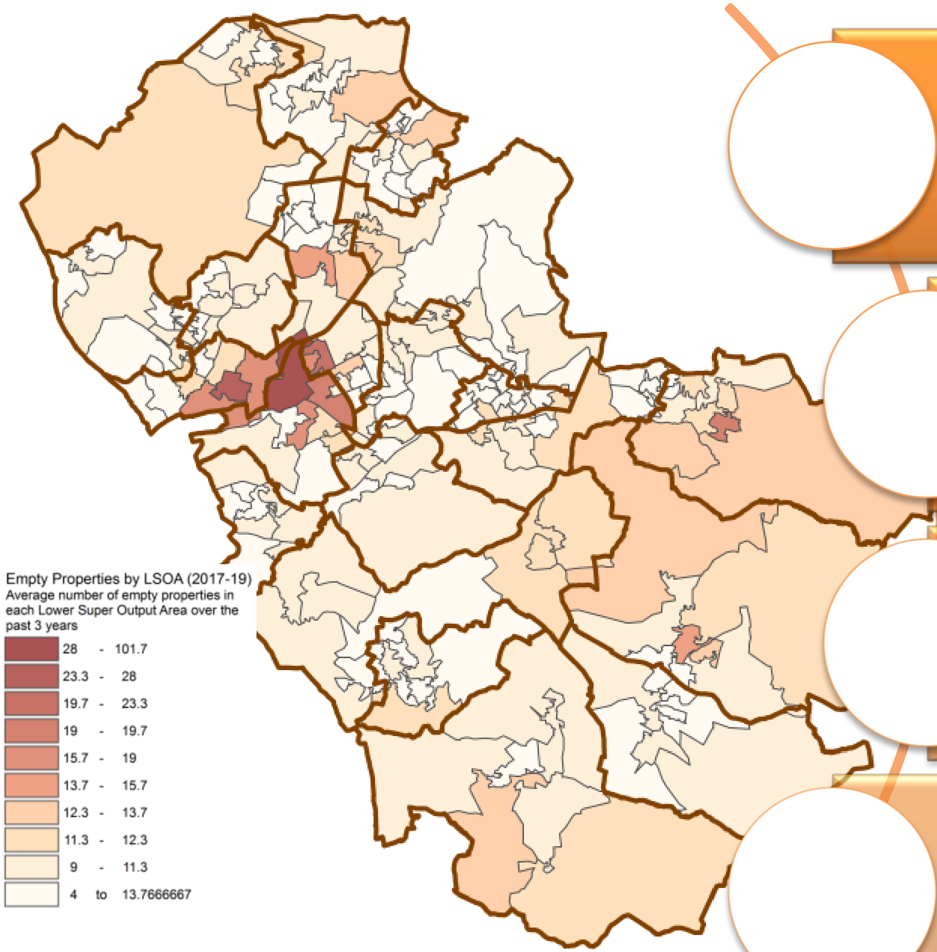




Above: Estimated number of owner occupied households per Ward.

Right: Map showing the percentage of owner occupier households in each lower super output area, with Ward boundaries.

Private sector stock condition



2.2% of residential properties in Rotherham are empty.
33% of empty dwellings in Rotherham have been empty for less than 6 months.

The proportion of private rented sector (PRS) properties is 16% and below the national average of 20.5%. Of those PRS properties identified, 10% are estimated to be houses of multiple occupation (HMO).

7% of the private sector housing stock is in a state of disrepair

10% of privately rented properties are in disrepair

13% of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

16% of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61 points which is slightly less than the national average (62 points)

11% of private sector households are experiencing fuel poverty

11% of households that privately rent are in fuel poverty

A private sector housing stock condition report and database was commissioned from the Building Research Establishment (BRE) in 2018. The purpose of the commission was to produce up to date private sector stock condition data, providing the percentage of dwellings meeting key indicators including: Category 1 hazards and Houses in Multiple Occupation (HMOs), information on EPC ratings, energy efficiency variables (wall and loft insulation), analysis of dwelling age data and empty dwellings – including length of time vacant and geographical distribution.

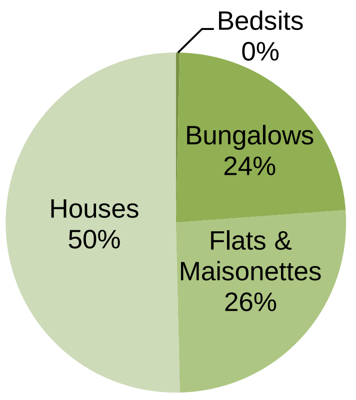
Four areas of the borough are subject to **selective licensing** landlord schemes. The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole ward. The four areas are; Dinnington, Eastwood, Maltby and Masbrough.

Council housing

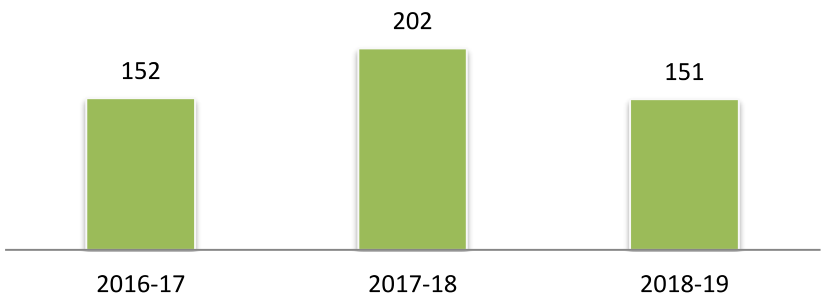
Council Housing overview

Rotherham		Stock	Turnover	Demand
Bedsit		76	18%	4.9
Bungalows	1 bed	2,787	8%	17.3
	2 bed	1,927	7%	41.7
	3 bed	49	8%	35.5
Flats	1 bed	2,131	15%	12.4
	2 bed	2,617	12%	12.2
	3 bed	264	13%	10.7
	4 bed	6	0%	0.0
	5 bed	1	0%	0.0
Houses	1 bed	4	0%	0.0
	2 bed	1,940	9%	24.4
	3 bed	8,020	5%	45.8
	4 bed	255	4%	23.0
	5 bed	2	0%	0.0
	6 bed	1	0%	0.0
Maisonette	1 bed	1	0%	0.0
	2 bed	182	17%	8.2
	3 bed	33	15%	9.4
	4 bed	1	0%	0.0
Total		20,297	8%	24.3

Current Stock



Right to Buy sales

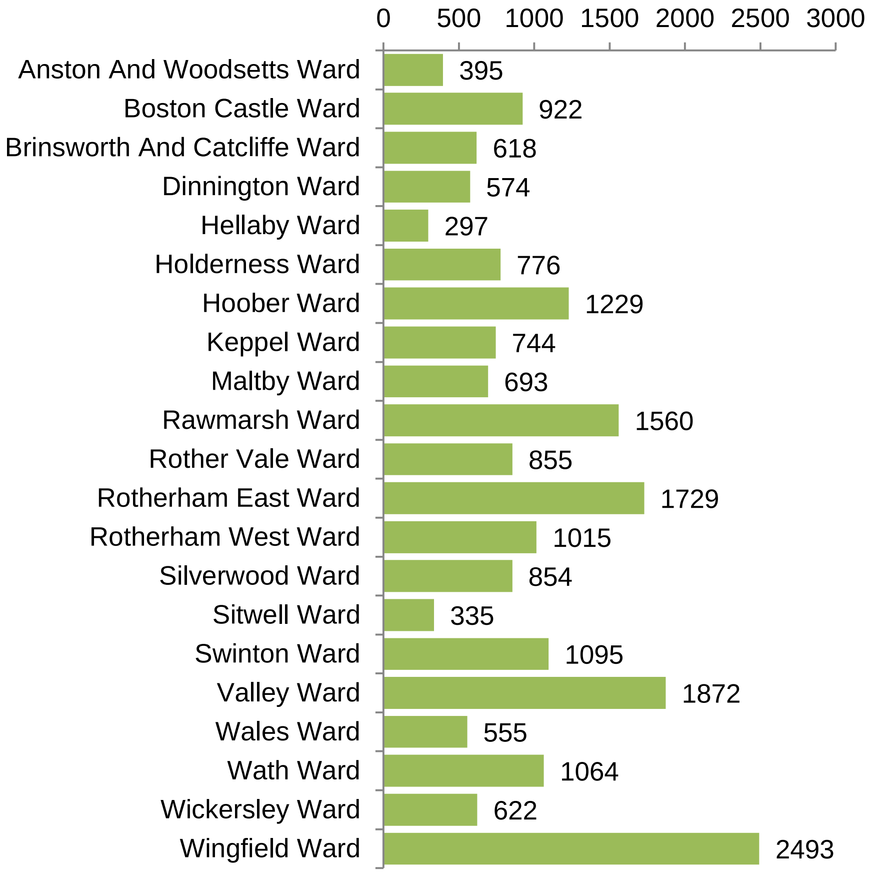


Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

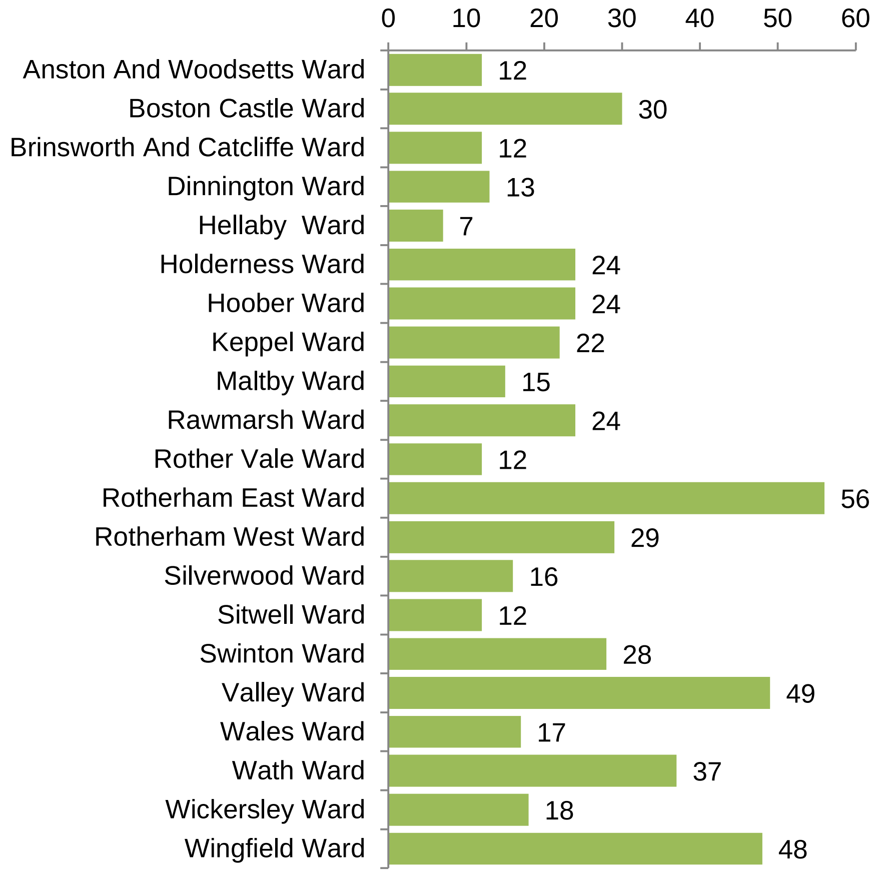
Council housing

Ward Analysis

Total council stock (April 2019)



Right to Buy sales (2016-19)



Council housing

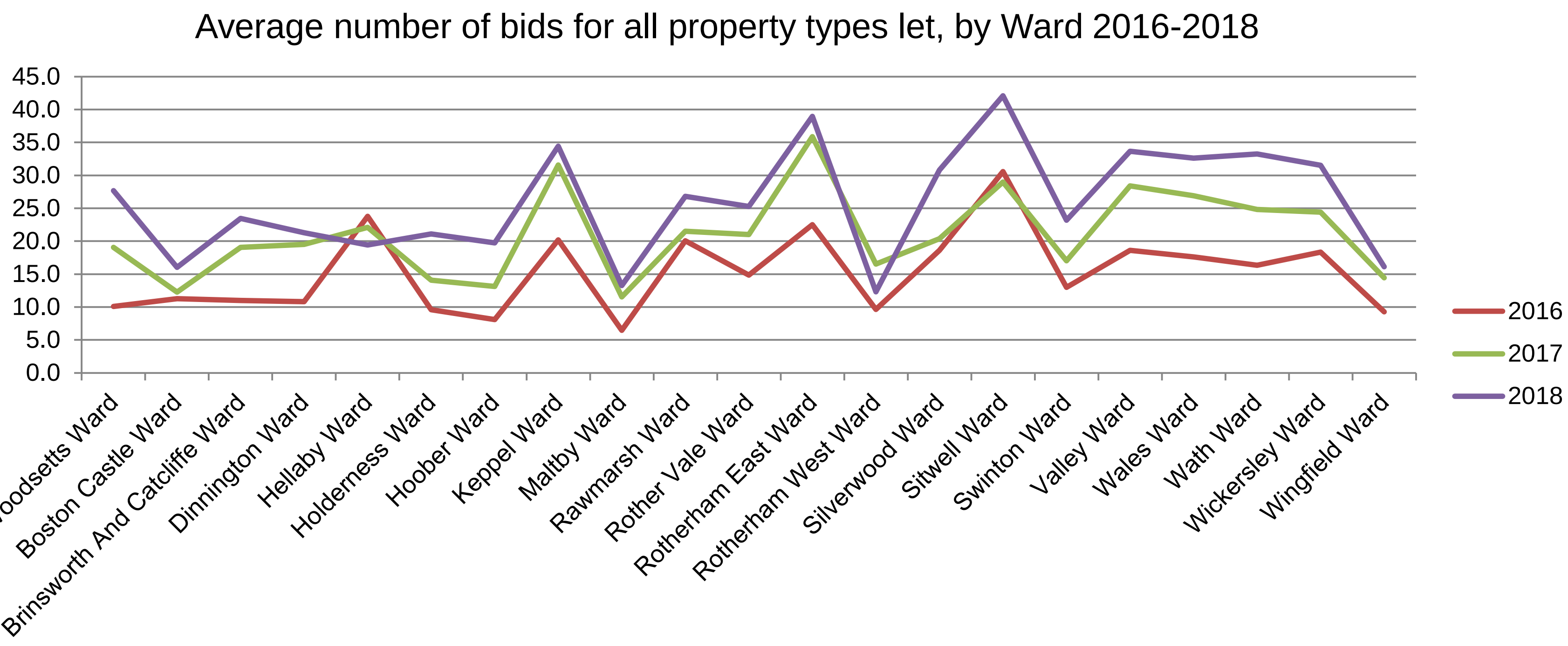
Stock (2019)	Bedsit	Bungalow			Flat & maisonette					House						Total
		1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	4 bed	5 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	
Anston And Woodsetts Ward		67	49	2	28	24	1				55	157	12			395
Boston Castle Ward	14	8	14	10	211	177	11				149	266	61	1		922
Brinsworth And Catcliffe Ward		100	94	1	115	60	2		1		34	205	6			618
Dinnington Ward		80	131	1	39	40					58	220	5			574
Hellaby Ward		76	26	2		29	1				57	106				297
Holderness Ward		145	100		46	98	10				36	333	8			776
Hoober Ward		281	161	5	133	102	6			1	103	431	6			1,229
Keppel Ward	2	116	6	2	111	99					84	323	1			744
Maltby Ward		98	36		88	12	5				126	317	11			693
Rawmarsh Ward		345	96	2	168	143	28				95	657	26			1,560
Rother Vale Ward		114	122	1	72	191	2				70	281	2			855
Rotherham East Ward	13	143	115	7	155	159	4				210	904	19			1,729
Rotherham West Ward	3	70	74	2	110	146	12	1		1	186	408	2			1,015
Silverwood Ward		164	142		37	146	3				41	311	10			854
Sitwell Ward		90	52	4	20	23	1			1	16	121	7			335
Swinton Ward		156	72	8	26	174	182	5			117	350	5			1,095
Valley Ward	15	270	119		85	194	3				203	929	53		1	1,872
Wales Ward		52	201			39					31	231	1			555
Wath Ward		122	244	1	39	45					52	548	13			1,064
Wickersley Ward		123	50	1	31	154	6	1			56	197	2	1		622
Wingfield Ward	29	167	23		618	744	20			1	161	725	5			2,493

Council housing

Demand (2018)		Bungalow			Flat			House			Maisonette		Ward Average
	Bedsit	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	2 bed	3 bed	4 bed	2 bed	3 bed	
Anston And Woodsetts Ward		9.8	39.3		11.3	21.0			37.5				27.7
Boston Castle Ward	4.7	23.0	67.0	25.0	19.0	9.4	6.0	17.4	26.1	9.0	7.8	8.5	16.0
Brinsworth And Catcliffe Ward		14.3	46.9		15.0	17.5	8.0		49.9				23.5
Dinnington Ward		12.0	28.9		11.8	25.0		25.4	36.0				21.3
Hellaby Ward		12.8	76.0					15.3	9.0				19.4
Holderness Ward		13.2	32.6		9.7	10.9	16.5	23.8	33.8	33.0			21.1
Hoober Ward		13.0	43.5	23.0	11.6	7.4		27.3	30.4				19.7
Keppel Ward		20.7			15.8	15.0		45.0	73.3				34.5
Maltby Ward		14.0	34.2		4.6	1.0	11.0	10.9	14.9				13.3
Rawmarsh Ward		19.9	60.3		13.3	12.2	3.8	21.6	47.7	29.0			26.8
Rother Vale Ward		13.0	31.9		14.6	14.9		20.8	59.7			7.0	25.3
Rotherham East Ward	1.5	26.6	65.9	42.0	14.9	23.2		22.4	65.2		14.3	20.0	39.0
Rotherham West Ward		19.0	21.3		7.8	14.1		5.4	15.9		8.5		12.3
Silverwood Ward		15.9	47.4		11.3	20.7		24.3	51.5	26.0			30.8
Sitwell Ward		22.2	58.4	52.0	28.5	33.0		27.0	85.5	53.0			42.1
Swinton Ward		18.8	43.7		12.4	15.4	13.9	29.5	49.0		5.0	3.0	23.2
Valley Ward	7.6	24.5	41.9		22.8	17.3	2.0	42.5	46.2	38.0	7.5		33.7
Wales Ward		8.0	26.5			14.7		53.2	44.0				32.6
Wath Ward		17.4	40.9		7.3	12.4		15.1	45.8				33.2
Wickersley Ward		17.4	89.0		23.3	27.5	9.0	24.0	58.9		10.1		31.5
Wingfield Ward	3.3	20.1	62.0		8.4	6.1	4.0	37.0	66.8		6.7		16.1
Rotherham Average	**4.9**	**17.3**	**41.7**	**35.5**	**12.4**	**12.2**	**10.7**	**24.4**	**45.8**	**23.0**	**8.2**	**9.4**	**24.3**

Council housing

Demand – 3 years analysis



Housing demand

A choice based lettings policy applies to anyone wishing to move to a council property. New or existing tenants must express an interest in a property by way of a 'bid'. We use bid information to help assess the demand for our properties.

In 2016 the average number of bids for all properties in all Wards was 14.3. This increased to 20.5 in 2017 and in 2018 it was 24.3. Two bed bungalows and two and three bed houses are in the highest demand. Bids are useful to assess a level of demand for a particular type or size of home however there are notable local variances, particularly where a property type or size is in limited supply. Demand differs between property size, type and area. It is also influenced by the number of new properties being advertised each year.

Council housing

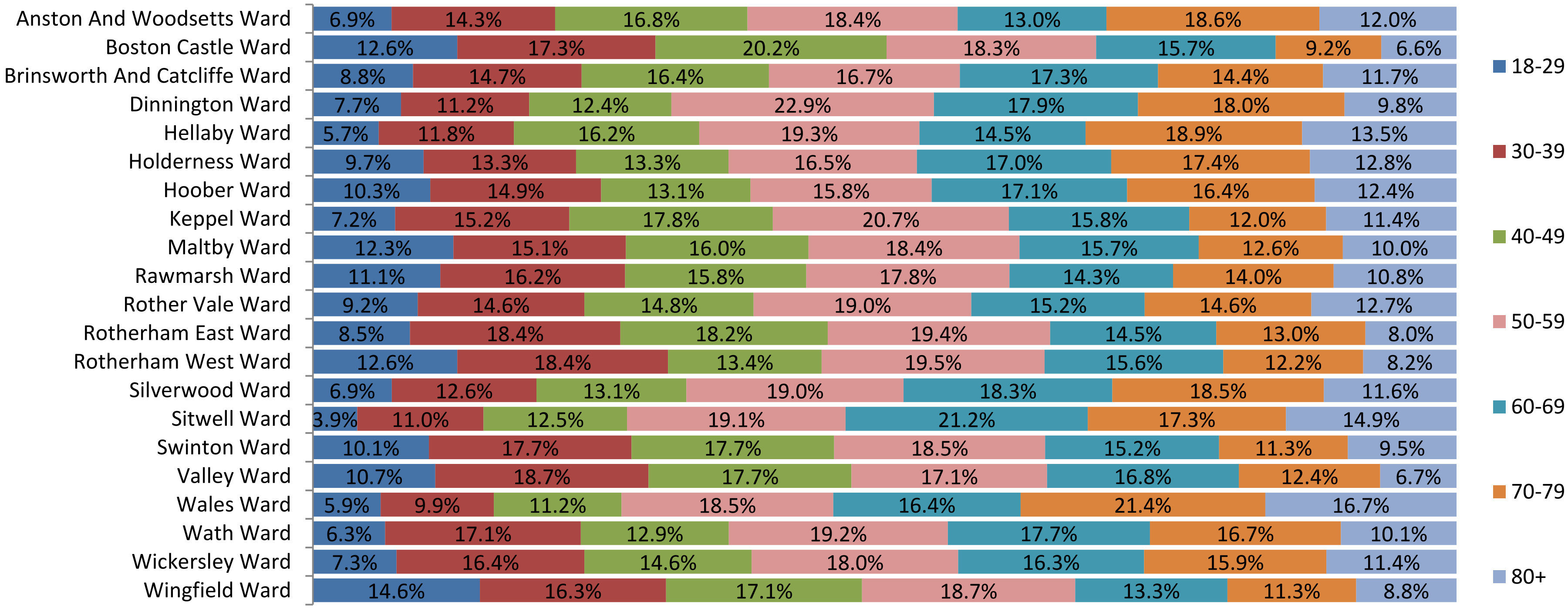
Housing register

The total number of people on the housing register has continued to increase over the last five years (figures taken at 1st April each financial year).

Year	2014-15	2015-16	2016-17	2017-18	2018-19
Total	5,371	6,135	6,404	6,674	6,825

Tenants

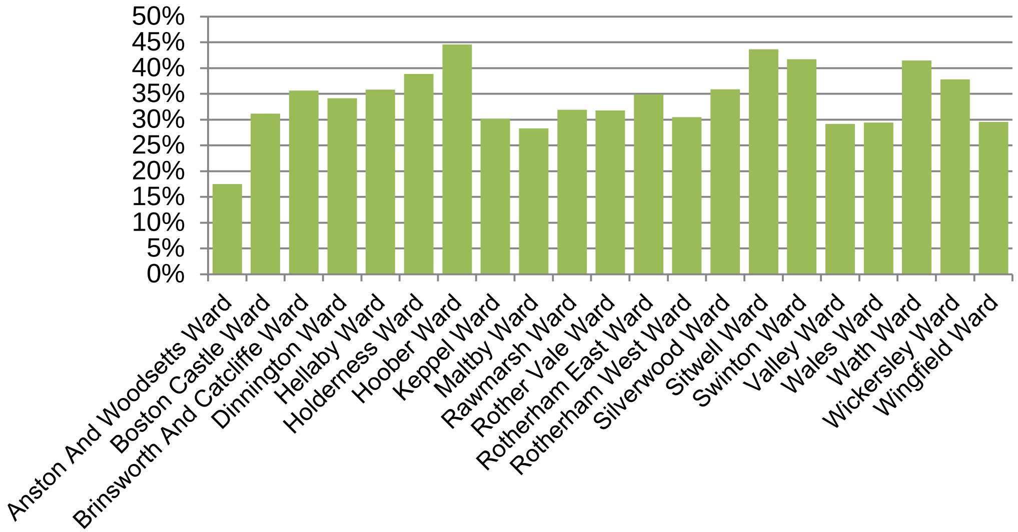
The makeup of tenants varies between Wards. The table below shows the age ranges of tenants by Ward. This will be linked to housing stock available in the Ward.



Council housing

Household makeup	Single	Couple /Single No U18s	Families
Anston And Woodsetts Ward	49.6%	33.7%	16.7%
Boston Castle Ward	52.4%	23.5%	23.7%
Brinsworth And Catcliffe Ward	55.6%	30.6%	13.7%
Dinnington Ward	50.9%	30.8%	18.1%
Hellaby Ward	52.0%	29.1%	18.9%
Holderness Ward	46.3%	29.3%	24.4%
Hoober Ward	54.0%	28.9%	17.0%
Keppel Ward	54.3%	26.9%	18.8%
Maltby Ward	46.6%	24.2%	29.2%
Rawmarsh Ward	53.2%	27.1%	19.6%
Rother Vale Ward	54.8%	28.9%	16.4%
Rotherham East Ward	41.5%	28.1%	30.4%
Rotherham West Ward	44.1%	28.6%	26.8%
Silverwood Ward	56.1%	28.6%	15.3%
Sitwell Ward	53.1%	31.5%	15.4%
Swinton Ward	40.6%	31.9%	27.4%
Valley Ward	50.9%	26.7%	22.4%
Wales Ward	44.0%	39.9%	16.2%
Wath Ward	39.9%	32.3%	27.8%
Wickersley Ward	51.6%	26.5%	21.9%
Wingfield Ward	58.9%	24.0%	16.9%
Rotherham	**50.2%**	**28.2%**	**21.5%**

Percentage of tenants in the Ward with a disability



The above graph highlights the percentage of existing council tenants with disabilities. 34% of council tenants have a disability, as of September 2019.

78% of council tenants are classed as sole occupants (single) or households/couples with no children. 42% of all council stock has three or more bedrooms. This would indicate that a sizeable proportion of the current demographic would benefit from the opportunity to move to smaller housing which may better suit their needs and could potentially reduce fuel poverty.

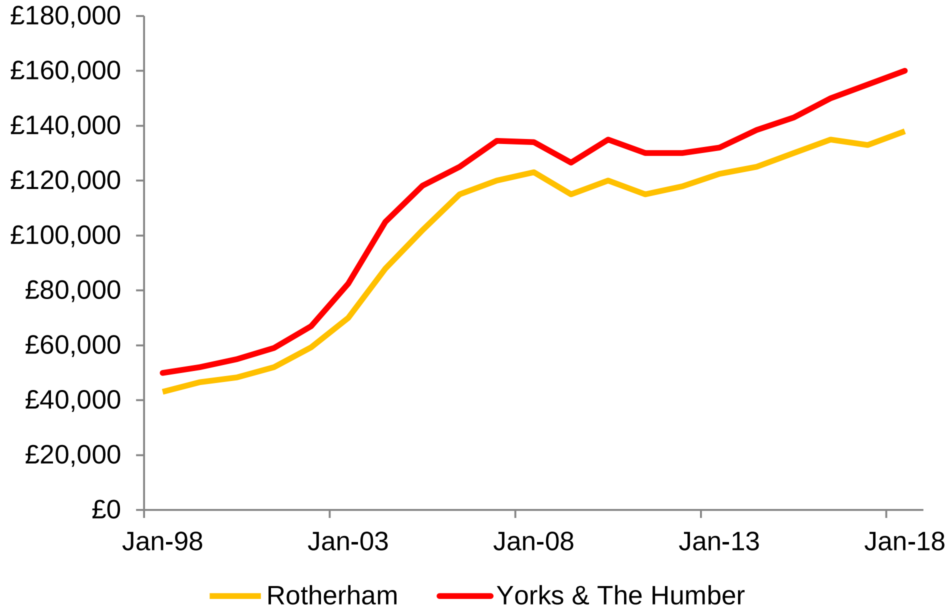
Note: Statistics on this page are from internal tenancy records and there may be discrepancies in regard to numbers of tenant's dependants. Improvements to the tenancy verification process should lead to more confidence in the data.

Housing market and affordability

Current house prices

Overall: £151,400

Detached:	Semi-detached:	Terraced:	Flat:
£247,900	£137,700	£95,300	£93,800



Source: ONS

Sales

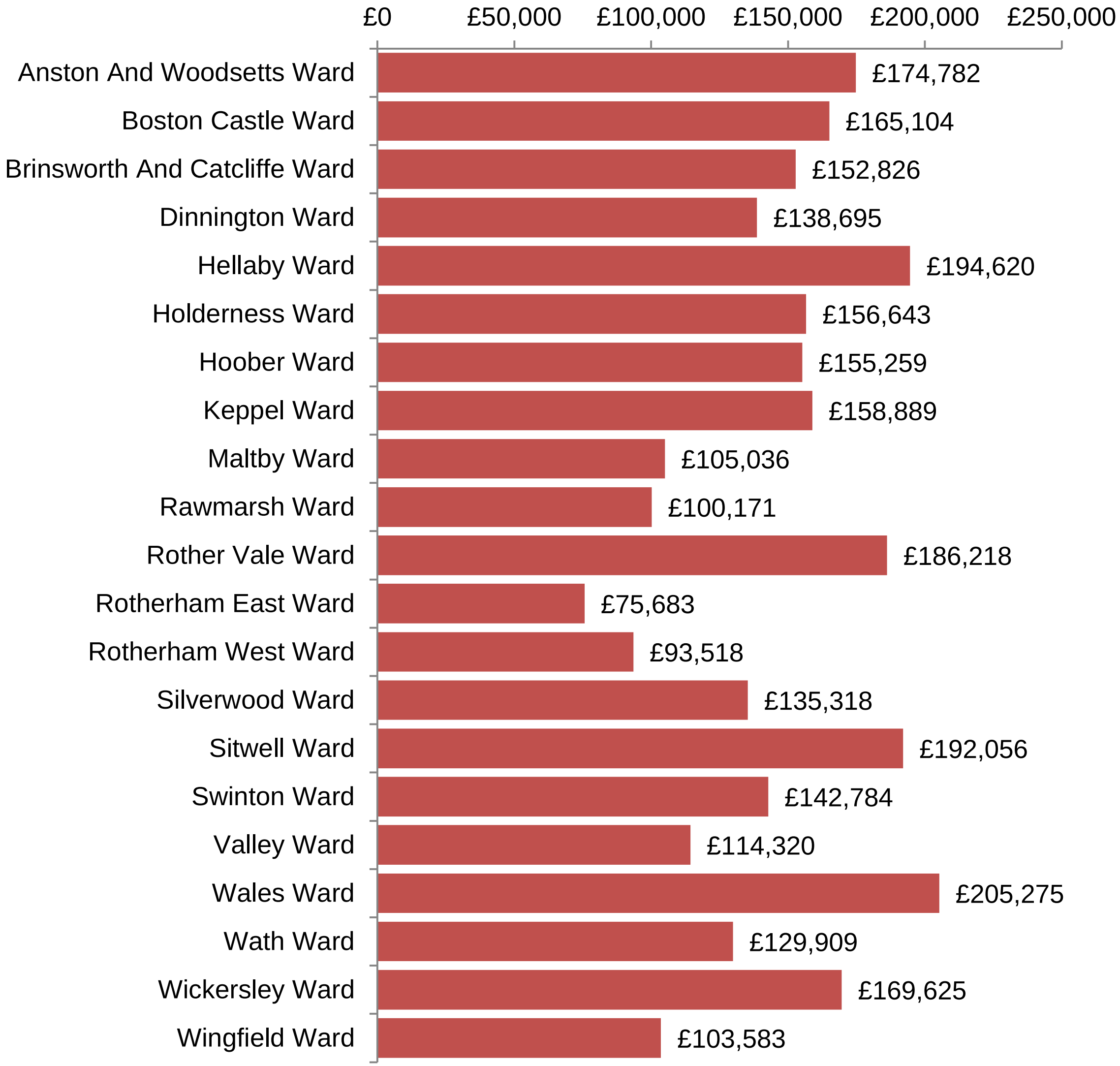
	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

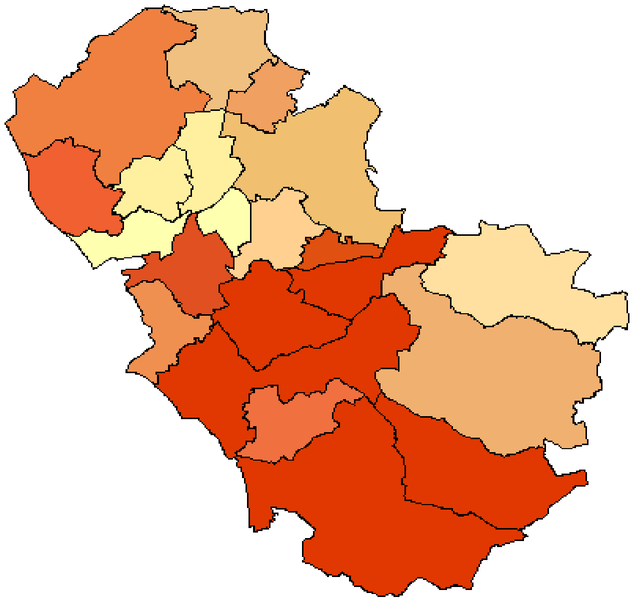
Average house prices in Rotherham are consistently lower than the Yorkshire and the Humber average. Turnover of private stock has been lower than Yorkshire and the Humber for the past four years. Rotherham has a lower level of terraced housing stock than neighbouring boroughs, which is reflected in the lower percentage of sales of terraced houses in 2018. The appetite for flats is also smaller than the Yorkshire and the Humber average.

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Average house price by Ward





The chart to the left shows the average house price per Ward as of July 2019. This is based on the previous three months of house sales. The range between the average house price in Wales Ward (£205,300) and Rotherham East Ward (£75,700) is almost £130,000.

This is mapped above. The average house price is on a scale, from darkest (most expensive) to lightest (least expensive).

The five Wards with the highest average house prices are all to the south of the town centre. Rotherham East Ward, Rotherham West Ward, Rawmarsh Ward and Wingfield Ward have the lowest average house prices and form the lighter ring of Wards in the north of the Borough.

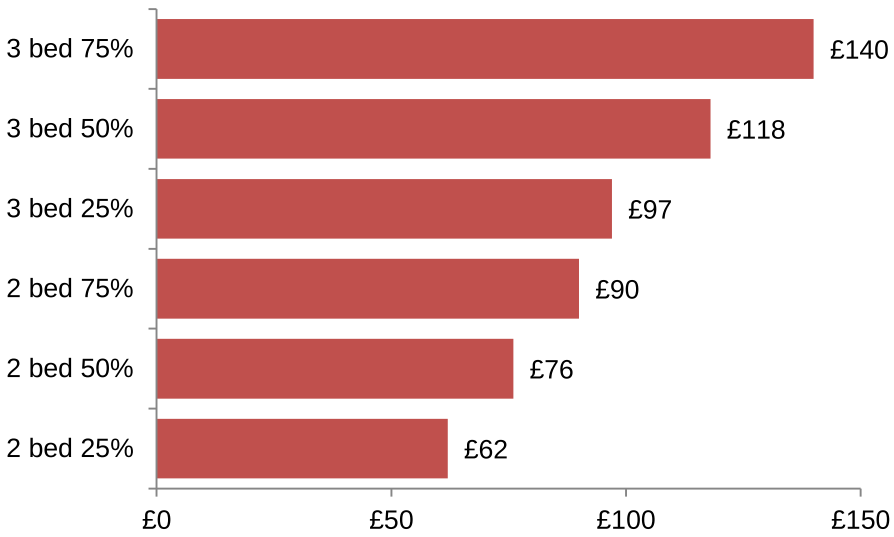
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£91	£73	£79	£66
2 bed	£109	£87	£97	£72
3 bed	£126	£101	£101	£78
4 bed	£195	£156	£138	£86

Shared Ownership



Average weekly market rent	1 bed	2 bed	3 bed	4 bed
Anston and Woodsetts Ward	£87	£132	£144	£204
Boston Castle Ward	£103	£103	£120	£166
Brinsworth and Catcliffe Ward	£101	£121	£137	£219
Dinnington Ward	£92	£115	£136	£183
Hellaby Ward	£87	£131	£144	£201
Holderness Ward	£114	£121	£138	£173
Hoober Ward	£87	£113	£126	£196
Keppel Ward	£103	£118	£125	£75
Maltby Ward	£75	£98	£103	£162
Rawmarsh Ward	£84	£99	£121	£173
Rother Vale Ward	£100	£120	£121	£207
Rotherham East Ward	£81	£98	£112	
Rotherham West Ward	£90	£103	£120	
Silverwood Ward	£92	£112	£138	£184
Sitwell Ward	£103	£126	£156	£229
Swinton Ward	£84	£103	£126	£167
Valley Ward	£87	£103	£115	£225
Wales Ward	£87	£117	£156	£213
Wath Ward	£90	£107	£126	£218
Wickersley Ward	£90	£122	£132	£184
Wingfield Ward	£87	£103	£126	

Above: Comparison of Ward average weekly rent levels.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

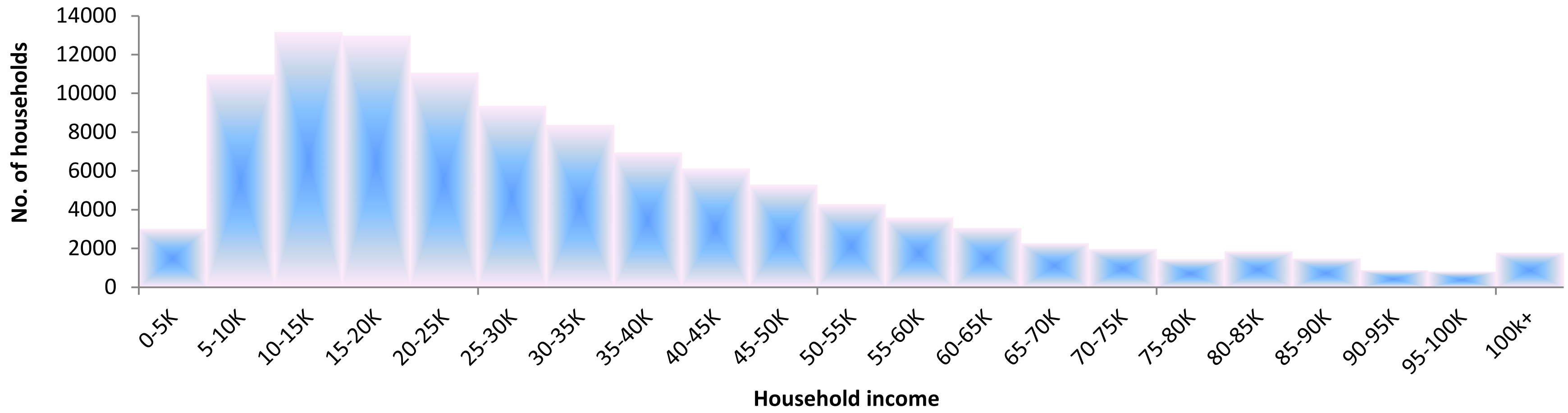
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£27,600** **Lower Quartile:** **£15,300**



20% of private sector is low income households

26% of private **rented** sector are low income households

House price to income ratio:

Rotherham:	4.54
Lower Quartile:	6.61
Yorkshire & Humber:	5.31

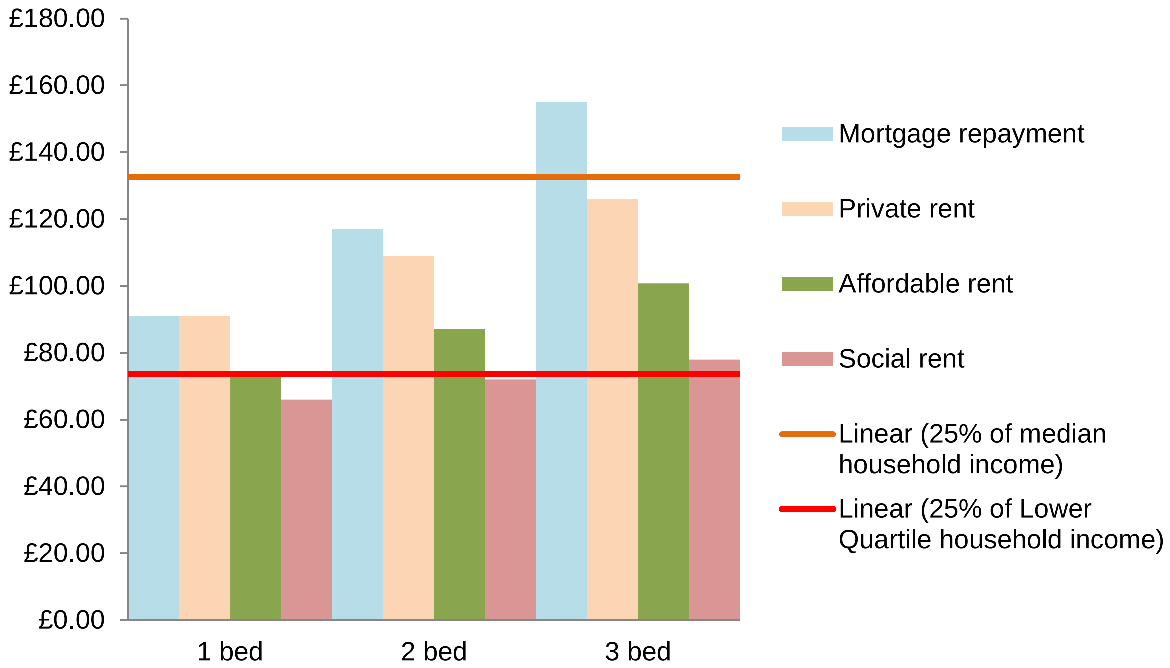
Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	25%
Terraced house	25%
Semi-detached house	47%



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a one, two and three bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Almost half of first time buyers in Rotherham could be priced out of buying a semi-detached house, and a quarter of first time buyers are priced out of buying a flat or terraced house. On average, the weekly mortgage repayment for a 3 bed house is £155, which is above the 25% of median household income to be spent on housing costs. The average house price in Rotherham is four and a half times the median household income of its population.

According to Zoopla research, the national average age of a first time buyer is 32, as of 2017. The number of first time buyers with children is increasing, so there will be greater demand for larger house types.

Local Housing Allowance rates cover the average cost of affordable rent for 1, 2 and 3 bed properties in the Borough, but not 4 beds.

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

The Strategic Housing Market Assessment (SHMA) 2018

The SHMA is a research study, designed to inform a Local Authority about its housing market, and enable the Local Authority to understand the nature and level of housing demand and need within their area. In 2018, Rotherham Metropolitan Borough Council and Sheffield City Council commissioned a joint SHMA to the Centre for Regional Economic Social Research at Sheffield Hallam University.

<u>Key findings</u>

It has been estimated that overall housing demand in Rotherham is for between 500 – 650 additional homes per year, for the next five to ten years. The Government, via the National Planning Policy Framework, has recently introduced a new Housing Delivery test. The Delivery Test is a way of calculating the number of new homes which need to be delivered within a Local Authority area and is linked to local income levels and house prices. The outcome of the Test is that 580 new homes are required annually as a minimum for Rotherham. The SHMA study has taken consideration the new Delivery Test methodology and the Delivery Test figure falls within the range suggested in the study.

A total of 716 affordable homes are needed in Rotherham to meet the Affordable Housing Need. This is three times the affordable need in the last study five years ago. This figure takes into account the current housing market and economic conditions, and does not necessarily need to be addressed by increasing the supply of new homes alone. The majority of new private development is delivered in response to the home ownership market and is profit driven, and as a result it is not necessarily having the right impact on affordability.

Average house prices have risen significantly - 17% over 5 years but income (gross weekly pay) has only increased by 10% over an equivalent period of time.

Large proportions of first time buyers are priced out of the market; 76% of first time buyers are priced out of the market at lower quartile prices.

Housing market and affordability

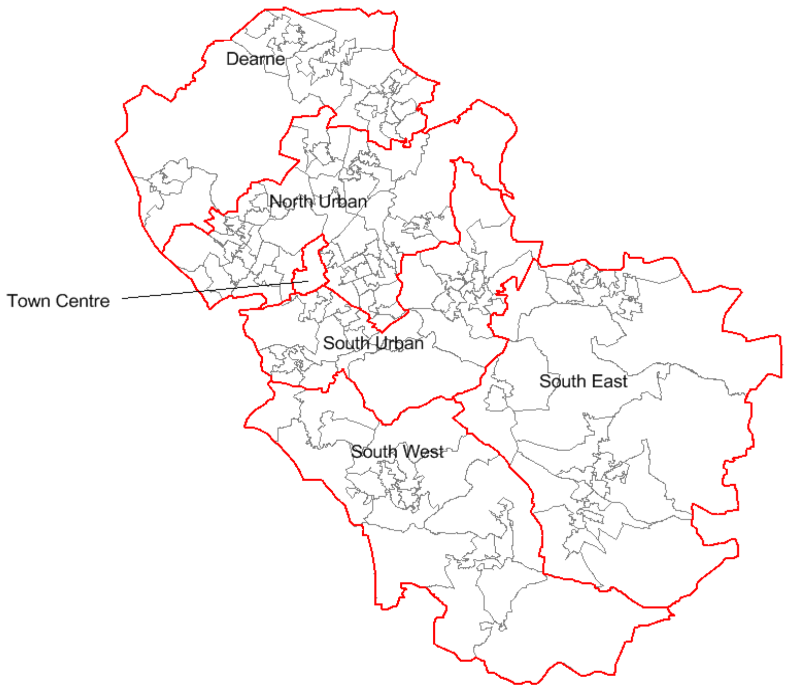
There are 11,422 new households already looking to form in the next three years from existing households. 76-89% of newly forming households cannot afford to buy.

Homeownership is the dominant tenure for expectant movers - 76% of potential movers will be looking to buy. 55% of households anticipate requiring a home that is adapted to allow them to live as independently as possible. Over 90% of respondents to the survey aspire to move to either a semi-detached or a detached property. Generally, there is a preference for households to live in 2 or 3 bed properties, whereas, in newly forming households there is a greater demand for fewer bedrooms i.e. 1 and 2 bed properties.

The 2015 SHMA determined that Rotherham was made up of five Housing Market Areas (HMAs), however in 2018 the Town Centre Lower Super Output Area was added as a HMA. The HMAs operate as smaller distinct markets; movement between properties and tenure is quite self-contained in each.

The six HMAs are:

- Dearne
- North Urban
- South Urban
- South East
- South West
- Town Centre



Development

The Council has delivered over 230 new homes through its new build and acquisitions programme over the last five years, many of which meet the needs of older residents or households with a disabled family member. In the last 12 months, 67 new council homes have been completed or acquired and a further 49 started. In addition to this, there are a further 58 units due for completion at Bellows Road, Rawmarsh before the end of 2019 with 171 new starts in the town centre due to start in February 2020 (see detail below).

The current housing development programme is focussed on building new homes to meet a range of housing needs; this includes properties for rent, shared ownership and for sale. Over £50m of HRA capital resources has been committed to new house building over the next three years. Many of these homes will be targeted at specific groups such as first time buyers, older people, young vulnerable people and households with a disabled family member, to ensure Rotherham's local housing needs are met and to help improve people's health and wellbeing and independence.

The current development programme includes:

Site Clusters programme with Wates (217 homes) – This is a HRA funded programme (with an element of Homes England grant) to build 217 homes on seven sites across the borough. This is an innovative partnership approach that has enabled non-viable sites to be developed by linking them with higher value sites and using sales receipts to cross-subsidise Council housing in areas where it is most needed. All sites in build are on track for completion in 2020.

Shared Ownership and Affordable Housing Programme (SOAHP) (227 homes) – This is a programme of shared ownership and Council rent homes, funded by the HRA and with a £30K per unit contribution from Homes England. This programme also includes 18 specialist bungalows for older and / or disabled people. Bellows Road is due for completion and the Broom Hayes development in Broom Valley is on site and due for completion in 2020.

109 of the units from the Site Clusters programme are subject to SOAHP funding and have been included in the 227 homes figure above. Therefore, the combined figure for units delivered through the Site Clusters programme and SOAHP programme is **335**.

Strategic acquisitions programme – The Council continues to purchase Section 106 new build properties (and in some case non-new build empty properties) where this offers value for money and strategic fit, to ensure we can continue to provide affordable Council rented homes in areas where they are most needed. The Council is currently focusing its acquisitions programme in areas where there are limited opportunities to directly build Council homes, and in particular where developers can offer bungalows to meet the needs of our ageing demographic.

Development

<u>Town centre</u>

- Sheffield Road Car Park (78 homes)
- Millfold House (39 homes)
- Henley's Garage Site (54 homes)

The Council is proposing to directly deliver new housing on these three strategic gateway sites. 171 new homes are proposed, including market sale, shared ownership and Affordable Rent. Planning applications have been submitted and work is expected to start early in 2020.

Future development programme

The Council is currently working on its future housing growth programme and has identified a pipeline of opportunities which could see the following brought forward by 2025:

- 681 new homes through Council direct delivery and acquisitions
    - 602 council rent (social + affordable)
    - 31 shared ownership
    - 48 market sale
- 764 new homes through Council enabled delivery
    - 689 via land sale
    - 75 via land transfer
- 1445 total

The Strategic Housing and Development team are also working with other Council departments to look at wider council assets, as well as working with other partners to look at market opportunities.

Development

The Rotherham Local Plan Sites and Policies document, which allocates the Borough's housing development sites, was adopted by Rotherham Council in June 2018. The following sites are allocated for future residential development:

Ward	Site Name	Estimated no. of homes
Anston And Woodsetts Ward	Land To The East Of Penny Piece Lane and Land Between Sheffield Road And Mineral Railway	66
Boston Castle Ward	Land To West Of Westgate, Land At The Junction Of Wellgate And Hollowgate, Land Off Godstone Road, Boswell Street And Arundel Road and Herringthorpe Leisure Centre	427
Brinsworth And Catcliffe Ward	Land West Of Sheffield Lane, Blue Mans Way, Waverley New Community and Mixed Use At Waverley	4,053
Dinnington Ward	Timber Yard Off Outgang Lane, Land Off Oldcoates Road (West), Land Off Athorpe Road, Allotment Land Off East Street, Land Off Silverdales / Lodge Lane and Land Off Wentworth Way	960
Hellaby Ward	Pony Paddock Off Second Lane, Land Off Nethermoor Drive/ Second Lane, Park Hill Lodge and Land Off Rotherham Road	294
Holderness Ward	Land At Junction Of Main Street And Rotherham Road Swallownest, Land To East Of Lodge Lane, Aston Common East Of Wetherby Drive, Land Off Mansfield Road, Aston Common South Of Mansfield Road	476
Hoober Ward	Land Off Wentworth Road, Land Off Symonds Avenue, Land Off Stubbin Road, Land To The East Of Cortonwood Business Park, Highfield Farm, Off Orchard Place and Land Off Ponterfract Road	651
Keppel Ward	Land At Thorpe Common, Land At Eldertree Lodge and Land To The North Of Upper Wortley Road	204
Maltby Ward	Properties Along Newland Avenue, Braithwell Road And Chadwick Drive, Tarmac Site Off Blyth Road, Land To The South Of Stainton Lane and Recreation Grounds And Allotments To The East Of Highfield Park	647
Rawmarsh Ward	Land Off Westfield Road, Land To Rear Of Properties On Occupation Road, Bellows Road Centre, Land Off High Street and Land To East Of Harding Avenue	427

Development

Rother Vale Ward	Land To The South Of Wood Lane, Green Arbour School Playing Field, South Of Ivanhoe Road, Off Sawn Moor Road, Land To East Of Park Hill Farm and Waverley New Community	396
Rotherham East Ward	Land Off York Road and Off Far Lane	43
Rotherham West Ward	Bassingthorpe Farm Strategic Allocation, Land Between Fenton Rd And Henley Lane, Land Behind Bradgate Club, Former Thorn Hill Primary School and Land Adjoining Ferham Rd And Belmont St	128
Silverwood Ward	Land North Of Kilnhurst Rd, Rawmarsh, Land To North Of St Gerard's Catholic Primary School, Fosters Garden Centre, Land Off Allott Close and Land East Of Moor Lane South	830
Sitwell Ward	Off Lathe Road/ Worry Goose Lane, Off Shrogswood Road and Swinden Technology Lab	886
Swinton Ward	Civic Hall Site, Charnwood House, Croda Site and Off Lawrence Drive, Piccadilly	419
Valley Ward	Dalton Allotment Site, Land To North West Of Doncaster Road Dalton, Chesterhill Ave - Thrybergh, Whinney Hill Site A and East Of Brecks Lane, R/O Belcourt Road	481
Wales Ward	Chapel Way, Hard Lane, Keeton Hall Road, North Farm Close and Land Off Winney Hill	469
Wath Ward	Brameld Road and Land Off Farfield Lane	274
Wickersley Ward	Land Off Melciss Road	45
Wingfield Ward	Bassingthorpe Farm Strategic Allocation, Land North Of Harold Croft, Land Northwest Of Munsbrough Lane, Land Off Munsbrough Lane and Land Between Grayson Rd And Church St	2,575
	Total	**14,751**

* Bassingthorpe Farm overlaps Wingfield and Rotherham West Ward; the total estimated number of homes has been included in the Wingfield total. Similarly, Waverley New Community is counted in the Brinsworth and Catcliffe Ward rather than Rother Vale Ward.

It is anticipated that the release of new land will stimulate the local market and there will be an increase in private development. This will also open up a number of opportunities to increase the numbers of affordable housing via section 106 agreements.

Each individual Ward profile will provide more detail of recent and future development in that particular Ward.

Summary and recommendations

Summary

Current delivery of new homes is not keeping up with the demand from new and emerging households. Affordable housing need is not being met; the shortfall has trebled between assessments in 2015 and 2018.

Rotherham's average house prices and household income levels are below both the regional and national averages. Although this provides more 'affordable' housing for people considering home ownership, choice can be limited to older properties which may require an increased level of investment and maintenance now or in the future. House prices are on average, four and a half times median household income. This figure rises to 6.61 times the lower quartile household income.

New housing is being developed and offers good quality but does not always address local affordability issues because of increasing land and build costs.

Home ownership levels are decreasing in line with national trends. Some of the main barriers are accessing affordable home ownership and limited choice. Many residents struggle to hold savings and first time buyers appear to have limited access to the size of deposits required.

Difficulty in accessing affordable housing increases pressure on the Council waiting lists as well as increasing demand for private rented homes. The housing register has continued to grow over the past five years, and so has the size of the private rented sector. Private rented housing is often clustered / concentrated in location, usually in areas of low demand and varies in cost and quality. The likelihood of hazards and disrepair is greater in privately rented properties than privately owned properties.

The population is ageing, with the over 65s age group increasing faster than any other and ahead of national trends. By 2030, it is predicted this group will have increased by 30%. There is a limited supply of accessible housing to meet needs. Bungalow values have increased significantly above average property values which limits access for home owners wishing to down size and free up equity.

There is still a relatively large social housing sector in Rotherham but changes in household sizes and access to benefits means that the profile of council stock may not fit with demand. Increasing numbers of people are choosing to live alone yet around half of Rotherham's housing stock is family housing.

Summary and recommendations

Recommendations

- Enable more high quality, affordable homes for rent and sale
- Increase the supply of social and affordable housing that meets the needs of an ageing population, under 35s and those with specialist housing needs
- Explore opportunities to re-model and invest in existing stock, ensuring decisions around investment make best use of our stock
- Provide a range of housing options suitable for older people that can in turn assist in freeing up family size homes and ensure the homes they occupy can accommodate changing needs
- Develop a wider range of home ownership products to support first time buyers and downsizers, including shared ownership
- Consider piloting modern methods of construction to see where efficiencies can be made on build costs and in increasing delivery of new homes
- Increase s106 acquisitions to meet local housing need, particularly where council housing development land is limited
- Explore the potential to acquire stock in areas where there are limited opportunities to purchase or develop new housing
- Develop a pipeline of projects to ensure continued delivery of new council housing

Glossary

Affordable housing

Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Affordable rent

Hometrack calculates affordable rent at 80% of the median rent for the location.

Economic Activity

The economic activity analysis from the Census applies only to people aged 16-74. Economically active people are those who were working in the week before the Census. In addition, the category includes people who were not working but were looking for work and were available to start work within 2 weeks. Full-time students who are economically active are included but are identified separately in the classification. The specific categories of economic inactivity are: Retired, Student (excludes those students who were working or in some other way were economically active), Looking after family/home, Permanently sick/disabled and Other.

Household disposable income

Disposable income, also known as disposable personal income (DPI), is the amount of money that households have available for spending and saving after income taxes have been accounted for.

House price to income ratio

The ratio of median house prices to median household disposable incomes, expressed as years of income. The higher the ratio, the less affordable it is for households to get onto the property ladder.

Houses of multiple occupation

A HMO is a property occupied by 5 or more unrelated persons, who share an amenity such as a kitchen or toilet in more than one household. The full guidance document and licensing application can be found here and here.

Glossary

Housing revenue account

This is the financial management system where rental income and housing assets are managed.

Intermediate tenures

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels

LLPG

Local Land and Property Gazetteer is the address database managed by local authorities that records all properties in the Borough.

Local Housing Allowance (LHA)

The Valuation Office Agency determines (LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA). This is the area within which a person might reasonably be expected to live.

Low income households

A household in receipt of: income support, housing benefit, attendance allowance, disability living allowance, industrial injuries disablement benefit, war disablement pension, pension credit, child tax credit, working credit. For child tax credit and working tax credit, the household is only considered a low income household if it has a relevant income of less than £15,860. The definition also includes households in receipt of Council Tax reduction and income based Job Seekers Allowance.

Lower quartile house price

This enables the assessment of housing affordability when viewed alongside average or lower quartile income for given areas. The lower quartile is the value determined by putting all the house sales for a given year, area and type in order of price and then selecting the price of the house sale which falls three quarters of the way down the list, such that 75% of transactions lie above and 25% lie below that value.

Glossary

Lower quartile house price to income ratio

The ratio of lower quartile house prices (as defined above) to lower quartile familial disposable incomes, expressed as years of income.

Market rent

The average rent in the private rented sector.

Rent to Buy

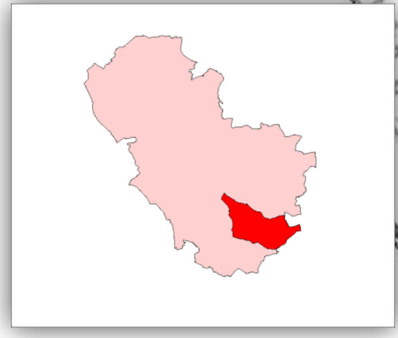
Scheme where a newly built home is rented at approximately 20% below the market rate for up to five years. Paying less rent gives the tenant the chance to save a deposit to buy a share of the home. The tenant is under no obligation to buy a share of the home and can move elsewhere.

Section 106

This is part of planning policy and it allows affordable housing to be secured as a proportion of a private housing development.

Shared ownership

This scheme allows the purchase of a stake (usually between 25% and 75%) in a property. Rent is paid on the remaining share to the landlord.

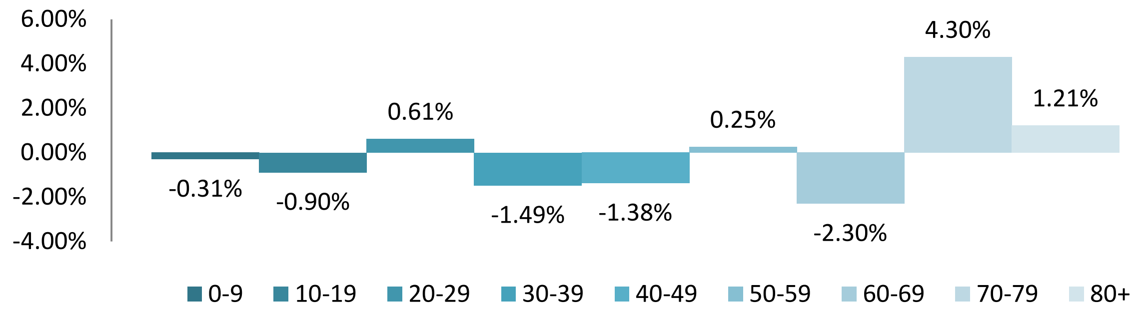


Anston

and Woodsetts Ward

Demographics

Population



Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Anston and Woodsetts Ward has an older population that the Borough average, with 2017 estimates suggesting an increase of over 5% of over 70s since 2011.

Economic Activity

- 61% • Employed
- 3% • Unemployed
- 2% • Students
- 34% • Economically Inactive

of which:

- 23% • Retired

Ethnicity

Ward
- White – 98.7%
- Asian or Asian British – 0.6%
- Mixed – 0.6%
- Black or Black British – 0.1%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

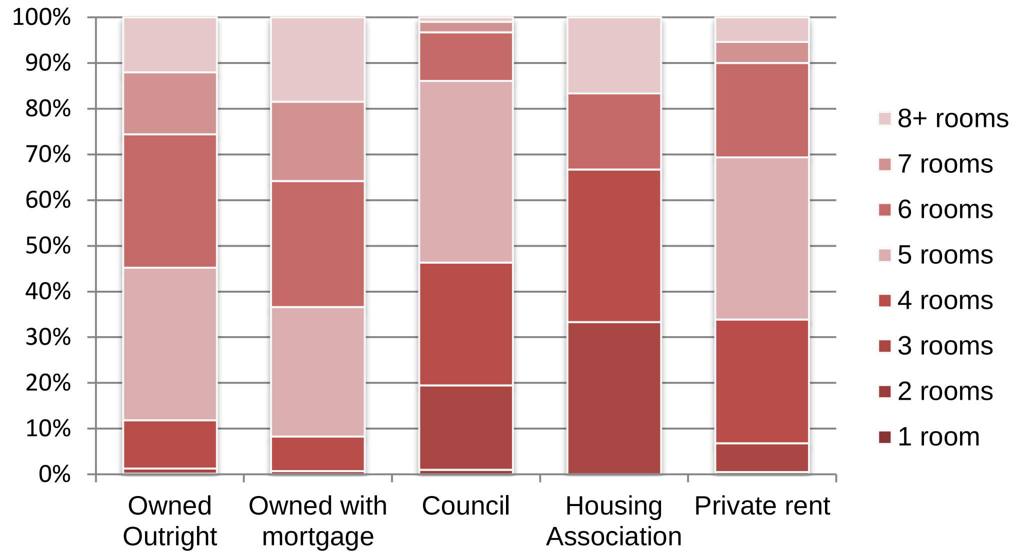
Source: ONS, Census 2011

Tenure

- **81.1%** • Owner Occupied
- **9.4%** • Private Rented
- **9.5%** • Social Housing

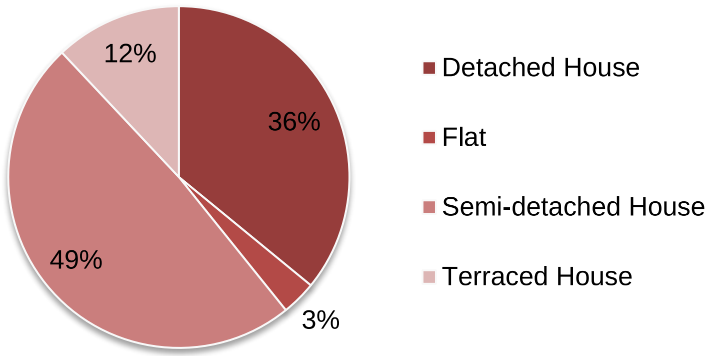
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house



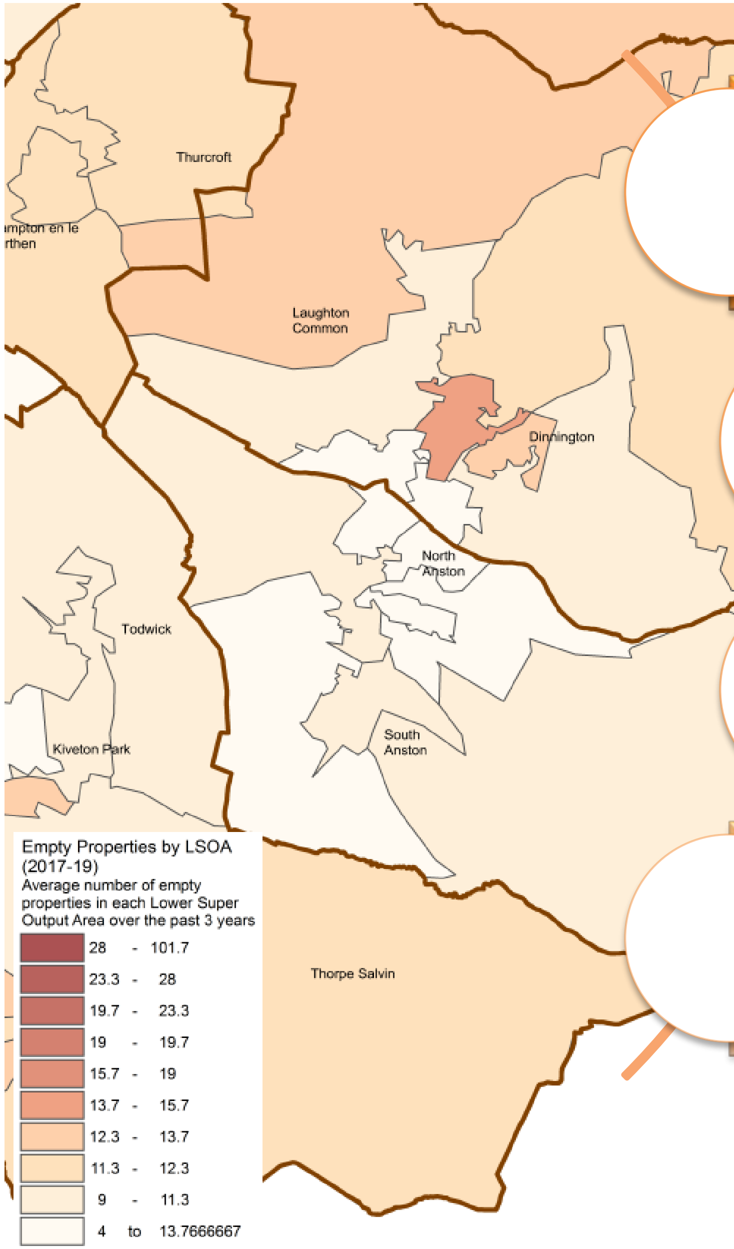
Source: 2018 LLPG figures

Anston and Woodsetts Ward has one of the highest levels (81.1%) of owner occupied housing in the Borough, almost 20% higher than average.

The Ward has the second lowest level of social housing, at 9.5% of total stock. This is less than half the Borough social housing average of 22.5%.

Although almost half of the housing stock is semi-detached houses, 36% of stock is detached houses. This is one of highest levels in the Borough.

Private sector stock condition



The number of addresses identified as empty was 1.5% (↓0.7%) of all stock, which is less than the Borough average.

The proportion of private rented sector (PRS) properties is 9% (↓7%). Of those PRS properties identified, 6% (↓4%) are estimated to be houses of multiple occupation (HMO).

4% (↓3%) of the private sector housing stock is in a state of disrepair

6% (↓4%) of privately rented properties are in disrepair

10% (↓3%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

12% (↓4%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is the same as the Borough average (61 points)

8% (↓3%) of private sector households are experiencing fuel poverty

11.5% (↑0.5%) of households that privately rent are in fuel poverty.

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

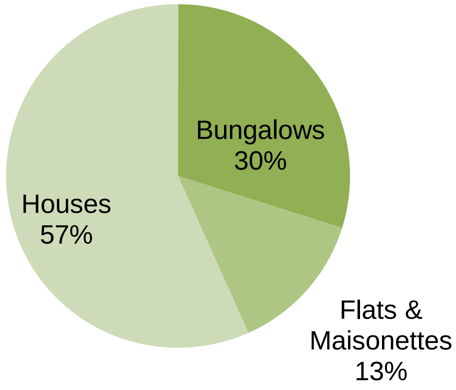
Source: BRE Private Sector Stock Condition Report

Council housing

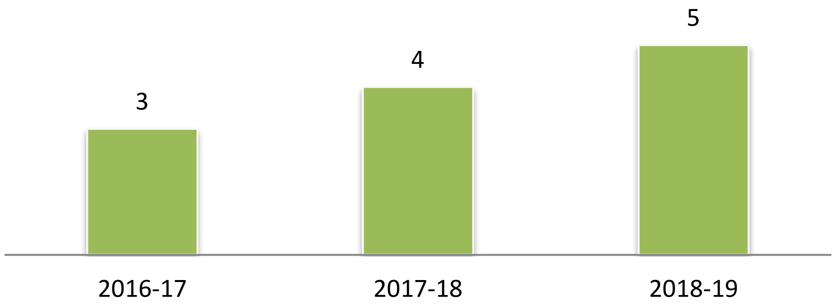
Overview

Anston And Woodsetts Ward		Stock	Turnover	Demand
Bedsit		0	0%	0.0
Bungalows	1 bed	67	9%	9.6
	2 bed	49	6%	39.3
	3 bed	2	0%	0.0
Flats	1 bed	28	11%	11.3
	2 bed	24	4%	21.0
	3 bed	1	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	55	0%	0.0
	3 bed	157	8%	37.5
	4 bed	12	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0	0%	
	2 bed	0	0%	0.0
	3 bed	0	0%	0.0
	4 bed	0		
Total		395	7%	27.7

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

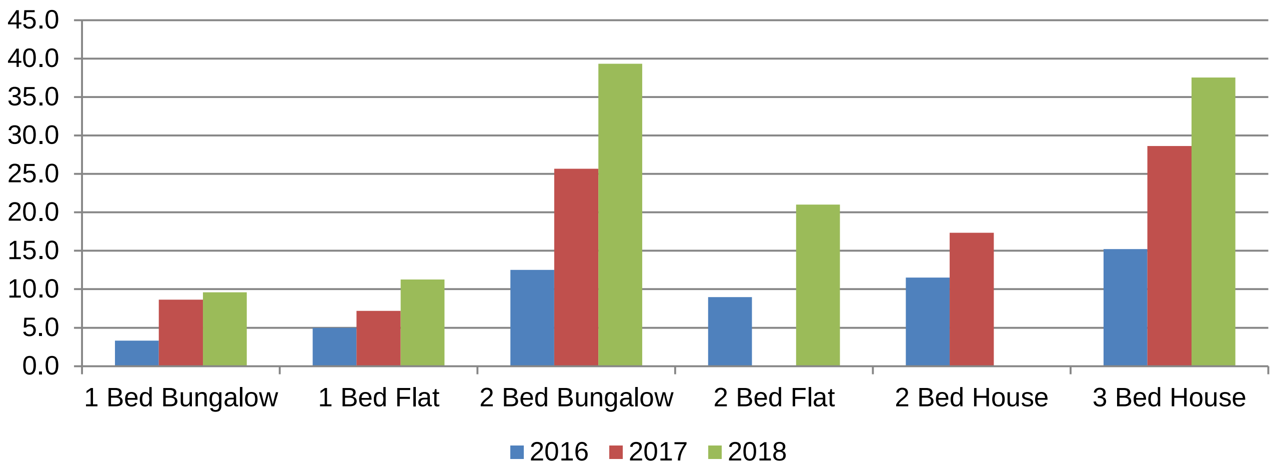
Council housing

Stock and demand – by area (2018)

Anston & Woodsetts Ward	North Anston		South Anston		Woodsetts		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	55	11.7	6	7.0	6	6.0	67	9.6
1 Bed Flat	28	11.3					28	11.3
2 Bed Bungalow	19	39.3	16		14		49	39.3
2 Bed Flat	24	21.0					24	21.0
2 Bed House	54				1		55	
3 Bed House	107	35.8	28	43.3	22		157	37.5
3 Bed Bungalow	2						2	
3 Bed Flat	1						1	
4 Bed House	11		1				12	
Area Total	301	27.5	51	34.3	43	6.0	395	27.7

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Anston and Woodsetts Ward has one of the lowest levels of council stock in Rotherham. The majority of the stock is in North Anston.

Turnover in this Ward (7%) is slightly lower than the Rotherham average (8%).

There has been 12 Right to Buy sales over the past three financial years, which is a low amount but relates to the low level of stock in the Ward.

Overall demand is slightly above the Rotherham average (24.3 bids), with 2 bed bungalows and 3 bed houses most popular.

Demand for all types of council housing has increased over the past three years in this Ward.

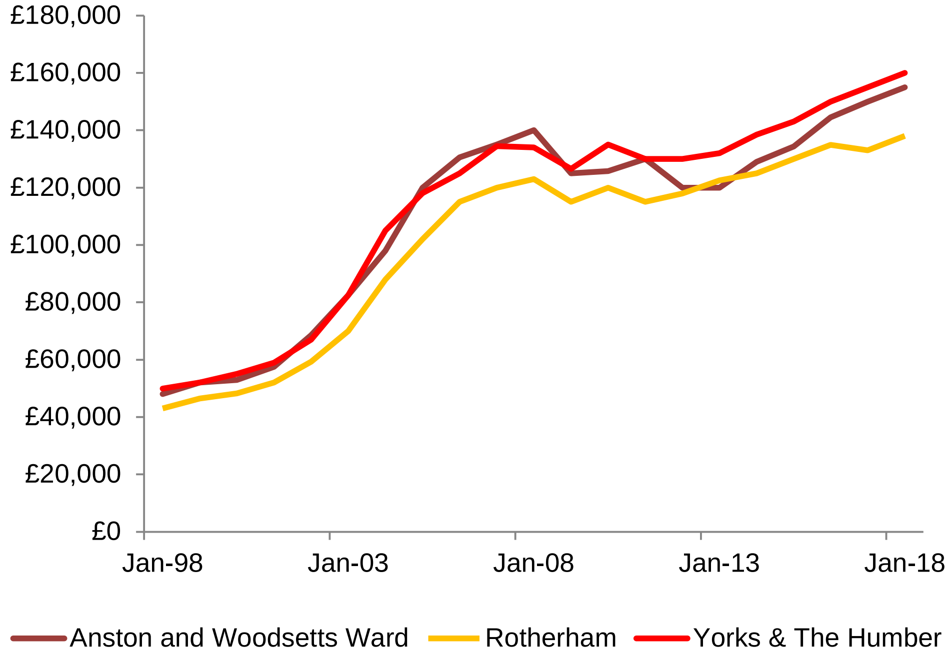
Existing tenants in this ward are likely to be older and less likely to be families.

Housing market and affordability

Current house prices

Overall: £174,800

Detached: £263,800	Semi-detached: £137,900	Terraced: £123,200	Flat: N/A



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Anston and Woodsetts Ward	3.5%	3.6%	2.9%	3.4%	9%	50%	41%	0%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

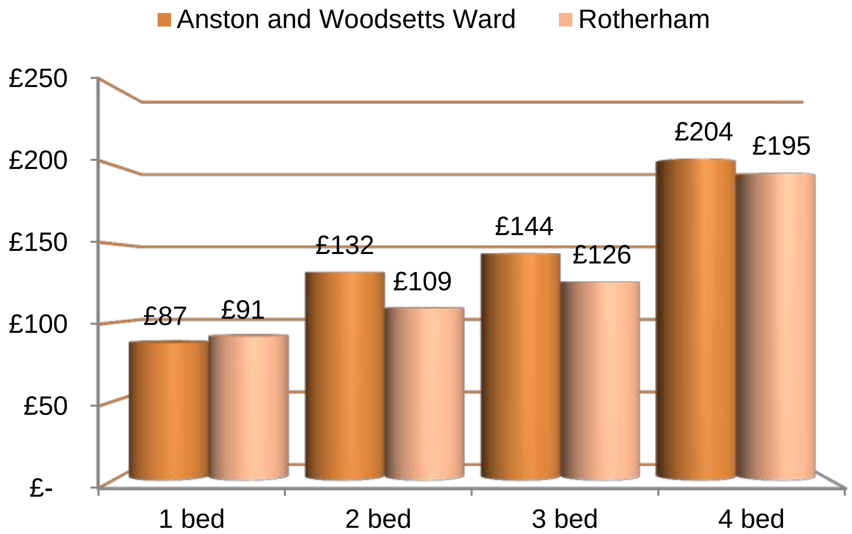
Median house prices in Anston and Woodsetts Ward are above the Rotherham average and it is amongst the most expensive Wards in Rotherham. Prices have increased by £35k on average over the past five years. The majority of sales are semi-detached, however there is a high number of detached sales (41%) compared to the proportion of total detached stock (36%). Flat sales are scarce; there have only been 13 sales over the past five years (there is currently not enough data to generate an average sales price for flats).

(Source: Hometrack, unless otherwise stated)

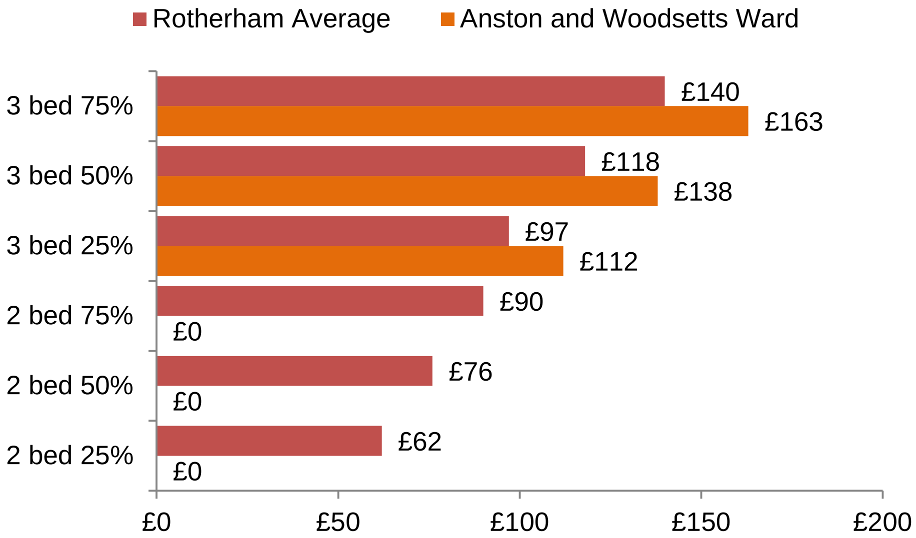
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£132	£106	£97	£72
3 bed	£144	£115	£101	£78
4 bed	£204	£163	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a two bed flat and three bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

2, 3 and 4 bed properties attract higher rent levels than the borough average. 1 bed properties are lower than the borough average. Due to higher house prices and rent levels, shared ownership costs are therefore higher than average.

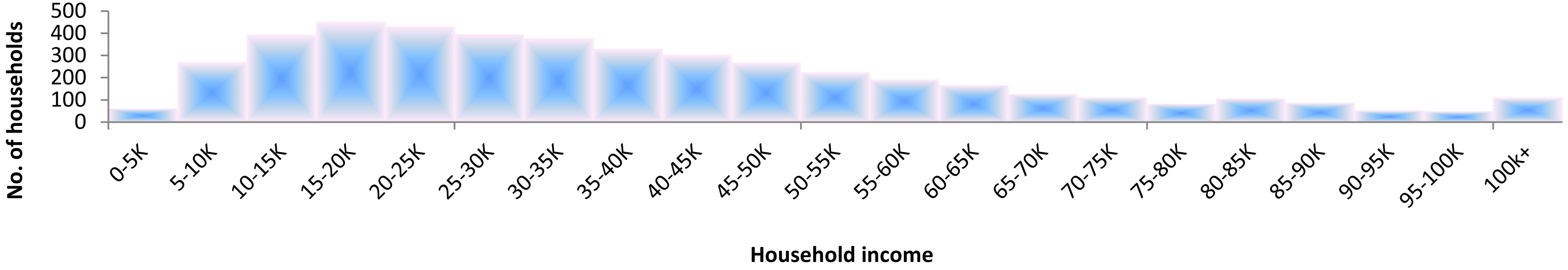
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£34,400**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£19,900**	**Rotherham lower quartile:**	**£15,300**



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11% of private sector is low income households

The borough average is 20%

16% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.62
Lower Quartile:	6.18
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

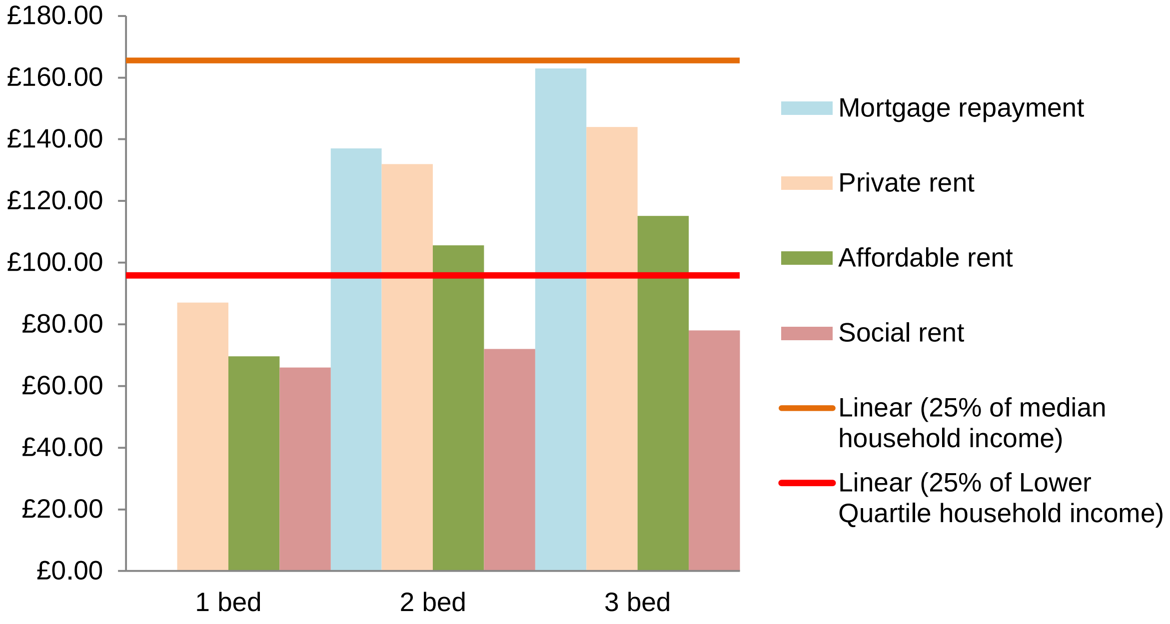
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	NA
Terraced house	33%
Semi-detached house	42%

Average savings held by all non-owners	South East HMA
Up to £5k	69.6%
£5-£10k	15.2%
£10-£20k	4.3%
£20-£40k	8.7%
£40k and over	2.2%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into six Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The Lower Quartile households in Anston and Woodsetts may struggle to afford affordable rent for 2 and 3 bed properties.

If deposits are taken at 10% of house prices, at least 85% could be priced out of buying a terraced property in the HMA.

1 bed rented properties in the area are more affordable, although scarce.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

There are limited opportunities for new build council and private housing in this area. There have been no major developments in the area for a number of years, therefore no affordable housing has been delivered. There is a new private housing offer nearby in Worksop by Jones Homes which could impact on the local market, comprising of 4 and 5 bed units, with prices ranging between £280,000 and £420,000.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
Land To The East Of Penny Piece Lane	36	Private development, including six council properties through Section 106
Land Between Sheffield Road And Mineral Railway	30	Undeveloped, private ownership

One further Council owned site has been identified within this Ward which has the potential to be brought forward for housing development within the next five years. The Council estimates that this site could support the delivery of four new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

Employment is slightly higher in Anston and Woodsetts than across the Borough. This may support the Ward's higher than average property prices.

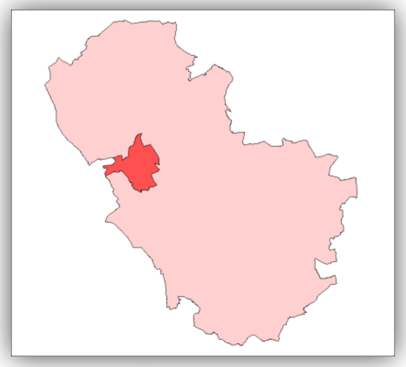
The Ward has an older age profile and more retired residents, though demand for social rented bungalows is slightly lower than average so these are likely to be home owners.

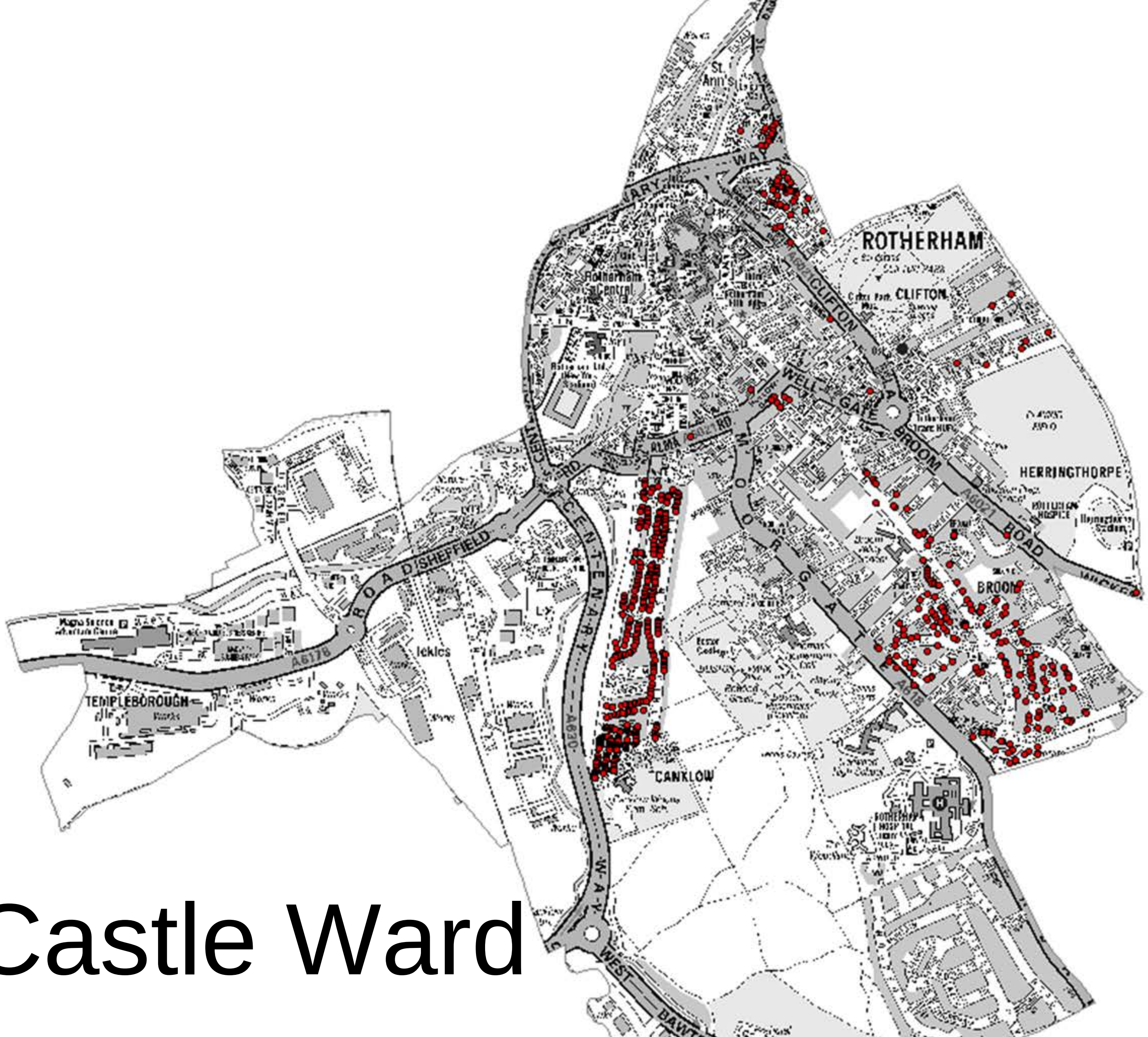
Despite only having around half the amount of social housing stock than the Borough average, demand for, and turnover of social housing is generally lower. The exception being two bed flats for which there is a healthy demand.

There are few opportunities to deliver new social housing in the area, on housing owned land.

Recommendations

- Increase stock of 2 bed flats
- Section 106 opportunities should be maximised here and a range of affordable rent and home ownership products would be beneficial
- Seek opportunities to build including the acquisition of more developable land
- Encourage a range of house types to suit older people, including more options available to owner occupiers looking to downsize
- Explore potential to use modern methods of construction on smaller sites

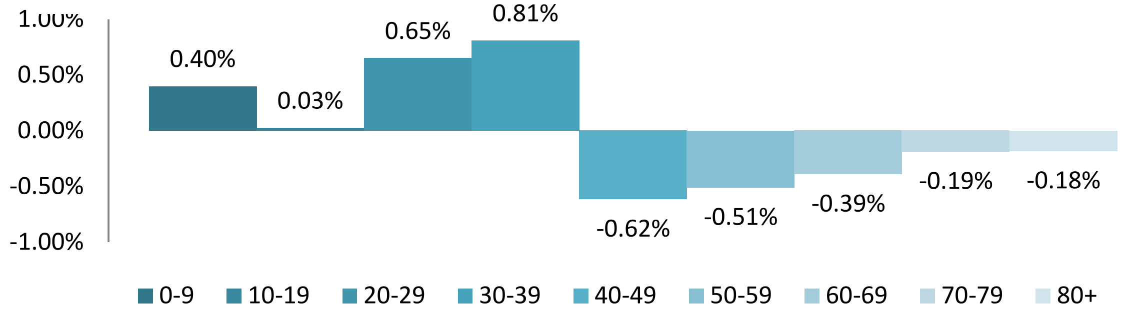


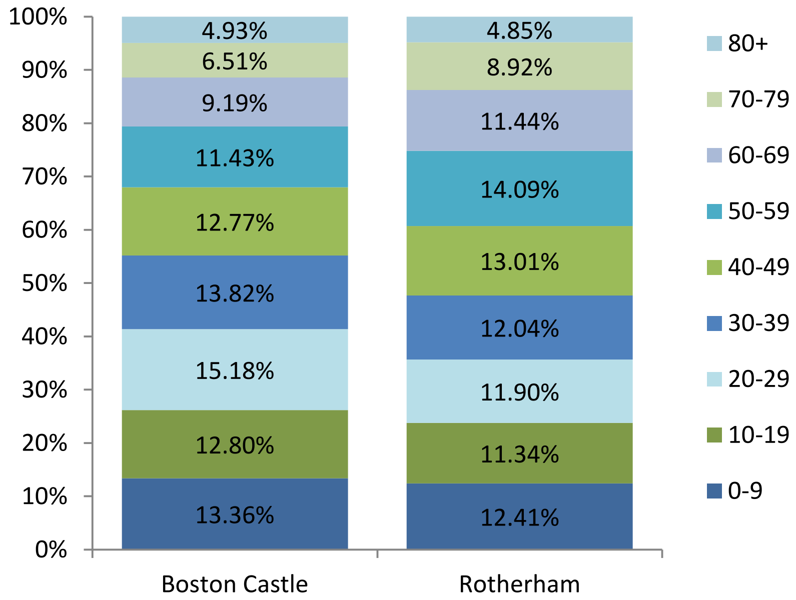


Boston Castle Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Boston Castle Ward has a younger population than the Borough average. Between 2011 and 2017 the number of under 40s has increased by 1.89%. The largest age group is 20-29 year olds (15.18%).

Economic Activity

53%	• Employed
7%	• Unemployed
2%	• Students
38%	• Economically Inactive
of which:	
14%	• Retired

Ethnicity

Ward

- White – 68.4%
- Asian or Asian British – 24.2%
- Black or Black British – 2.9%
- Mixed – 1.9%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

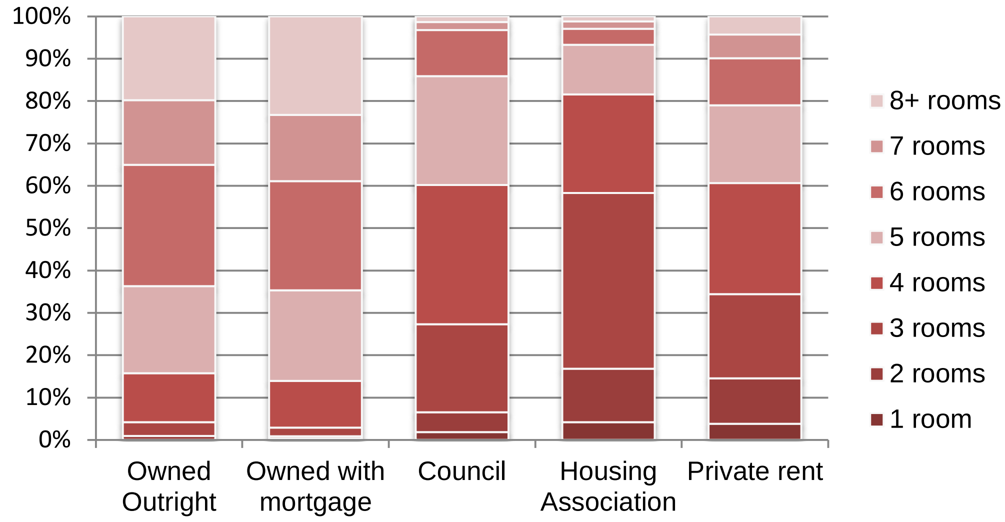
Source: ONS, Census 2011

Tenure

- **48.1%** • Owner Occupied
- **28.4%** • Private Rented
- **23.5%** • Social Housing

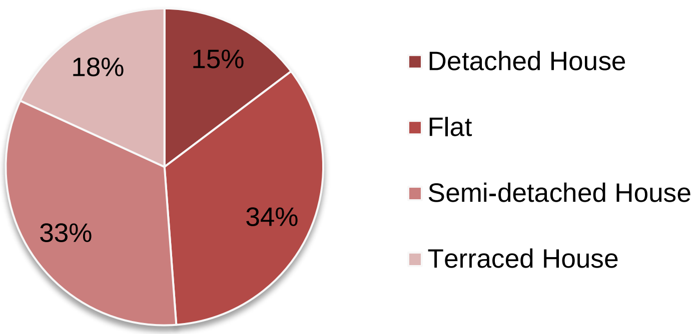
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

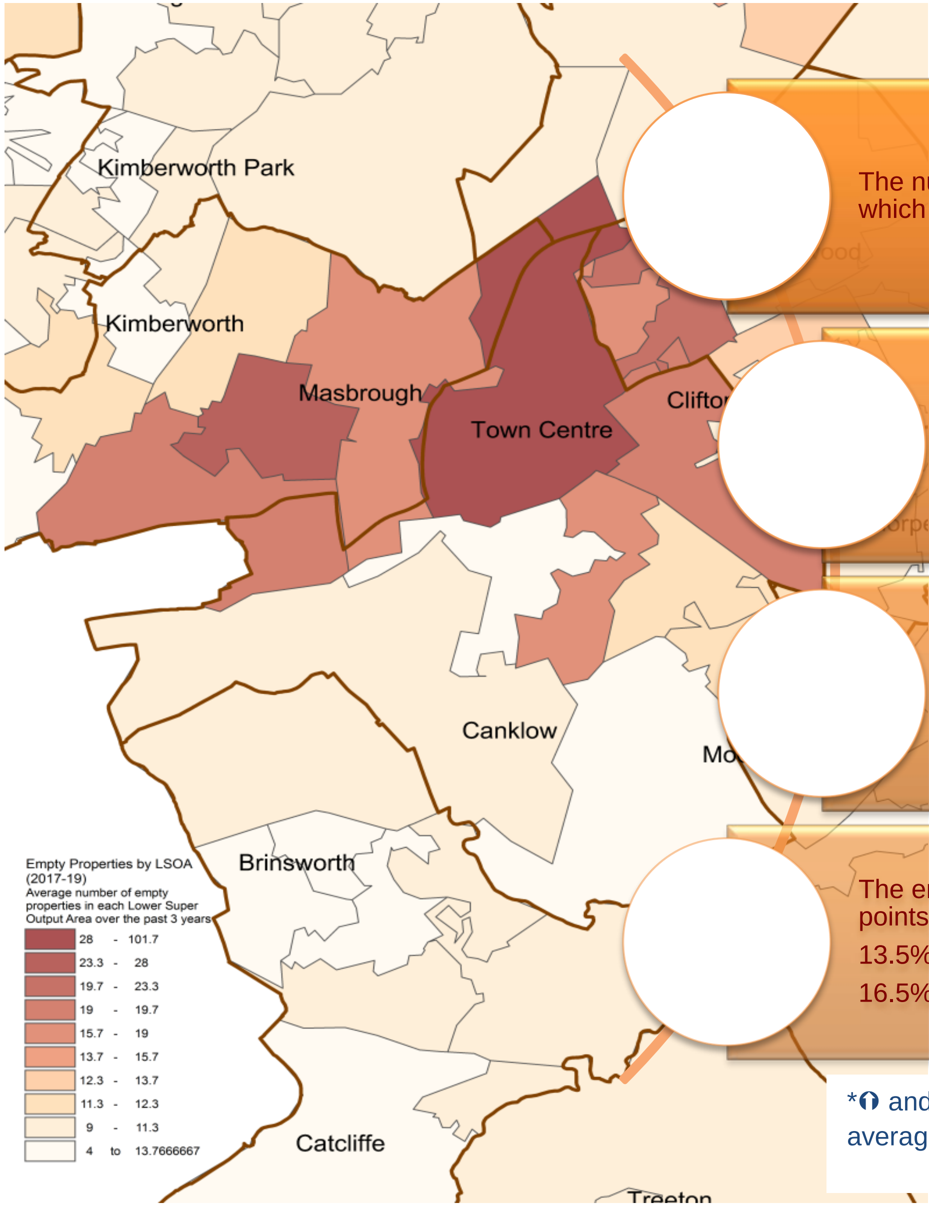


Source: 2018 LLPG figures

Boston Castle Ward has the highest percentage of privately rented dwellings of all the 21 Wards. The private rented sector share has grown by over 9% and the percentage share of flats has increased by 8% since the 2011 Census, with the Town Centre a focal point.

The percentage of owner occupied properties is low and has decreased by 4.6% since 2011. The proportion of social housing is higher than average, however it has the biggest percentage decrease of social housing share since 2011.

Private sector stock condition



The number of addresses identified as empty was 3.4% (↑1.2%) of all stock, which is above the Borough average.

The proportion of private rented sector (PRS) properties is 28% (↑12%) and almost double the Borough average. Of those PRS properties identified, 17% (↑7%) are estimated to be houses of multiple occupation (HMO).

11% (↑4%) of the private sector housing stock is in a state of disrepair

14% (↑4%) of privately rented properties are in disrepair

16% (↑3%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

18% (↑2%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 59 points (↓2 points)

13.5% (↑2.5%) of private sector households are experiencing fuel poverty

16.5% (↑5.5%) of households that privately rent are in fuel poverty.

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

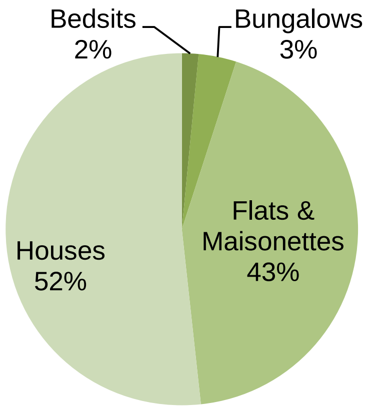
Source: BRE Private Sector Stock Condition Report

Council housing

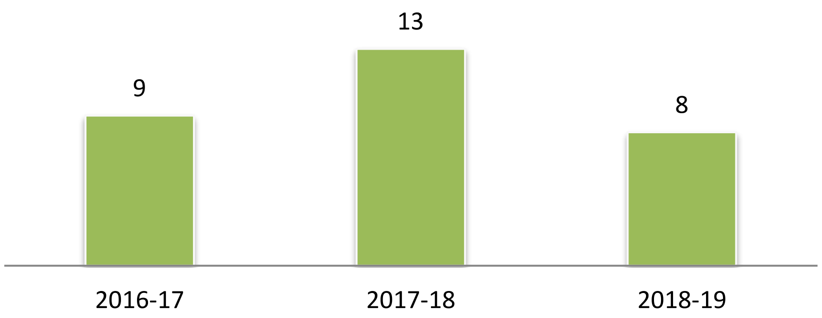
Overview

Boston Castle Ward		Stock	Turnover	Demand
Bedsit		14	21%	4.7
Bungalows	1 bed	8	13%	23.0
	2 bed	14	7%	67.0
	3 bed	10	10%	25.0
Flats	1 bed	211	13%	19.0
	2 bed	142	12%	9.4
	3 bed	7	14%	6.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	149	9%	17.4
	3 bed	266	3%	26.1
	4 bed	61	8%	9.0
	5 bed	1	0%	0.0
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	35	14%	7.8
	3 bed	4	50%	8.5
	4 bed	0		
Total		922	9%	16.0

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

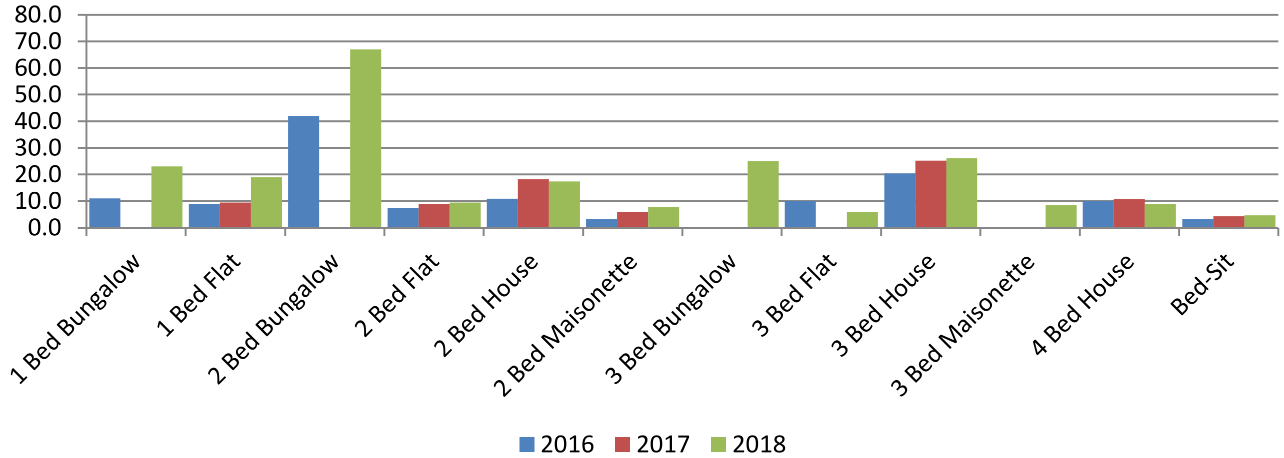
Council housing

Stock and demand – by area (2018)

Boston Castle Ward	Broom Valley		Canklow		Clifton		St. Ann's		Wellgate		Wharncliffe Hill		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	8	23.0											**8**	**23.0**
1 Bed Flat	49	27.5	1		28		4	7.3	32	14.2	97	18.5	**211**	**19.0**
2 Bed Bungalow	14	67.0											**14**	**67.0**
2 Bed Flat	38	23.0			24	7.3	2	6.4			78	10.9	**142**	**9.4**
2 Bed House	40	51.0	100	7.9	9	45.0							**149**	**17.4**
2 Bed Maisonette	4						4				27	7.8	**35**	**7.8**
3 Bed Bungalow								25.0			10		**10**	**25.0**
3 Bed Flat											7	6.0	**7**	**6.0**
3 Bed House	75	102.0	186	15.3	4				1				**266**	**26.1**
3 Bed Maisonette											4	8.5	**4**	**8.5**
4 Bed House	1		60	9.0									**61**	**9.0**
5 Bed House			1										**1**	
Bed-Sit	8	4.7									6		**14**	**4.7**
Area Total	**237**	**32.4**	**348**	**10.5**	**65**	**14.8**	**10**	**8.8**	**33**	**14.2**	**229**	**13.2**	**922**	**16.0**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Boston Castle Ward has a higher number of flats and maisonettes than the Rotherham average, mainly situated in Broom Valley and the town centre.

There is a good amount of four bed houses in Canklow, although demand is low. Although demand in this Ward has been increasing over the past three years, it is lower than the Rotherham average.

The 30 Right to Buy sales is the fifth highest of all Wards.

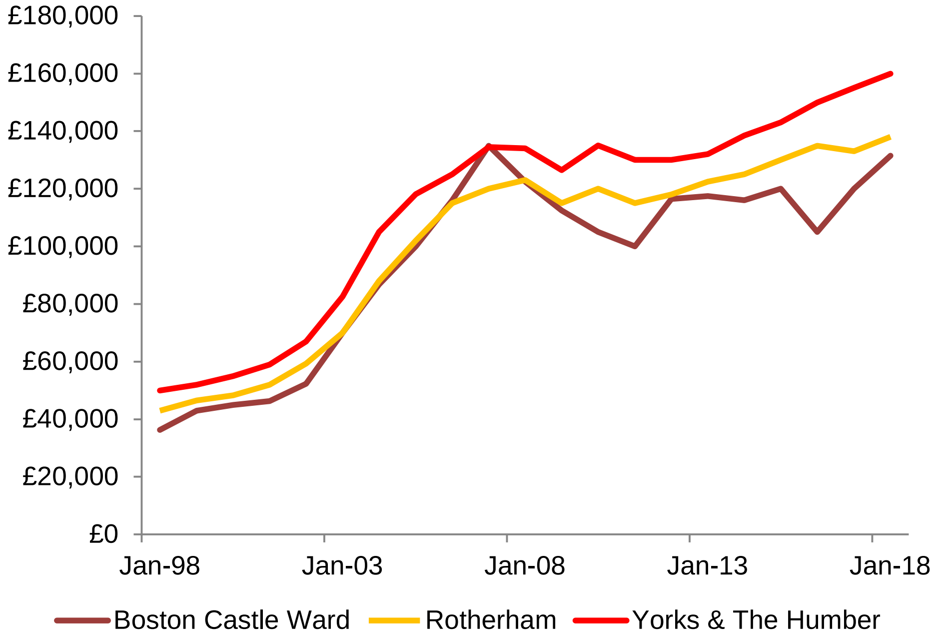
Council tenants are younger here; over 30% are under 40 years old.

Housing market and affordability

Current house prices

Overall: £165,100

Detached: £295,200	Semi-detached: £133,900	Terraced: £110,600	Flat: £111,800



Source: ONS

Sales

Turnover as a proportion of total private stock					2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Boston Castle Ward	3.5%	3.3%	3.7%	3.4%	33%	36%	19%	12%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

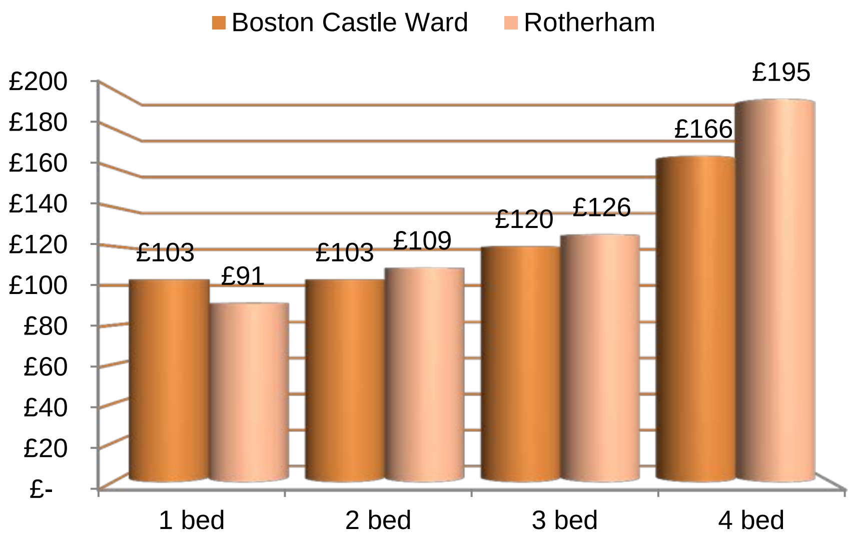
Median house prices in Boston Castle Ward are above the Rotherham average in the three months before July 2019. Detached house prices are high, due to the Moorgate and Broom areas. The volume of flat sales is high compared to the borough average; however the proportion of turnover (12%) is nearly a third of the proportion of total stock (34%). The regeneration and development of town centre living is reflected by the above average flat prices.

(Source: Hometrack, unless otherwise stated)

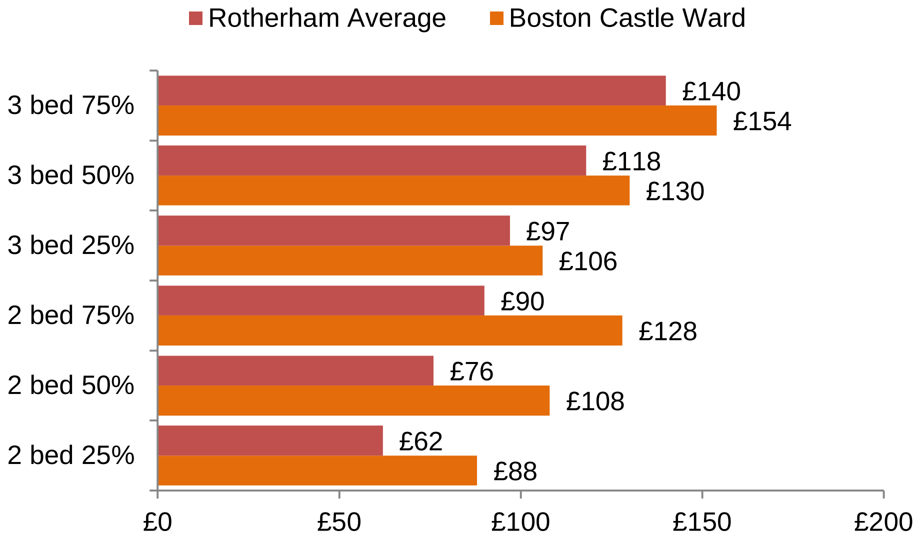
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£103	£82	£79	£66
2 bed	£103	£82	£97	£72
3 bed	£120	£96	£101	£78
4 bed	£166	£133	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

1 bed private rent demand is high, however average private rent is generally lower than average in this Ward. Shared Ownership living in Boston Castle is more expensive than the borough average; however 25% ownership (not including service charges) is cheaper than private rent.

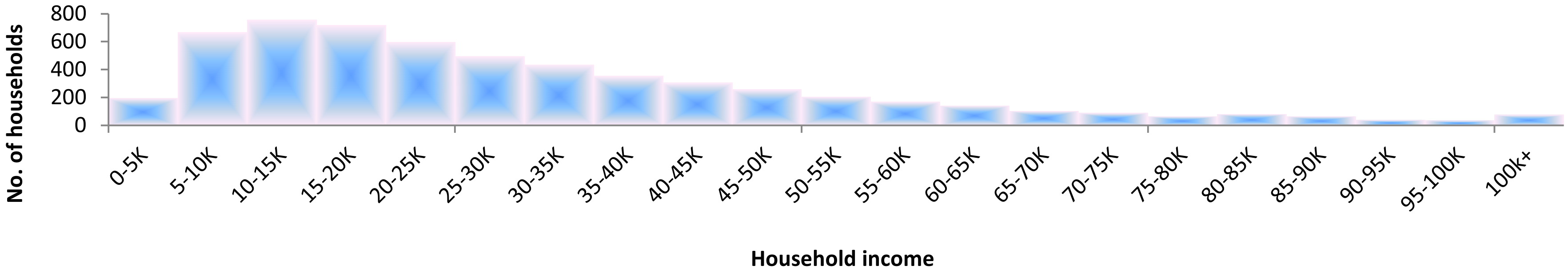
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£25,200** **Rotherham median:** **£27,600**
Lower Quartile: **£14,100** **Rotherham lower quartile:** **£15,300**



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21% of private sector is low income households

The borough average is 20%

28% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	5.00
Lower Quartile:	5.94
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

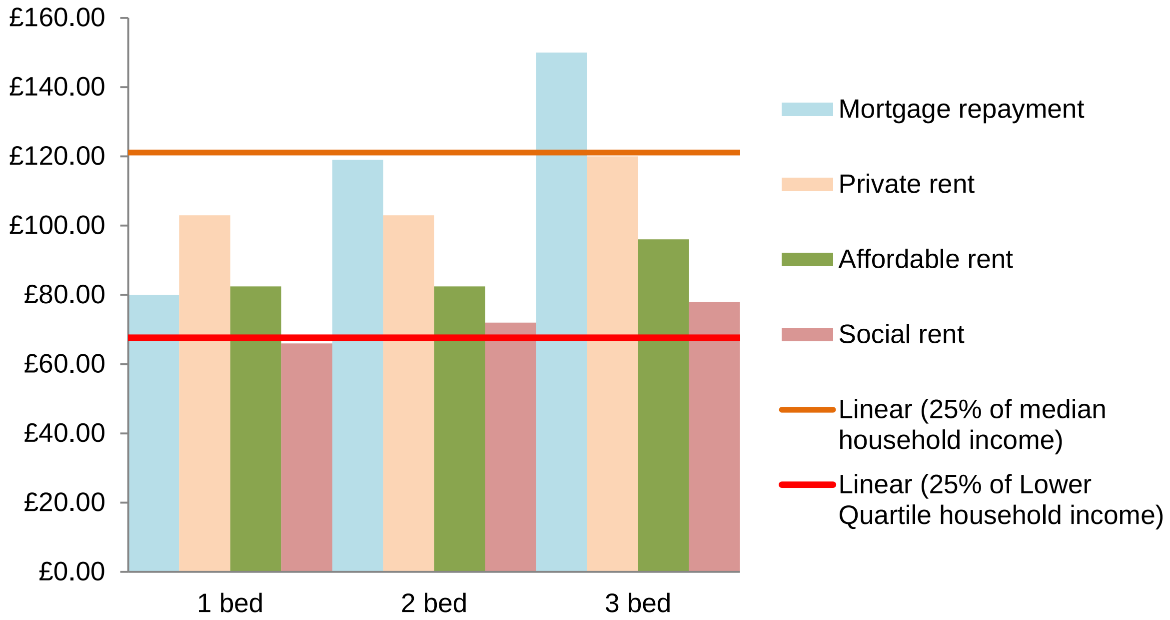
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	28%
Terraced house	15%
Semi-detached house	50%

Average savings held by all non-owners	South Urban HMA	Town Centre HMA
Up to £5k	86.4%	100.0%
£5-£10k	4.5%	0.0%
£10-£20k	0.0%	0.0%
£20-£40k	2.3%	0.0%
£40k and over	6.8%	

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The average house price in this Ward is five times the median household income. This is the highest amount in the Borough. This is perhaps due to the diverse nature of the Ward, with larger properties available in more affluent areas such as Moorgate.

Median household income in this Ward is lower than average. The weekly cost of a mortgage for a one bed property is less than private rent; however the majority would struggle to afford the mortgage deposit in this HMA. Terraced houses appear to be the most affordable route into home ownership; however the condition of the stock may deter first time buyers.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

In Canklow, 29 large family council homes were built in 2011 and 16 homes were built by South Yorkshire Housing Association for affordable rent in 2015. The remaining cleared sites on Rother View Road are currently under development as part of the site clusters programme which will see 80 new 2 and 3 bed homes built for rent.

The Council will provide 44 affordable homes (24 to rent and 20 for shared ownership) at Broom Hayes, the former Rothwell Grange site.

Town centre

- Sheffield Road Car Park (78 homes)
- Millfold House (39 homes)
- Henley's Garage Site (54 homes)

The Council is proposing to directly deliver new housing on these three strategic gateway sites. 171 new homes are proposed, including market sale, shared ownership and Affordable Rent. Planning applications have been submitted and work is expected to start early in 2020.

The development of Forge Island will also open up opportunities for a new town centre housing offer. This site could potentially deliver between 120-200 new units. Developments in the private sector have taken place recently around High Street which has provided an offer of refurbished accommodation above retail units which appear to be renting well. There have been recent conversions/refurbishments of flats on Ship Hill and Moorgate Street.

Development

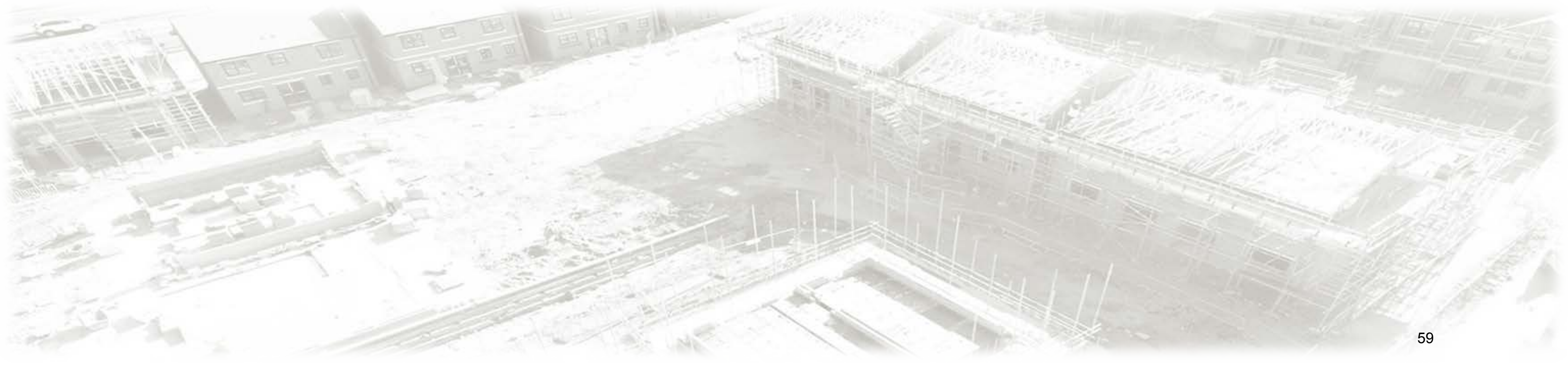
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H21 - Land To West Of Westgate	143	Private development
H22- Land At The Junction Of Wellgate And Hollowgate	100	Undeveloped – council land
H23 - Land Off Godstone Road	26	Undeveloped – private land
H29 - Boswell Street And Arundel Road	61	Undeveloped – council land
H30 - Herringthorpe Leisure Centre	97	Undeveloped – council land

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 49 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

Residents of Boston Castle Ward are younger than the borough average; the largest group being 20-29 year olds (15%).

The percentage of owner occupied properties is low and has decreased by 4.6% since 2011. The proportion of social housing is higher than average, however the Ward has the biggest percentage decrease of social housing share in the same period. The Ward has the highest percentage of privately rented dwellings of all the 21 Wards, of which 14% are estimated to be in disrepair. The sector share has grown by over 9%.

There is a large amount of 4 bed houses in Canklow, although demand for these properties is low. In general, demand in this Ward has been increasing over the past three years but it remains lower than the Rotherham average.

The average house price in this Ward is five times the median household income. This is the highest in the Borough and it may be due to the diverse nature of the Ward, with larger properties available in more affluent areas such as Moorgate.

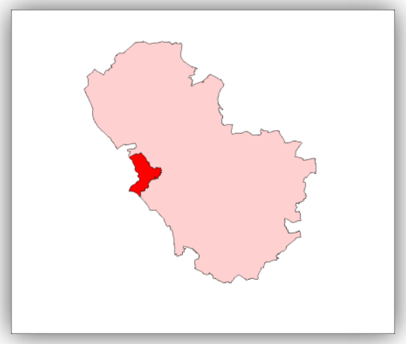
An above average proportion of the private sector and the privately rented sector are estimated to be experiencing fuel poverty. The number of residential addresses identified as empty (3.4%) is above the Borough average.

Recent development has been focussed in the Canklow area of the Ward. There is much Council development planned for the Ward, focussing on the town centre and Broom area.

Summary and recommendations

Recommendations

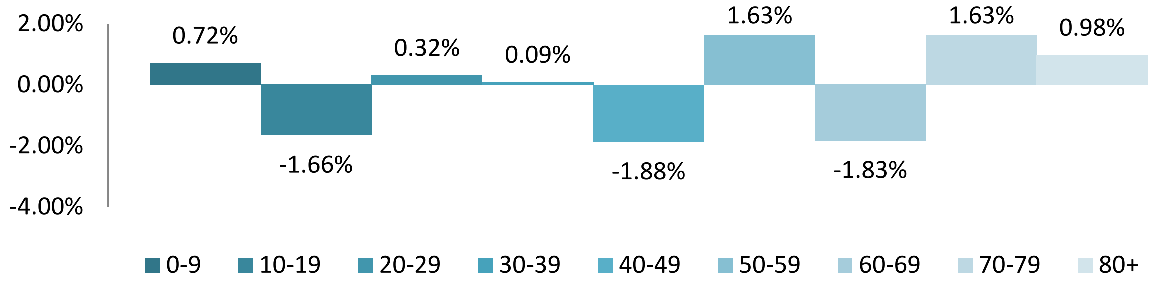
- Deliver a residential housing offer in the town centre including exploring opportunities to bring forward family housing to the periphery of the town centre
- Introduce opportunities for increasing home ownership such as shared ownership
- Increase support for first time buyers and aspiring home owners
- Tackle issues associated with areas where there is low demand caused by large numbers of empty properties and consider if empties can be used to address affordable housing needs
- Increase social housing offer with new development and in particular, providing 1 and 2 bed flats
- Consider opportunities for the provision of bungalows and apartments for older people
- Explore potential to use modern methods of construction on smaller sites

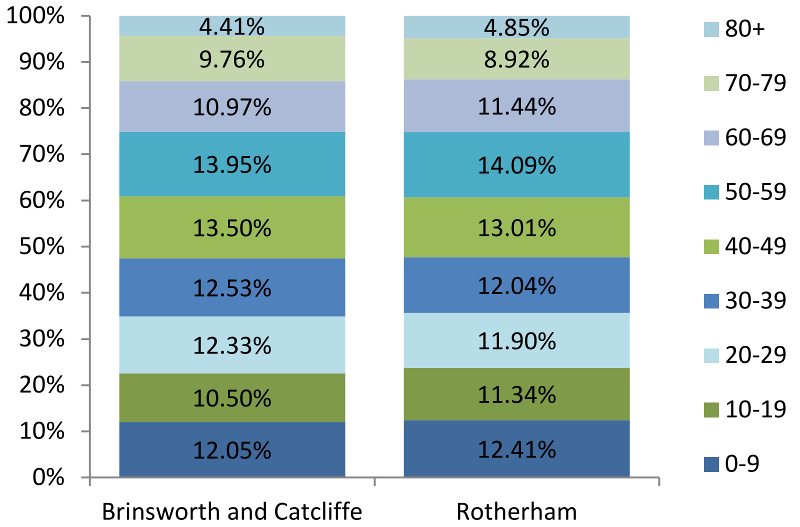


Brinsworth and Catcliffe Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age distribution of Brinsworth and Catcliffe Ward is largely reflective of the Borough. Changes since the Census fluctuate with no real pattern.

Economic Activity

63%	Employed
4%	Unemployed
3%	Students
30%	Economically Inactive
of which:	
17%	Retired

Ethnicity

Ward

- White – 95%
- Asian or Asian British – 2.8%
- Black or Black British – 1.1%
- Mixed – 0.9%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

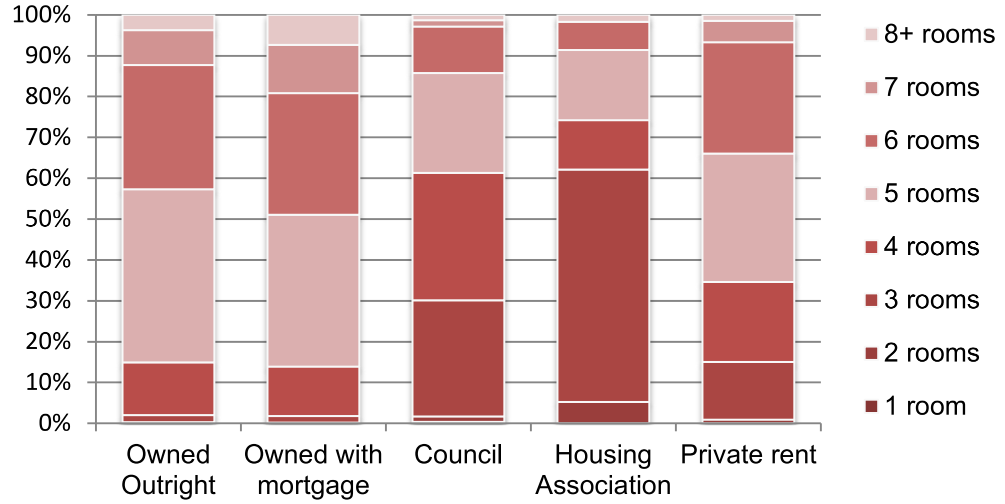
71.9% • Owner Occupied

15.3% • Private Rented

12.8% • Social Housing

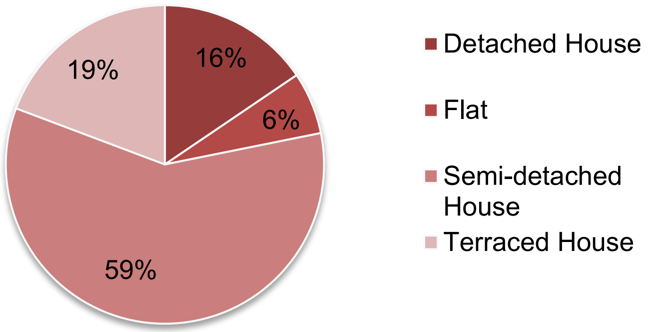
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

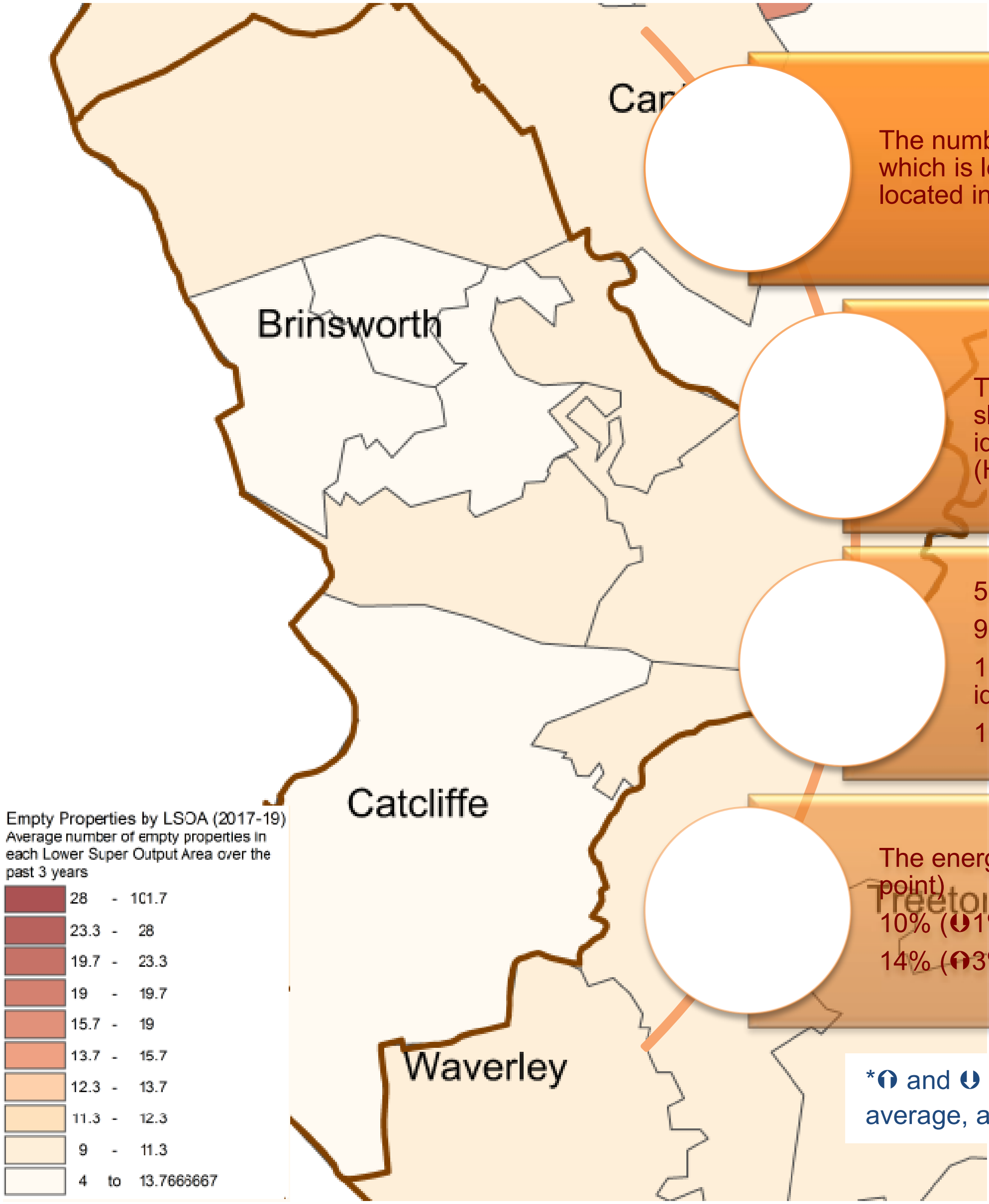


Source: 2018 LLPG figures

Brinsworth and Catcliffe Ward has an above average level of owner occupied housing and below average level of social housing.

59% of the housing in this Ward is semi-detached, the third highest in Rotherham and 15% above average.

Private sector stock condition



The number of addresses identified as empty was 1.8% (↓0.4%) of all stock, which is less than the Borough average. The majority of the empty properties are located in Brinsworth.

The proportion of private rented sector (PRS) properties is 15% (↓1%), slightly less than the Borough average. Of those PRS properties identified, 22% (↑12%) are estimated to be houses of multiple occupation (HMO).

5% (↓2%) of the private sector housing stock is in a state of disrepair

9% (↓1%) of privately rented properties are in disrepair

11% (↓2%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↓3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 points (↑1 point)

10% (↓1%) of private sector households are experiencing fuel poverty

14% (↑3%) of households that privately rent are in fuel poverty.

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

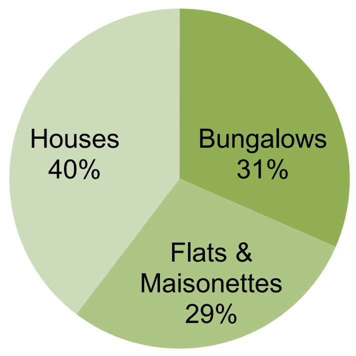
Source: BRE Private Sector Stock Condition Report

Council housing

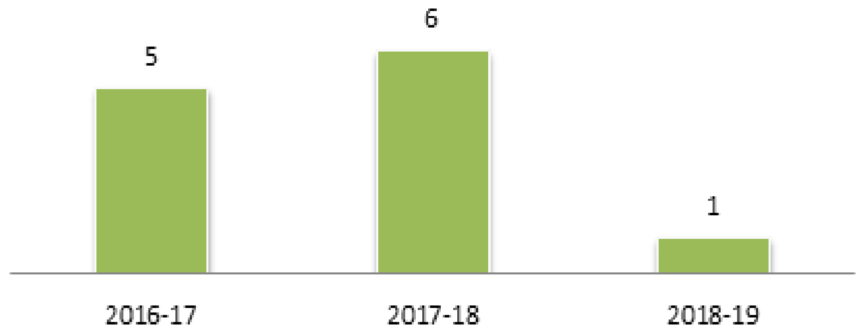
Overview

Brinsworth And Catcliffe Ward		Stock	Turnover	Demand
Bedsit		0	0%	0.0
Bungalows	1 bed	100	8%	14.3
	2 bed	94	7%	46.9
	3 bed	1	0%	0.0
Flats	1 bed	115	20%	15.0
	2 bed	60	18%	17.5
	3 bed	2	50%	8.0
	4 bed	0		
	5 bed	1		
Houses	1 bed	0		
	2 bed	34	0%	0.0
	3 bed	205	3%	49.9
	4 bed	6	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0	0%	
	2 bed	0	0%	0.0
	3 bed	0	0%	0.0
	4 bed	0		
Total		618	9%	23.5

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

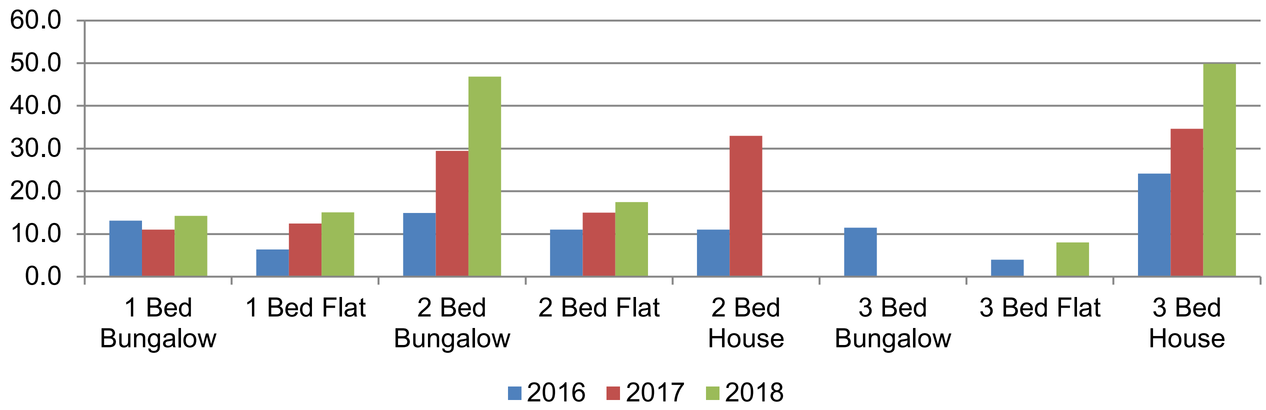
Council housing

Stock and demand – by area (2018)

Brinsworth & Catcliffe Ward	Brinsworth		Catcliffe		Waverley		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	63	15.0	37	9.0			**100**	**14.3**
1 Bed Flat	91	14.7	24	18.5			**115**	**15.0**
2 Bed Bungalow	32	54.0	62	45.7			**94**	**46.9**
2 Bed Flat	50	14.0	4		6	20.3	**60**	**17.5**
2 Bed House	20		14				**34**	
3 Bed Bungalow			1				**1**	
3 Bed Flat	2	8.0					**2**	**8.0**
3 Bed House	100	65.0	101	43.8	4		**205**	**49.9**
4 Bed House	2		4				**6**	
5 Bed Flat			1				**1**	
Grand Total	360	18.3	248	38.5	10	20.3	**618**	**23.5**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Brinsworth and Catcliffe Ward has a below average level of council housing.

Around a third of stock in the Ward is 3 bed houses.

Turnover in the Ward is 9%, slightly higher than the Rotherham average of 8%.

There have been 12 Right to Buy sales, which is lower than average for Rotherham.

Overall demand in 2018 (23.5 bids) is slightly lower than the Rotherham average of 24.3 bids per property.

Demand has generally increased over the last three years, in particular 2 bed bungalows and 3 bed houses.

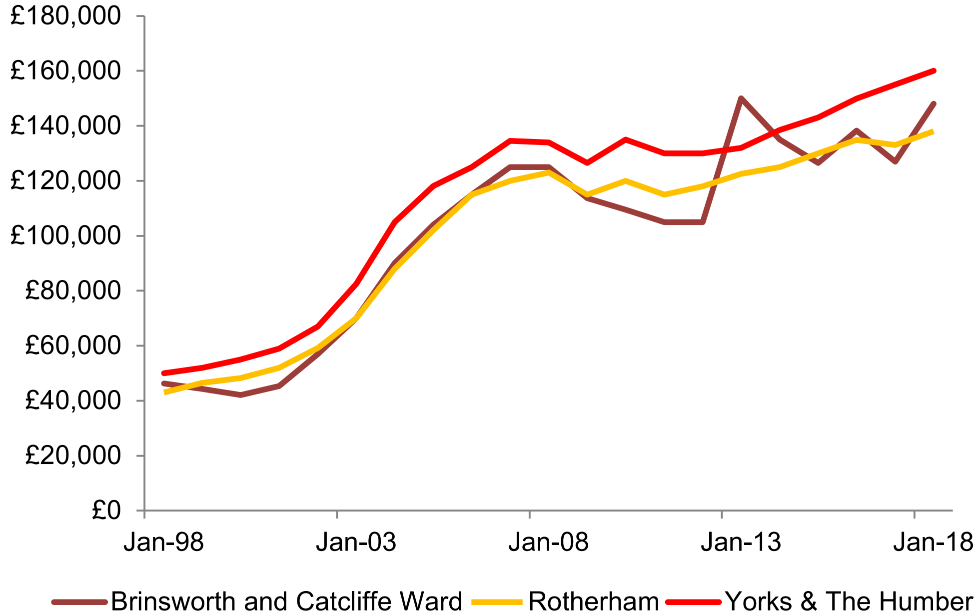
There is an even spread of age ranges amongst tenants in this Ward.

Housing market and affordability

Current house prices

Overall: £152,800

Detached: £237,100	Semi-detached: £147,000	Terraced: £83,300	Flat: £59,000



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Brinsworth and Catcliffe Ward	3.3%	3.6%	2.9%	3.5%	16%	59%	23%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

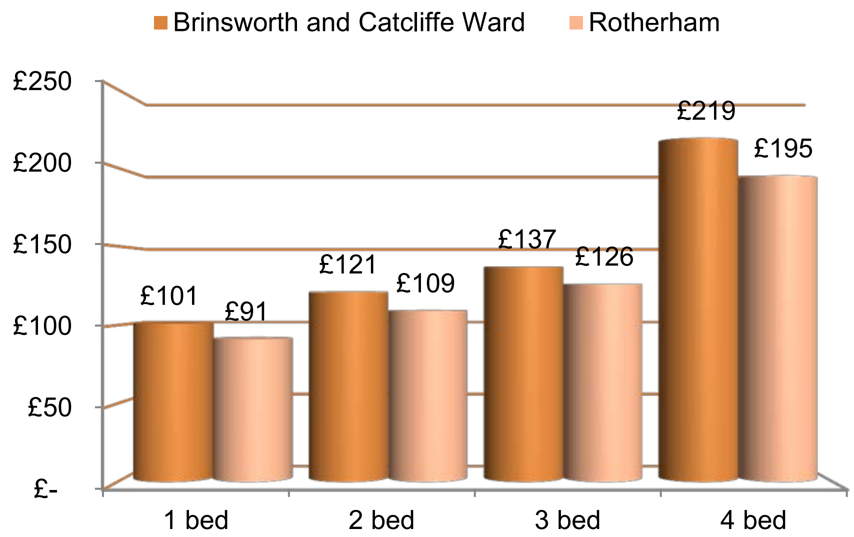
House prices in Brinsworth and Catcliffe Ward are slightly above the Rotherham average. The proportion of detached house sales (23%) is higher than the proportion of detached stock in the Ward (16%); this could be due to the Waverley development. The spike in average house price in 2013 is also most likely due to the first phase of building at Waverley.

(Source: Hometrack, unless otherwise stated)

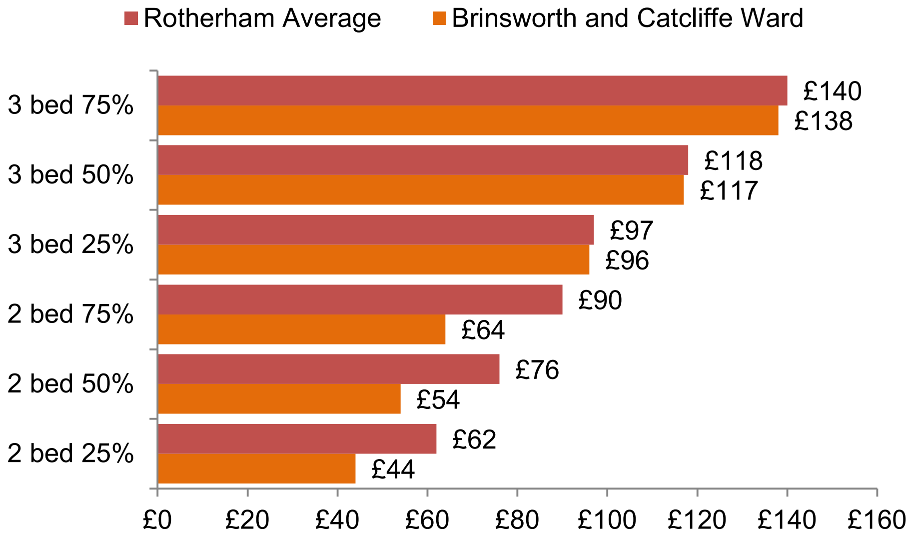
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£101	£81	£79	£66
2 bed	£121	£97	£97	£72
3 bed	£137	£110	£101	£78
4 bed	£219	£175	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a two bed flat and three bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The cost of private rent in Brinsworth and Catcliffe Ward is higher than average. Affordability estimates show that the weekly cost can be much lower through purchasing different levels of 2 and 3 bed shared ownership properties.

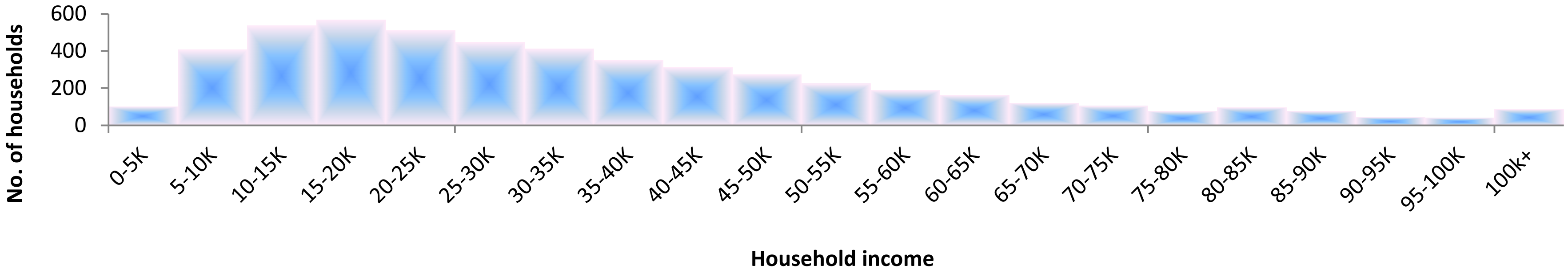
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£30,400**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£17,300**	**Rotherham lower quartile:**	**£15,300**



Source: © 1996 – 2019 CACI Limited. This report shall be used solely for academic, personal and/ or non-commercial purposes.

19% of private sector is low income households

The borough average is 20%

28% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.33
Lower Quartile:	6.54
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

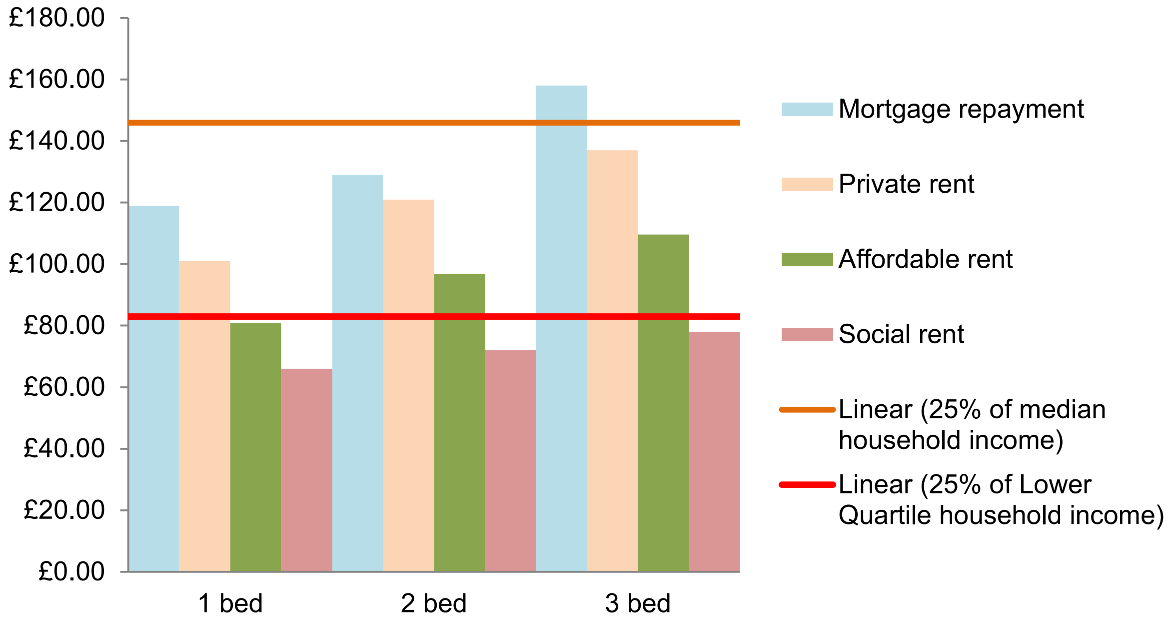
Affordability

% of first time buyers priced out of the market for a:

Flat	21%
Terraced house	21%
Semi-detached house	42%

Average savings held by all non-owners	South Urban HMA	South West HMA
Up to £5k	86.4%	96.2%
£5-£10k	4.5%	3.8%
£10-£20k	0.0%	0.0%
£20-£40k	2.3%	0.0%
£40k and over	6.8%	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Household income estimates in Brinsworth and Catcliffe are above the Rotherham average.

House prices are, on average 4.33 times annual household income, but 6.54 times for those in the lower quartile of household income.

The weekly costs of 1 and 2 bed properties appears affordable to those on median income, although average savings indicate that a high percentage may not have the funds to purchase a property in the first instance.

(Source: Hometrack, unless otherwise stated)

Housing development

Recent development

Since 2012, over 650 homes have been built at the Waverley development within and adjacent to the Brinsworth and Catcliffe Ward. Building continues and as such, opportunities for Section 106 agreements will be presented. 24 affordable homes have been delivered thus far, including four for council rent and 20 through Arches Housing, via affordable rent and shared ownership.

Two Council bungalows were built in Catcliffe in 2018.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
Land West Of Sheffield Lane	89	Private development
Blue Mans Way	64	Undeveloped
Waverley New Community	3,900*	Private development

*The Waverley development sits within Brinsworth and Catcliffe Ward and Rother Vale Ward, the above figure is the total across both wards.

One further Council owned site has been identified within this Ward which has the potential to be brought forward for housing development within the next five years. The Council estimates that this site could support the delivery of three new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

The housing market in Brinsworth and Catcliffe Ward is reflective of the picture across the borough with slightly higher than average house prices and slightly higher than average levels of home ownership.

The percentage of social housing stock also aligns closely with the Borough average.

22% of the private rented sector is houses of multiple occupation, which is significantly higher than the Rotherham average.

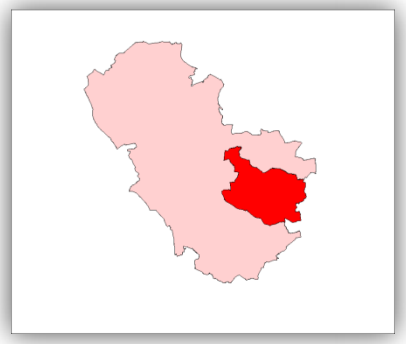
The largest age group in the Ward is 50-59 year olds. Consideration may have to be given to their future housing needs over the coming decades.

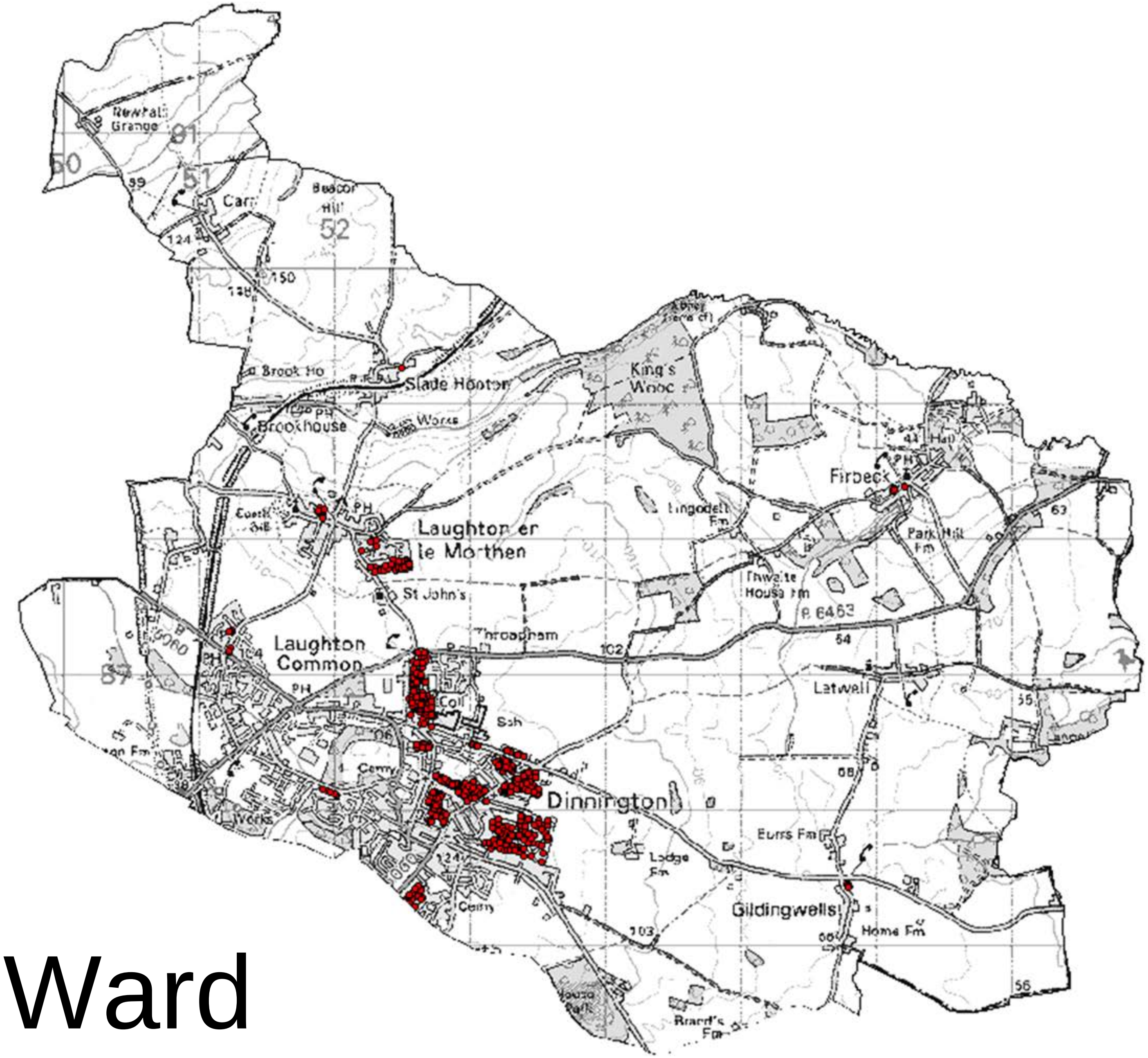
1.8% of homes across the Ward are considered ‘empty homes’. This compares favourably against the 2.2% Borough average.

The development at Waverley is ongoing and has likely contributed to the overall increase in house prices in the Ward. It will be interesting to monitor the impact of this conurbation on the Ward over the coming years.

Recommendations

- Continue to seek opportunities for all types and sizes via s106 at Waverley and small HRA site development
- Develop a wider range of affordable housing options and support for first time buyers and aspiring home owners
- Monitor the impact of Waverley on the local housing market
- Develop housing options for the ageing population
- Explore potential to use modern methods of construction on smaller sites

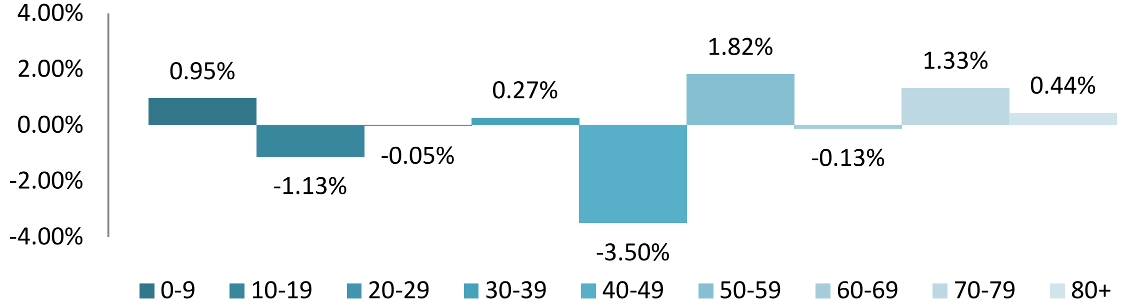


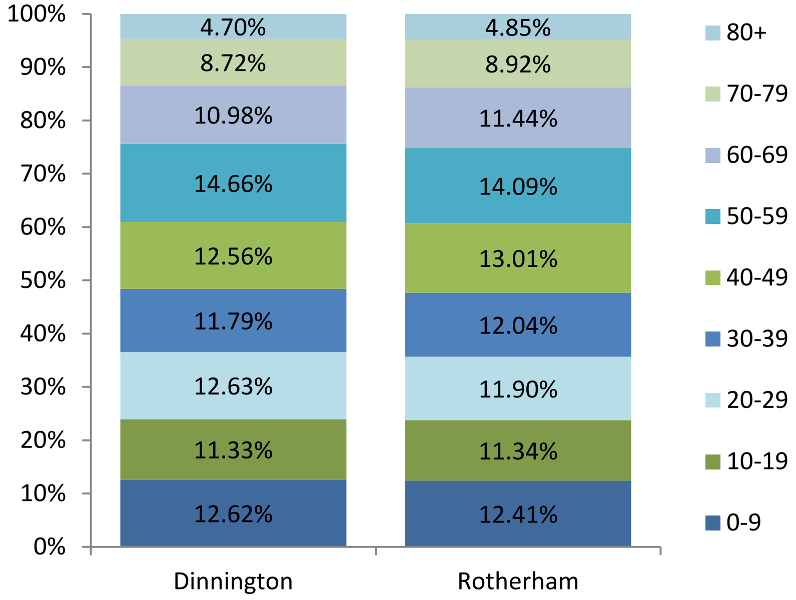


Dinnington Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age distribution of Dinnington Ward is largely reflective of the Borough. It is estimated that the 40-49 age group has shrunk by 3.5% with the largest increases in the 50-59 (1.82%) and 70-79 (1.33%) groups.

Economic Activity

61%	• Employed
5%	• Unemployed
2%	• Students
31%	• Economically Inactive
of which:	
16%	• Retired

Ethnicity

Ward

- White – 98.1%
- Mixed – 0.9%
- Asian or Asian British – 0.7%
- Black or Black British – 0.3%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

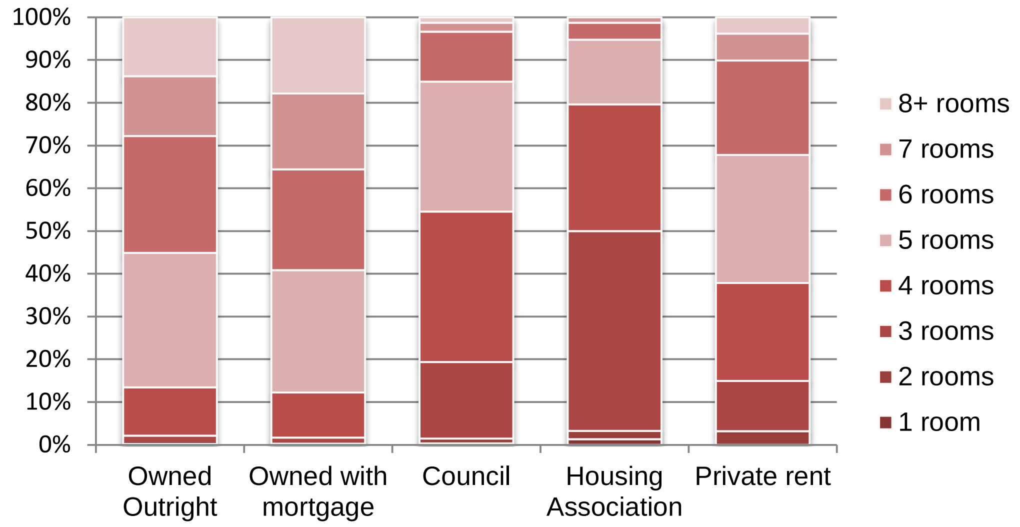
Source: ONS, Census 2011

Tenure

- **63.6%** • Owner Occupied
- **21.4%** • Private Rented
- **15.0%** • Social Housing

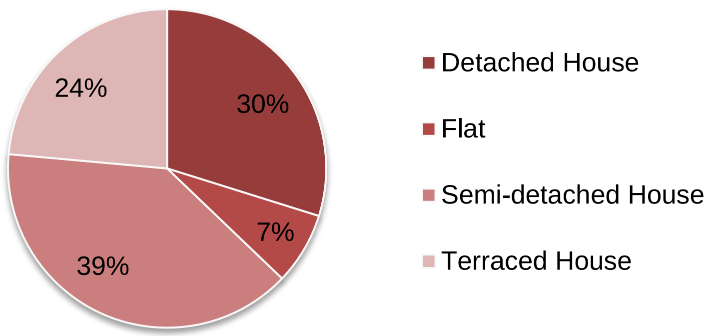
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

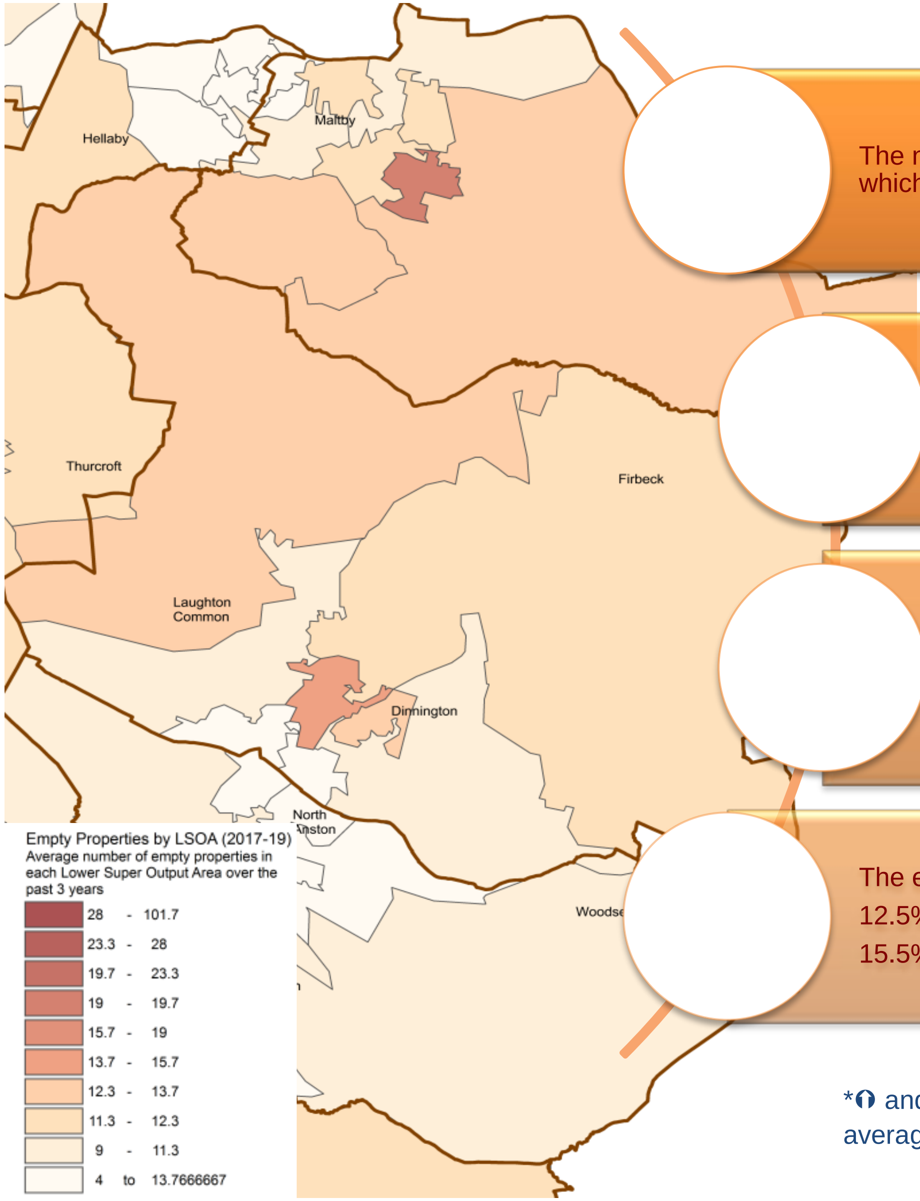


Source: 2018 LLPG figures

It is estimated that Dinnington Ward has one of the lowest levels of social housing and one of the highest levels of private rented housing in the Borough.

Dinnington Ward, along with Anston and Woodsetts Ward and Wales Ward in the south of the Borough, has one of the highest percentages of detached housing, likely due to the rural character of these Wards.

Private sector stock condition



The number of addresses identified as empty was 2.8% (↑0.6%) of all stock, which is above the Borough average

The proportion of private rented sector (PRS) properties is 21% (↑5%), higher than the borough average. Of those PRS properties identified, 15% (↑5%) are estimated to be houses of multiple occupation (HMO).

6% (↓1%) of the private sector housing stock is in a state of disrepair

10% (←0%→) of privately rented properties are in disrepair

14% (↑1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

15% (↓1%) of privately rented properties have a health and safety risk

The energy efficiency of all private sector housing stock is 60 points (↓1 point)

12.5% (↑1.5%) of private sector households are experiencing fuel poverty

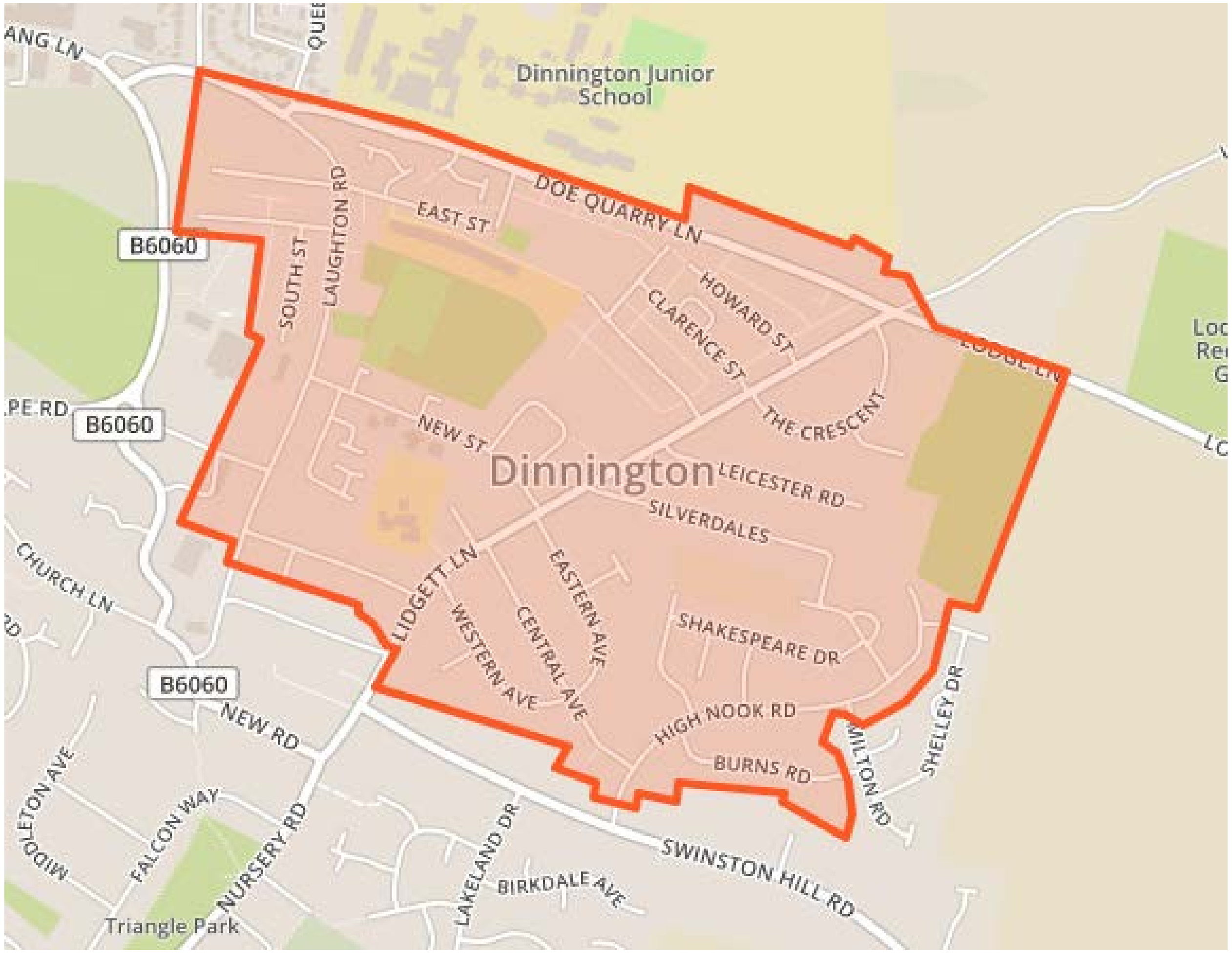
15.5% (↑4.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

Source: BRE Private Sector Stock Condition Report

Private sector stock condition

A selective licensing scheme for private rented housing is in operation in the area of Dinnington below. The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole Ward.

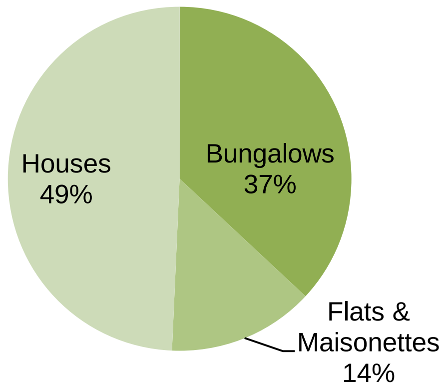


Council housing

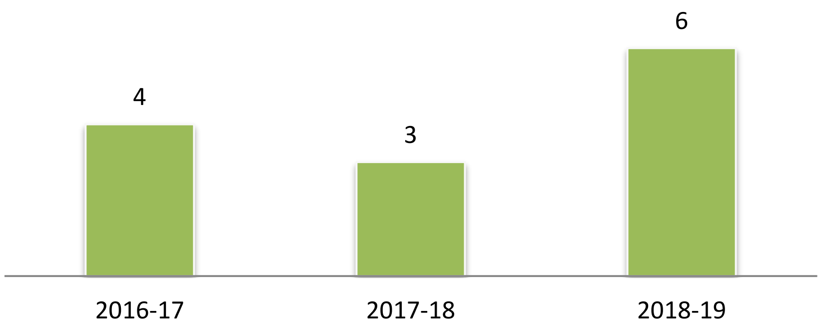
Overview

Dinnington Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	80	11%	12.0
	2 bed	131	7%	28.9
	3 bed	1	0%	0.0
Flats	1 bed	39	13%	11.8
	2 bed	40	3%	25.0
	3 bed	0		
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	58	12%	25.4
	3 bed	220	1%	36.0
	4 bed	5	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		574	6%	21.3

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

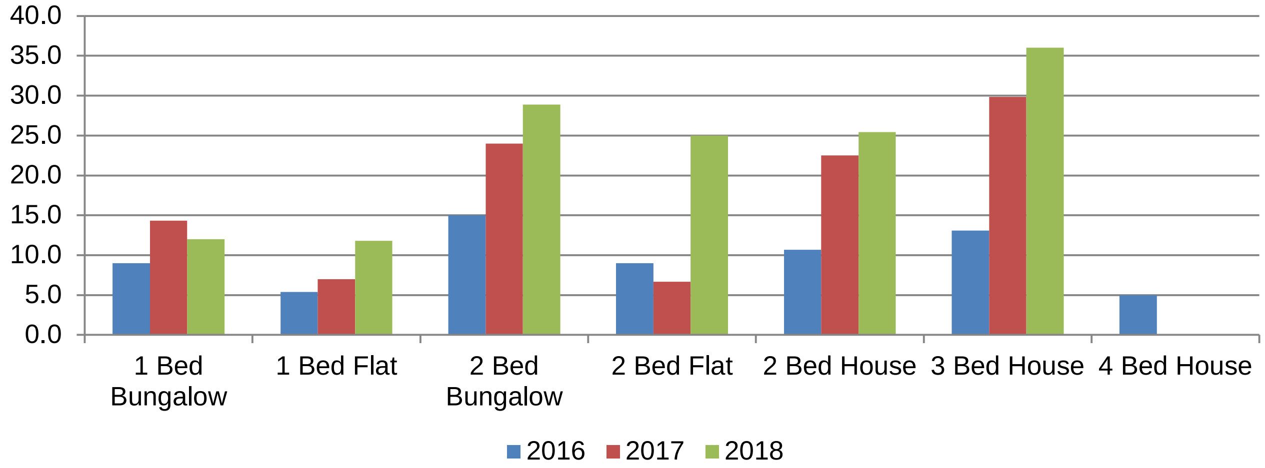
Council housing

Stock and demand – by area (2018)

Dinnington Ward	Dinnington		Firbeck		Gildingwells		Laughton		Laughton Common		Slade Hooton		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	70	12.1					6	11.0	4				**80**	**12.0**
1 Bed Flat	39	11.8											**39**	**11.8**
2 Bed Bungalow	95	26.2					32	37.5	4	28.0			**131**	**28.9**
2 Bed Flat	24						16	25.0					**40**	**25.0**
2 Bed House	52	25.4					6						**58**	**25.4**
3 Bed Bungalow	1												**1**	
3 Bed House	201	36.0	5		4		9				1		**220**	**36.0**
4 Bed House	5												**5**	
Grand Total	**487**	**20.1**	**5**		**4**		**69**	**27.8**	**8**	**28.0**	**1**		**574**	**21.3**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



The majority of the stock in Dinnington Ward is in Dinnington town, and the majority of this is 3 bed houses.

Demand has increased in this Ward over the past three years, although it is slightly lower than the Rotherham average.

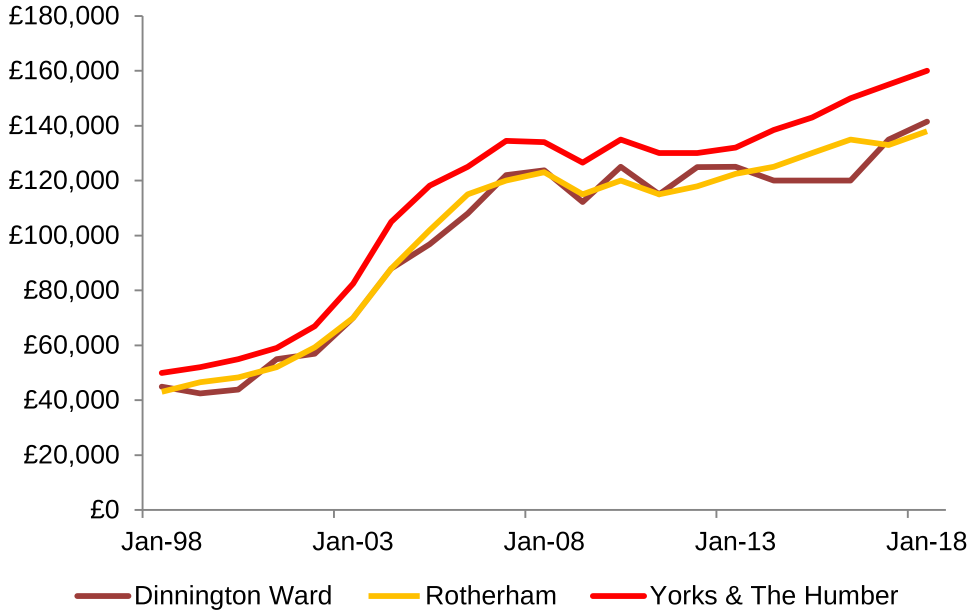
Turnover in the Ward is 6%, which is lower than the 8% Rotherham average.

Housing market and affordability

Current house prices

Overall: £138,700

Detached:	Semi-detached:	Terraced:	Flat:
£243,800	£123,300	£82,300	£65,000



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Dinnington Ward	3.2%	3.6%	4.1%	3.7%	33%	36%	30%	1%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

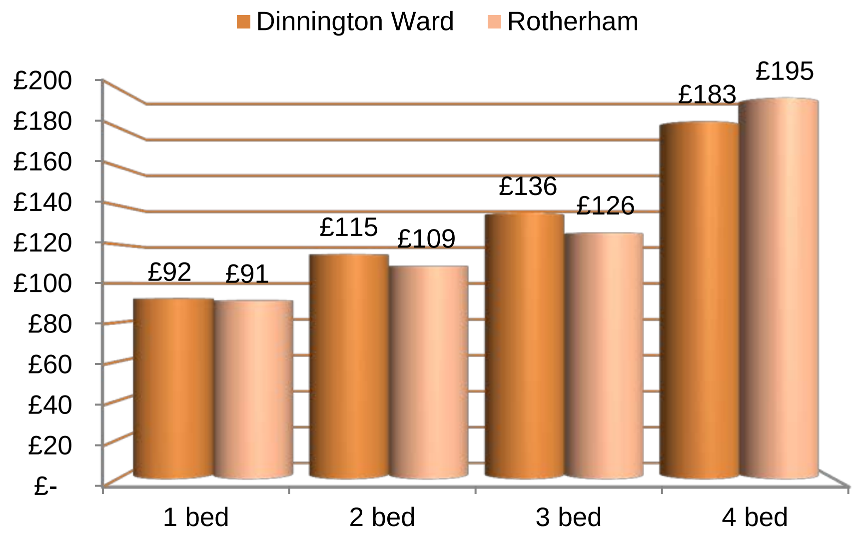
House prices in Dinnington Ward are below the Rotherham average (£151,400) in the three months before July 2019, although turnover in the Ward has been above average since 2015. The market for terraced housing is buoyant although average sales prices are lower than the Rotherham average; in 2018, sales of terraced housing made up 33% of all sales, which is above the proportion of total stock of terraced housing in the Ward (24%).

(Source: Hometrack, unless otherwise stated)

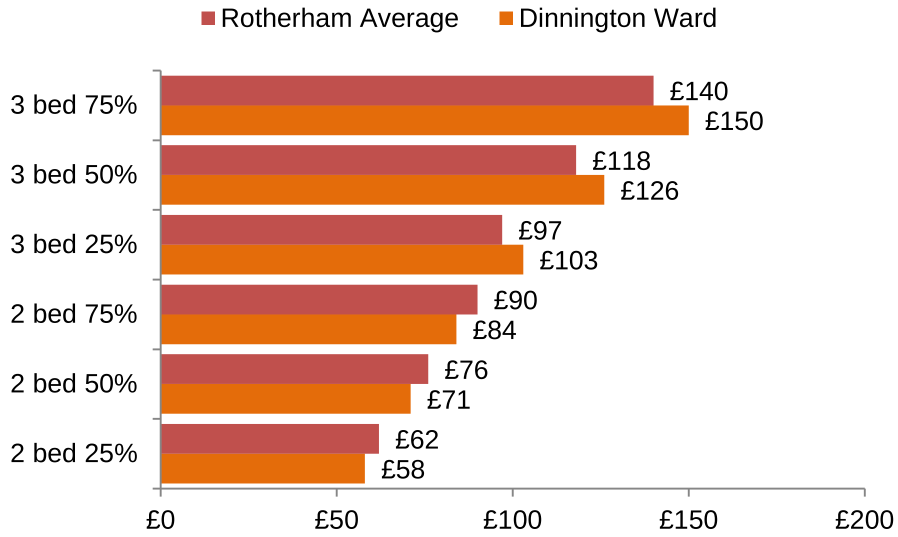
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£92	£74	£79	£66
2 bed	£115	£92	£97	£72
3 bed	£136	£109	£101	£78
4 bed	£183	£146	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent in Dinnington Ward is higher than average for 1, 2 and 3 bed properties. Affordable rent levels are below the Local Housing Allowance rate for 1 and 2 bed properties. Although shared ownership costs are above average for 3 bed properties, it may be more affordable than private rent in the Ward.

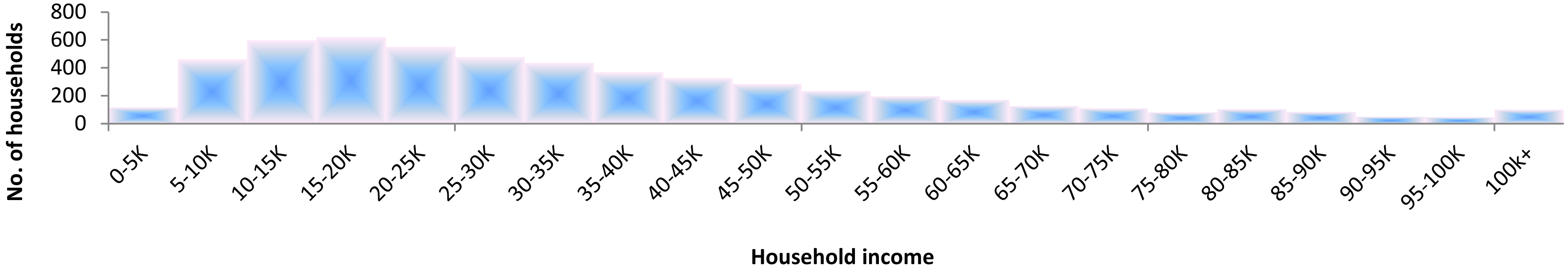
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£29,800** **Rotherham median:** **£27,600**
Lower Quartile: **£16,800** **Rotherham lower quartile:** **£15,300**



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17% of private sector is low income households

The borough average is 20%

25% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.01
Lower Quartile:	5.68
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

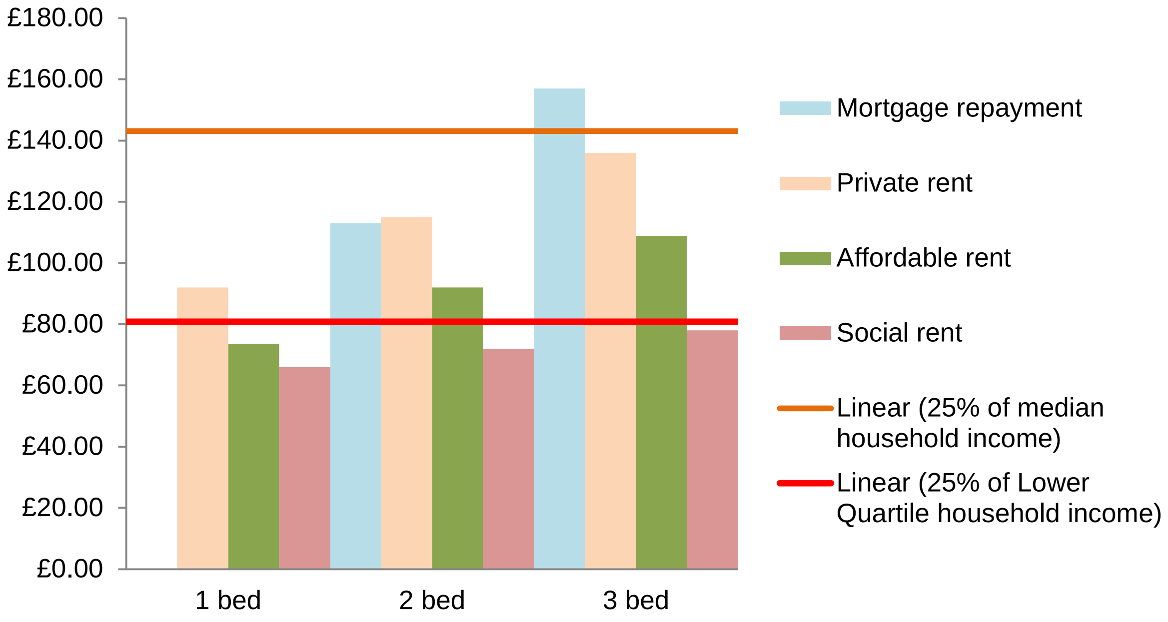
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	10%
Terraced house	21%
Semi-detached house	42%

Average savings held by all non-owners	South East HMA
Up to £5k	69.6%
£5-£10k	15.2%
£10-£20k	4.3%
£20-£40k	8.7%
£40k and over	2.2%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Household income estimates in Dinnington Ward are slightly above the Rotherham average.

However, affordable rent levels for 2 and 3 bed properties are unaffordable for those in the lower quartile for household income. For those with median household income, the mortgage for a 3 bed house may prove unaffordable.

21% of first time buyers are priced out of buying a terraced house in the Ward, which is the lowest level of all Wards. Only 10% are priced out of the market for a flat.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

Much of the ward is rural so opportunities for development have naturally been focussed on Dinnington town. There have been 90 general needs affordable homes built in this Ward over recent years by other housing providers, one of the largest sites on East Street. A further 16 specialist units have been built by other housing providers which has assisted in meeting specific housing needs. As part of the Council's Site Clusters programme, five homes, including two specialist homes for vulnerable young people are currently being built.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H75 - Timber Yard Off Outgang Lane	271	Undeveloped – private land
H76 - Land Off Oldcoates Road (West)	272	Undeveloped – private land
H78 - Land Off Athorpe Road	28	Undeveloped – private land
H79 - Allotment Land Off East Street	15	Undeveloped – private land
H80 - Land Off Silverdales / Lodge Lane	131	Undeveloped – private/council land
H81 - Land Off Wentworth Way	243	Private development

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 14 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

The age distribution of Dinnington Ward is largely reflective of the borough. It is estimated that the 40-49 age group has shrunk by 3.5% with the largest increases in the 50-59 (1.82%) and 70-79 (1.33%) groups.

It is estimated that Dinnington Ward has one of the lowest levels of social housing (15%) and one of the highest levels of private rented housing (21.4%) in the Borough.

Empty properties account for 2.8% of all housing, higher than the Borough average. House prices in Dinnington Ward are slightly below the Borough average but the local market has a healthy turnover in sales of privately owned properties. One fifth of first time buyers are unable to afford a terraced house, which is the lowest level of all Wards however the housing offer for first time buyers is mainly older, poorer quality stock.

Private sector rentals are buoyant in the area and there is a healthy supply with 5% more than the borough average. Market rents are generally higher than the Borough average for 1, 2 and 3 bed properties. Dinnington has small pockets of privately rented properties which command low rents below the Local Housing Allowance rate. There is currently a selective licensing scheme operating within Dinnington and consultation has taken place regarding the potential to extend the scheme for a further five years.

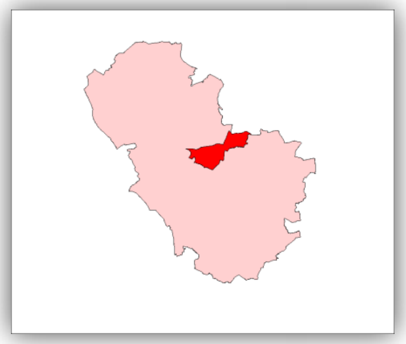
The majority of council housing can be found in Dinnington town and it tends to consist of 3 bed properties. Demand has increased in this Ward over the past three years, although it is slightly lower than the Rotherham average. Turnover is lower than the Borough average. The appetite for 2 beds is driven by undersupply.

There have been 90 general needs affordable homes and 16 specialist units built in this ward over recent years. Dinnington has been identified as a Principle Settlement for Growth in the Local Development Plan so there is potential for the delivery of a significant number of new build homes.

Summary and recommendations

Recommendations

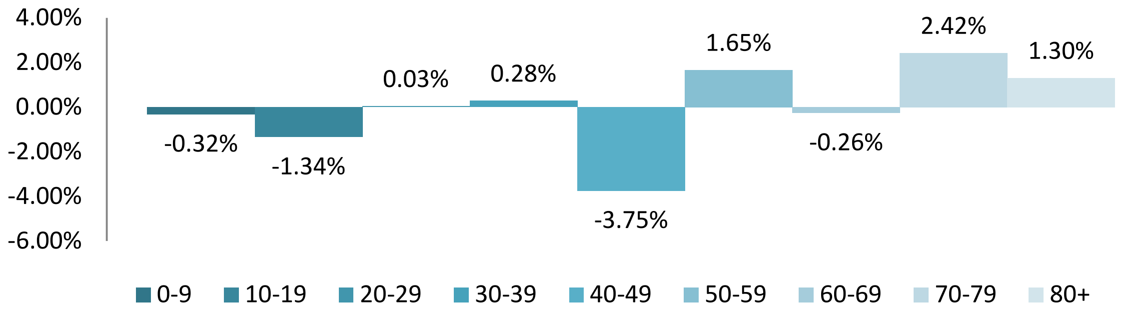
- There is a need for more variety of social and affordable rented accommodation, particularly smaller homes i.e. 2 bed flats
- Tackle areas of the Ward with above average numbers of empty properties to prevent issues of low demand affecting neighbourhoods
- Increase choice for first time buyers and aspiring home owners through the provision of new build entry level housing
- Develop a range of housing to meet the needs of an ageing population
- Explore potential to use modern methods of construction on smaller sites
- Consider options for developing out undeveloped sites identified in the Local Plan

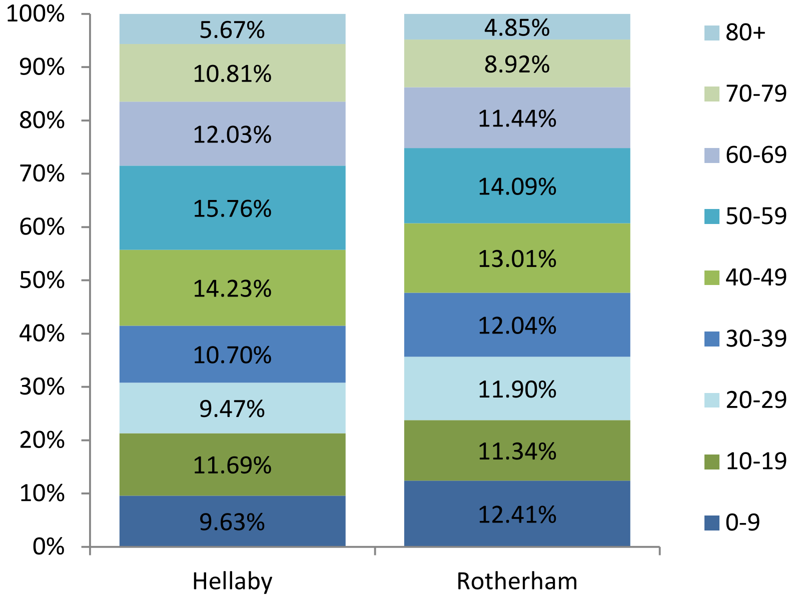


Hellaby Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Hellaby Ward has an older population than the Borough average. It is estimated that there has been a decrease of 3.75% in the 40-49 age group, with a 5.1% increase in over 50s between 2011 and 2017.

Economic Activity

66% • Employed

3% • Unemployed

2% • Students

29% • Economically Inactive

of which:

18% • Retired

Ethnicity

Ward

- White – 98%
- Asian or Asian British – 1.3%
- Mixed – 0.4%
- Black or Black British – 0.2%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

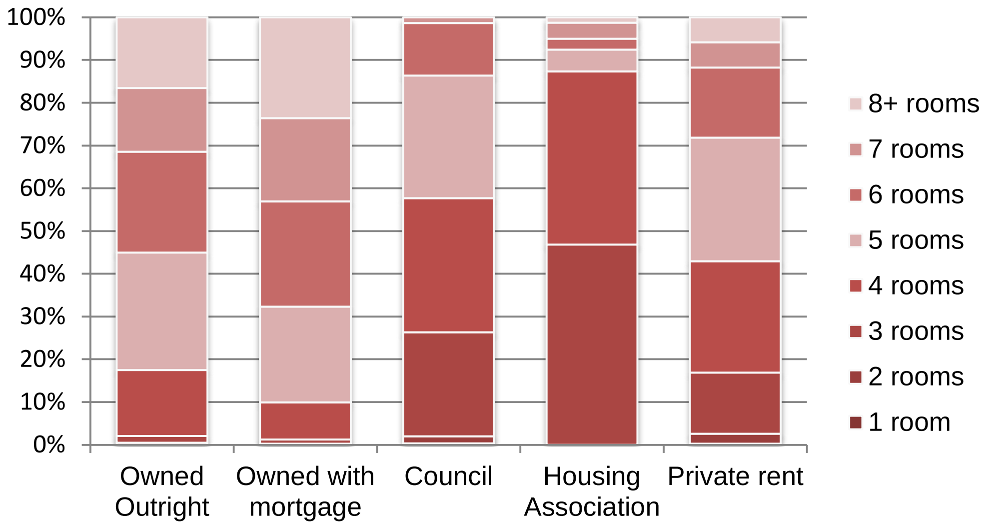
Source: ONS, Census 2011

Tenure

- **81.1%** • Owner Occupied
- **11.1%** • Private Rented
- **7.9%** • Social Housing

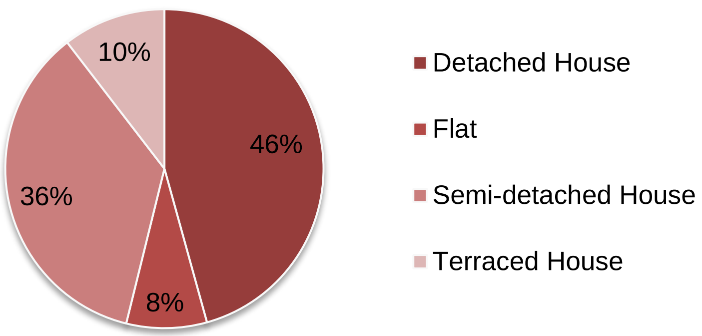
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

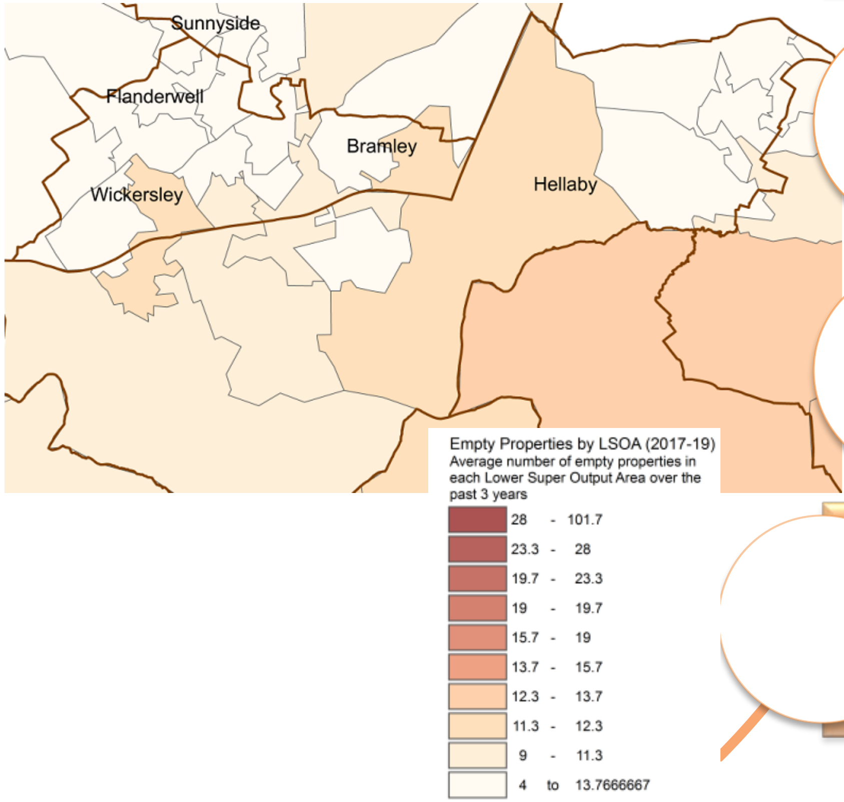


Source: 2018 LLPG figures

Hellaby Ward has the highest percentage of owner occupied properties and the lowest percentage of social housing in Rotherham.

Hellaby Ward has the highest percentage of detached houses in the Borough, and also one of the lowest percentages of terraced housing.

Private sector stock condition



The number of addresses identified as empty was 2.1% (↓0.1%) of all stock, which is slightly less than the Borough average.

The proportion of private rented sector (PRS) properties is 11% (↓5%), below the Borough average. Of those PRS properties identified, 6% (↓4%) are estimated to be houses of multiple occupation (HMO).

3% (↓4%) of the private sector housing stock is in a state of disrepair 6% (↓4%) of privately rented properties are in disrepair

8% (↓5%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

10% (↓6%) of privately rented properties have a health and safety risk

All 4 percentages are the lowest in the borough

The energy efficiency rating of all private sector housing stock is 63 and the PRS 64 points (↑2 & 3 points)

7% (↓4%) of private sector households are experiencing fuel poverty

10% (↓1%) of households that privately rent are in fuel poverty

In summary, the indicators for Hellaby Ward are the best across the borough

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

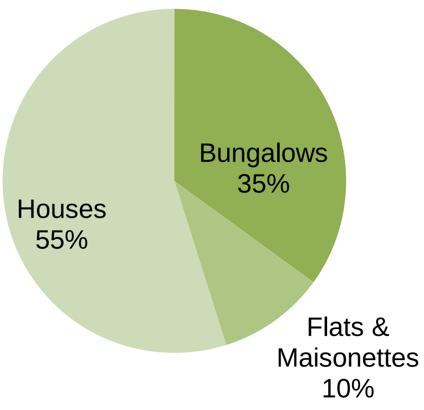
Source: BRE Private Sector Stock Condition Report

Council housing

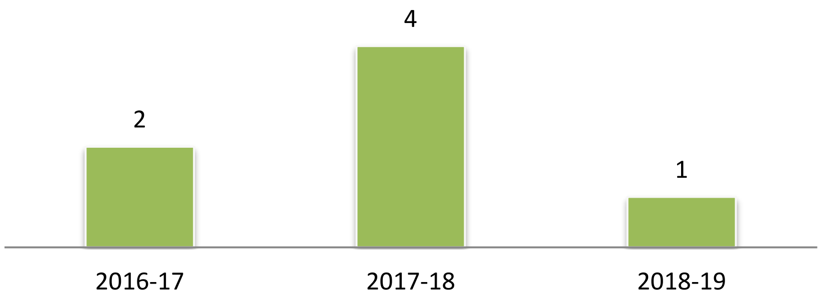
Overview

Hellaby Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	76	16%	12.8
	2 bed	26	8%	76.0
	3 bed	2	0%	0.0
Flats	1 bed	0		
	2 bed	29	0%	0.0
	3 bed	1	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	57	5%	15.3
	3 bed	106	2%	9.0
	4 bed	0		
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		297	6%	19.4

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

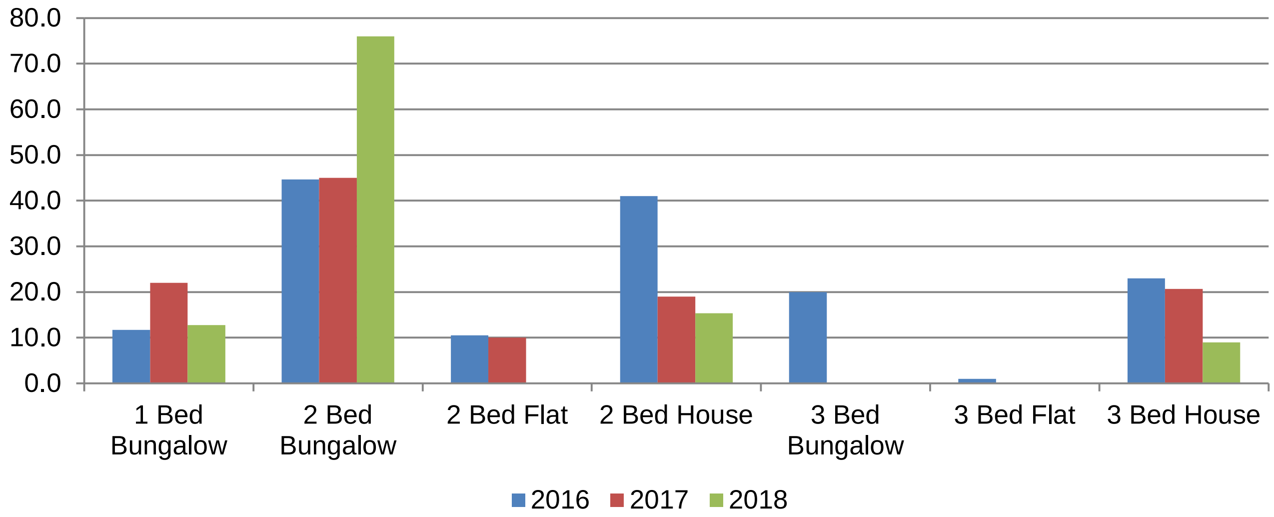
Council housing

Stock and demand – by area (2018)

Hellaby Ward	Bramley		Maltby		Wickersley		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	30	20.5	43	11.2	3		**76**	**12.8**
2 Bed Bungalow	21	76.0	4		1		**26**	**76.0**
2 Bed Flat	2		21		6		**29**	
2 Bed House	21		29	15.3	7		**57**	**15.3**
3 Bed Bungalow	2						**2**	
3 Bed Flat	1						**1**	
3 Bed House	22		76	9.0	8		**106**	**9.0**
Grand Total	**99**	**48.3**	**173**	**11.7**	**25**		**297**	**19.4**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Hellaby Ward has the lowest number of council houses across all Wards. There are no 4 bed houses in the Ward.

The majority of stock is in Maltby, although there is stock in the south of Bramley and Wickersley.

Turnover in the Ward (6%) is lower than the Rotherham average (8%).

Demand in Bramley is much higher than in Maltby; 2 bed bungalows are particularly popular.

Demand in the Ward has not increased in line with the Rotherham average over the past three years; however this could be down to the low level of stock and turnover.

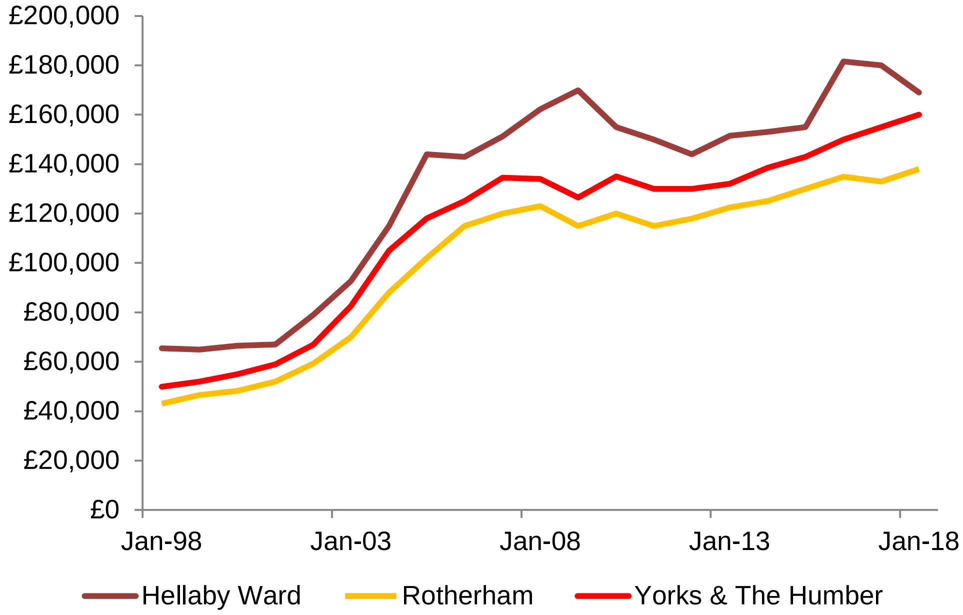
There has been seven Right to Buy sales over the past three years, the lowest number of all Wards.

Housing market and affordability

Current house prices

Overall: £194,600

Detached:	Semi-detached:	Terraced:	Flat:
£267,400	£146,400	£114,100	£156,000



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Hellaby Ward	4.9%	6.1%	5.1%	5.1%	10%	40%	44%	7%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

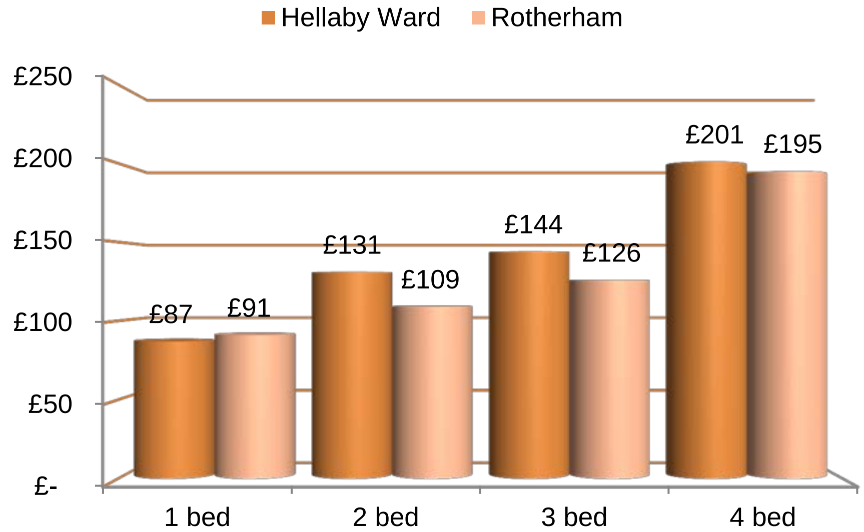
House prices in Hellaby Ward are higher than the Rotherham average and the Yorkshire and Humber average, and it has the second highest average prices of all Wards for the three months leading to July 2019. Turnover of stock is high, in particular detached houses, which made up 44% of all sales in 2018 (although 46% of the total stock in the Ward is detached housing).

(Source: Hometrack, unless otherwise stated)

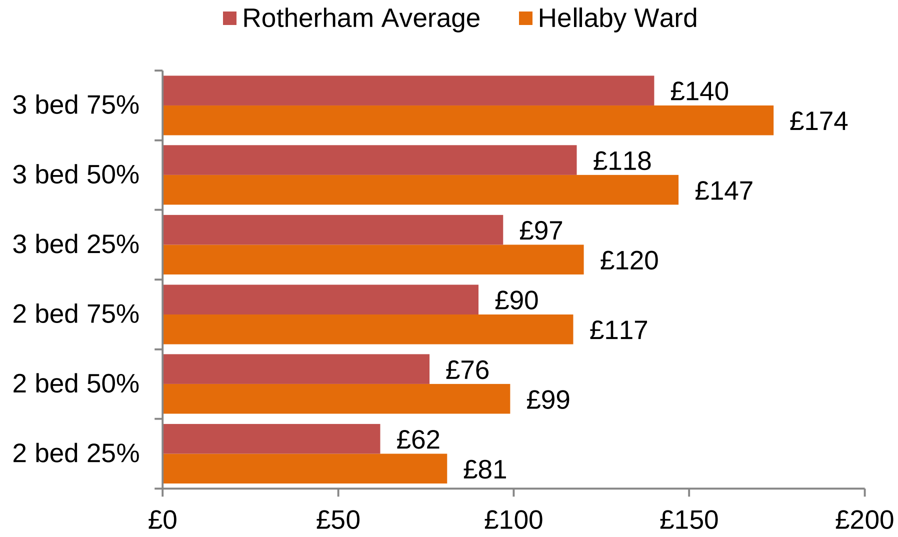
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£131	£105	£97	£72
3 bed	£144	£115	£101	£78
4 bed	£201	£161	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

Average private rents for 2 and 3 beds are well above the Rotherham average, although 1 bed rent is lower than average.

A 75% share of a two bed shared ownership property may cost less per week than private rent.

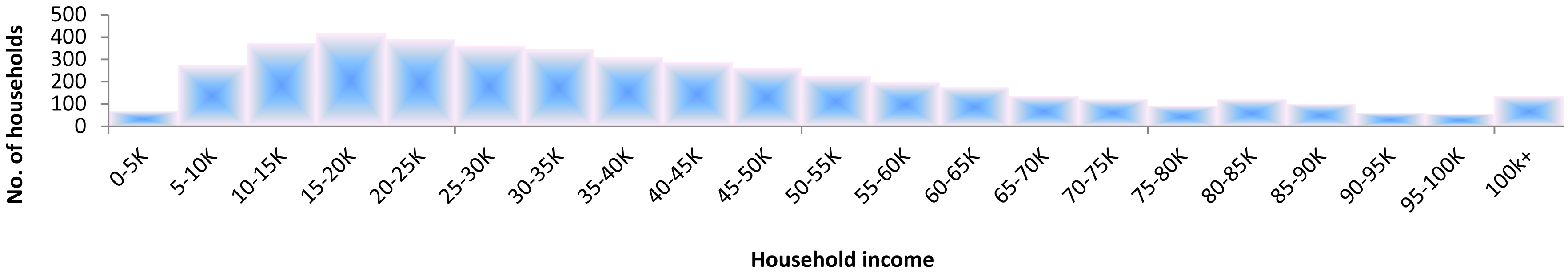
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£36,300** **Rotherham median:** **£27,600**
Lower Quartile: **£20,300** **Rotherham lower quartile:** **£15,300**



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14% of private sector is low income households

The borough average is 20%

21% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.65
Lower Quartile:	6.17
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

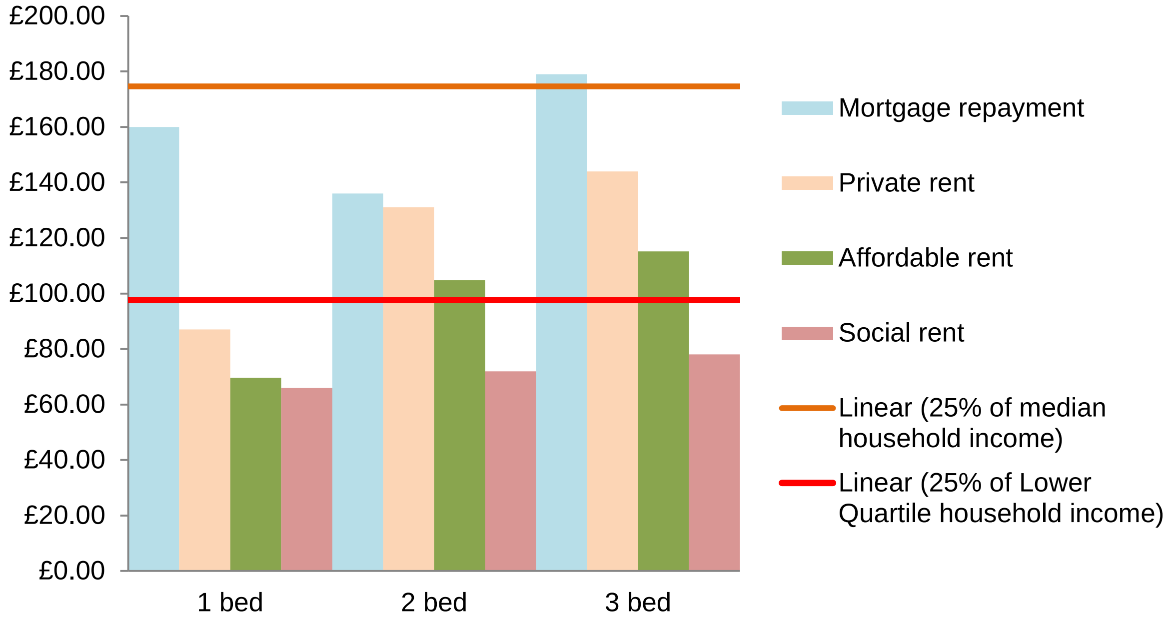
Affordability

% of first time buyers priced out of the market for a:

Flat	32%
Terraced house	32%
Semi-detached house	40%

Average savings held by all non-owners	South East HMA	South Urban HMA
Up to £5k	69.6%	86.4%
£5-£10k	15.2%	4.5%
£10-£20k	4.3%	0.0%
£20-£40k	8.7%	2.3%
£40k and over	2.2%	6.8%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income in Hellaby Ward (£36,300) is the highest in Rotherham. 40% of first time buyers are priced out of buying a semi-detached house, however this is the lowest percentage in Rotherham.

Although house prices and rent levels are high, the high level of household income means that those on median household income can afford the weekly cost of all tenures. The lower quartile of income, however, may be limited to social rent as house prices are, on average, six times household income.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

A total of 16 general needs homes have been delivered by the Council, plus three specialist bungalows since 2014.

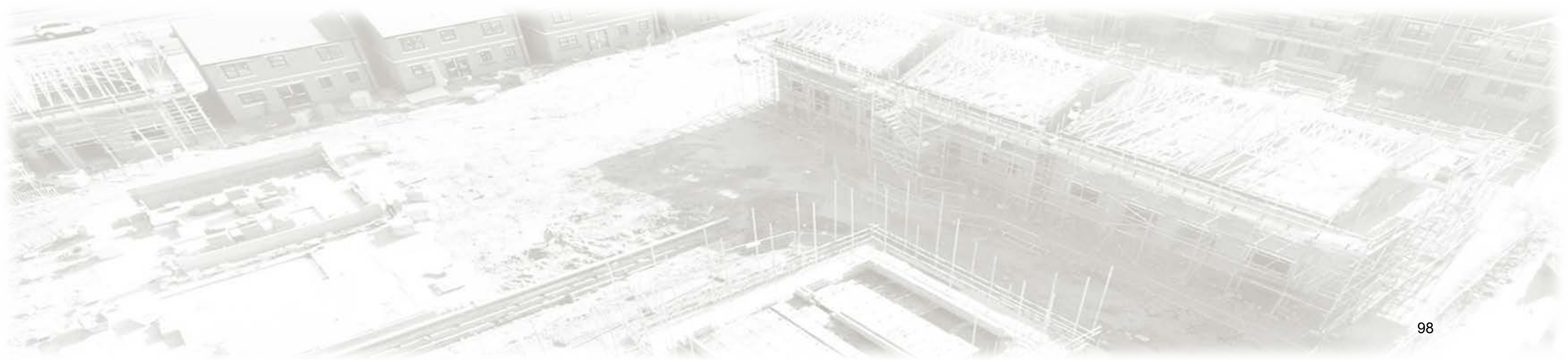
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H61 - Pony Paddock Off Second Lane	56	Private development
H62 - Land Off Nethermoor Drive/ Second Lane	128	Private development
H66 - Park Hill Lodge	26	Undeveloped – council land
H99 - Land Off Rotherham Road	84	Undeveloped – private land

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of six new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

House prices are very buoyant in the Ward and there is a very high level of home ownership. This could be linked to high levels of employment and low levels of economically inactive residents. First time buyers may find it more difficult to enter the housing market.

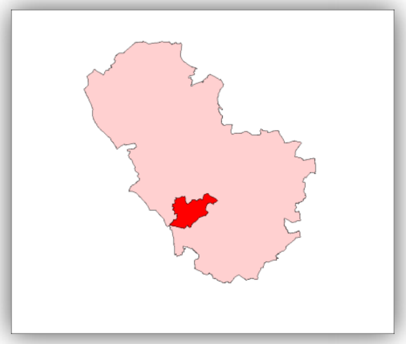
Private sector rent levels are also high in Hellaby, particularly for family housing. Families on a limited budget may choose to rent a property outside of the area. It is estimated that 21% of the private rented sector is low income households, which is 5% lower than average.

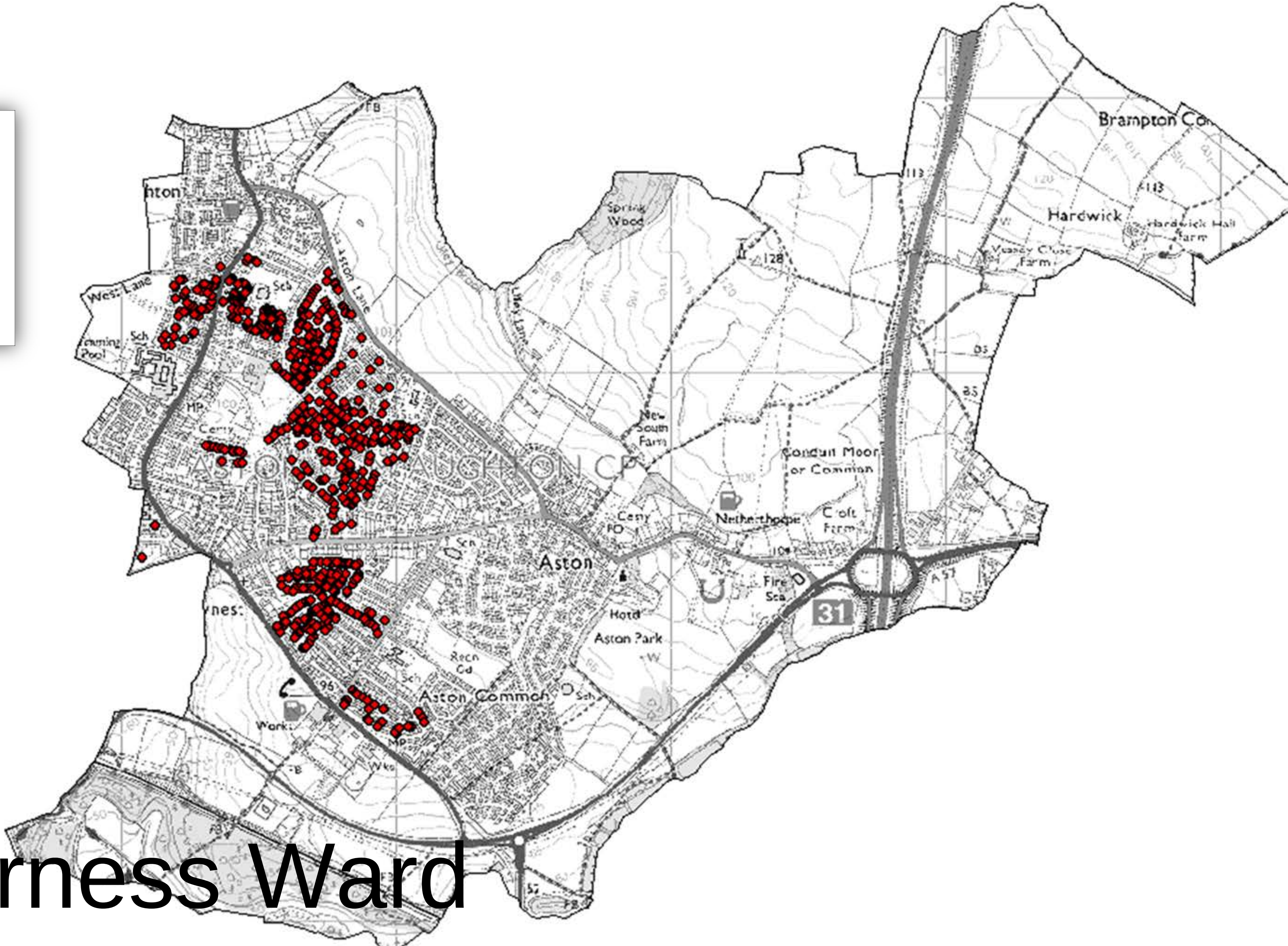
There is a limited amount of social housing stock available in this area so people needing social rented homes will face a long wait or may have to move out of the area altogether.

2 bed bungalows in Bramley are very popular, which reflects the older population of the Ward. The housing in Maltby is in less demand and no properties were advertised in Wickersley in 2018; turnover is lower than average.

Recommendations

- Increase support for first time buyers by exploring a range of affordable home ownership products, such as shared ownership
- Increase supply of social / affordable housing for rent
- Seek development opportunities including Section 106
- Explore potential to use modern methods of construction on smaller sites

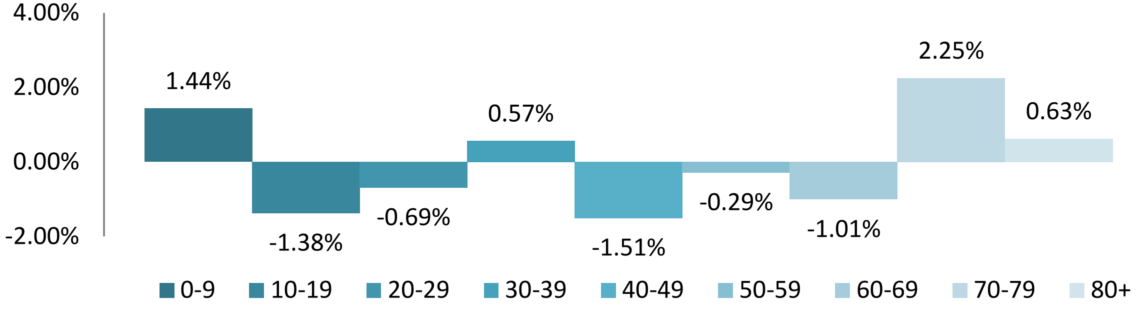


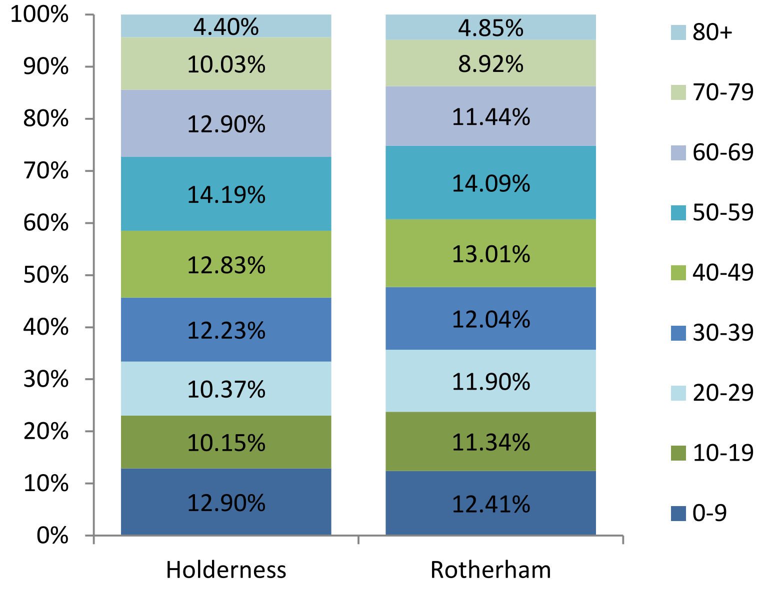


Holderness Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age distribution of Holderness Ward is broadly reflective of the Borough, although the over 60s group is larger. It is estimated that the 70-79 group in the ward has increased by 2.25% between 2011 and 2017.

Economic Activity

63%	• Employed
4%	• Unemployed
2%	• Students
31%	• Economically Inactive
of which:	
18%	• Retired

Ethnicity

Ward
- White – 97.6%
- Asian or Asian British – 1.1%
- Mixed – 0.9%
- Black or Black British – 0.4%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

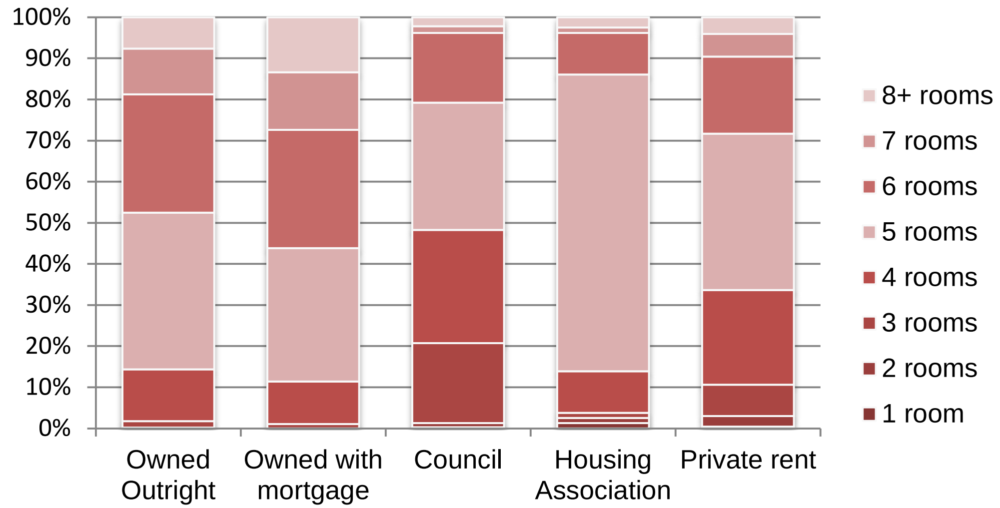
Source: ONS, Census 2011

Tenure

72.5%	• Owner Occupied
10.0%	• Private Rented
17.5%	• Social Housing

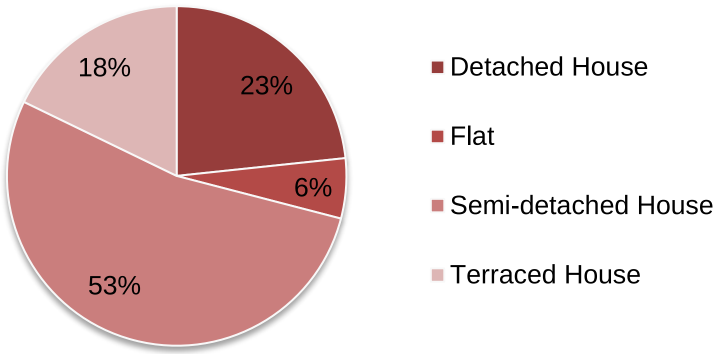
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

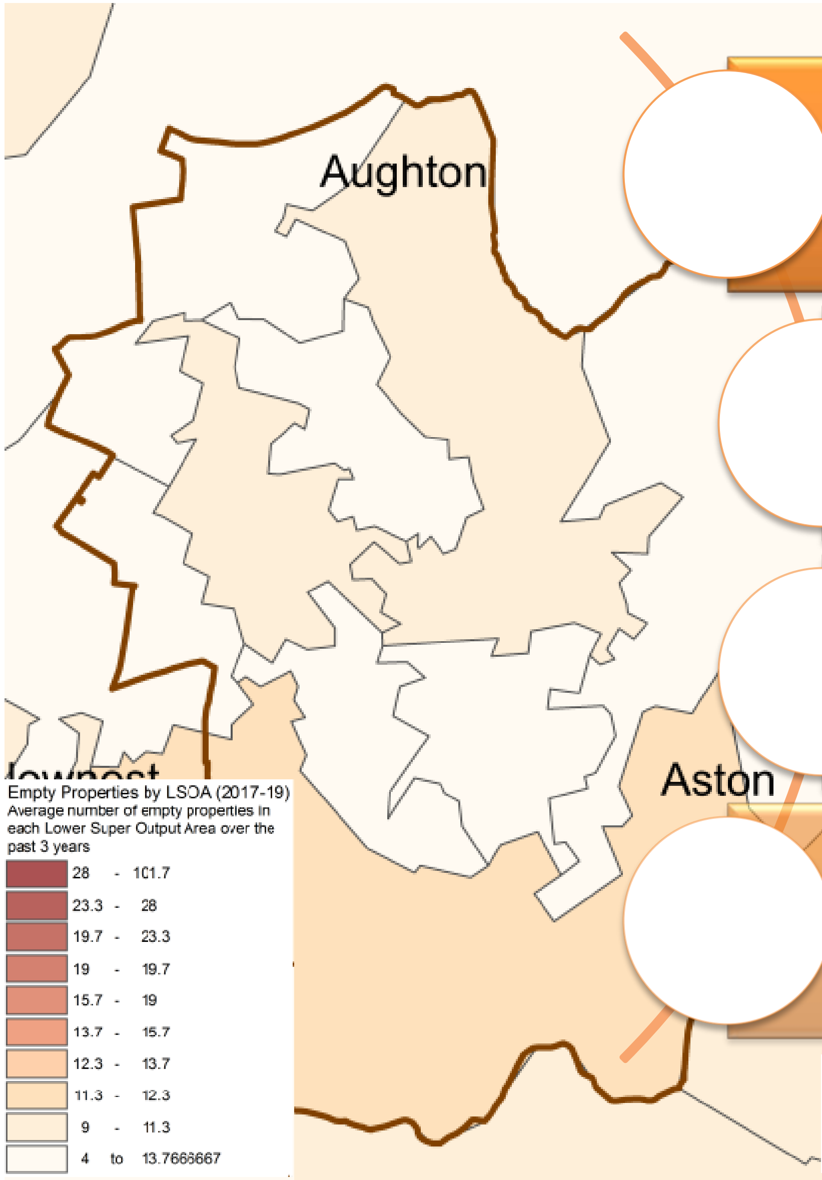


Source: 2018 LLPG figures

Holderness Ward has an above average percentage of owner occupied properties, and a below average percentage of private and social rent housing, compared to Rotherham.

Holderness Ward has one of the lowest levels of flats and one of the highest percentages of semi-detached housing in Rotherham.

Private sector stock condition



The number of addresses identified as empty was 1.7% (↓0.5%) of all stock.

The proportion of private rented sector (PRS) properties is 10% (↓6%), below the Borough average. Of those PRS properties identified, 5% (↓5%) are estimated to be houses of multiple occupation (HMO).

5% (↓2%) of the private sector housing stock is in a state of disrepair

8% (↓2%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

14% (↓2%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 (↑1 point)

9% (↓2%) of private sector households are experiencing fuel poverty

13.5% (↑2.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

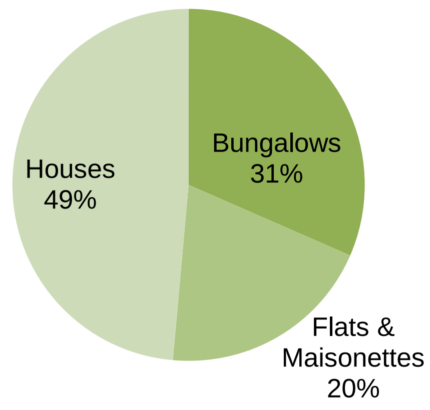
Source: BRE Private Sector Stock Condition Report

Council housing

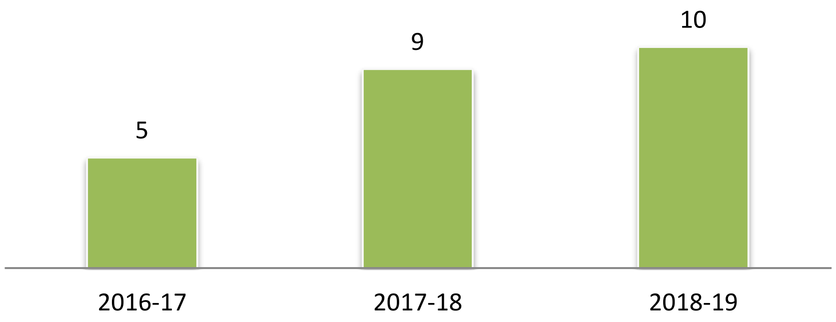
Overview

Holderness Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	145	13%	13.2
	2 bed	100	10%	32.6
	3 bed	0		
Flats	1 bed	46	26%	9.7
	2 bed	98	8%	10.9
	3 bed	10	20%	16.5
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	36	11%	23.8
	3 bed	333	6%	33.8
	4 bed	8	13%	33.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		776	10%	21.1

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

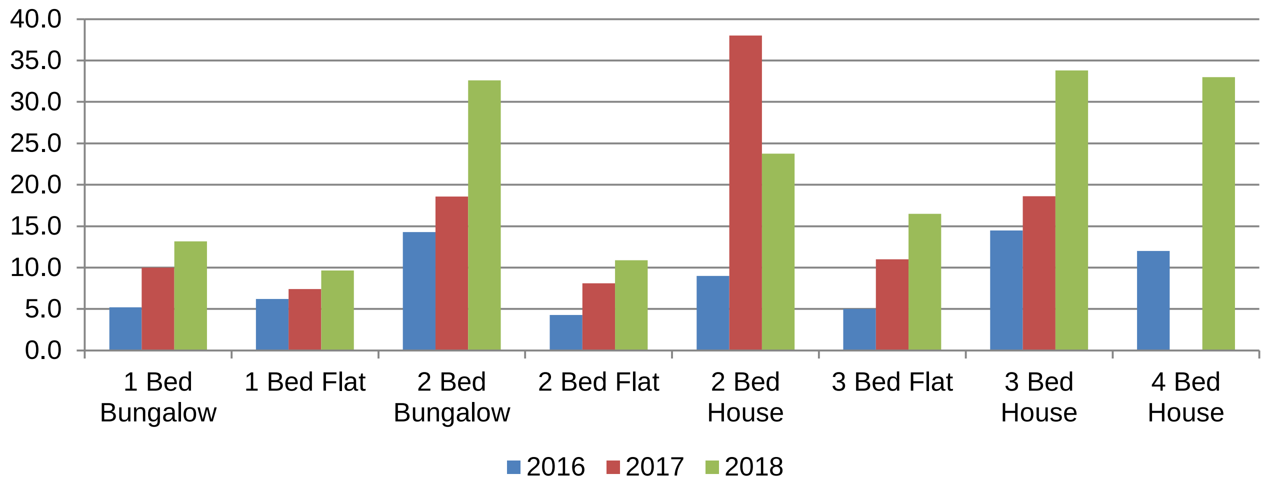
Council housing

Stock and demand – by area (2018)

Holderness Ward	Aston		Aughton		Swallownest		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	33	11.8	63	13.1	49	14.6	**145**	**13.2**
1 Bed Flat	18	9.5	6	9.5	22	9.8	**46**	**9.7**
2 Bed Bungalow	41	38.0	17		42	32.0	**100**	**32.6**
2 Bed Flat	48	18.0	23	5.0	27	12.0	**98**	**10.9**
2 Bed House	14	21.0	15	28.0	7	25.0	**36**	**23.8**
3 Bed Flat	1		1		8	16.5	**10**	**16.5**
3 Bed House	180	36.9	29	37.5	124	28.3	**333**	**33.8**
4 Bed House	6				2	33.0	**8**	**33.0**
Grand Total	**341**	**25.6**	**154**	**15.0**	**281**	**21.2**	**776**	**21.1**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Around half of the stock in the Ward is houses, with the majority being 3 bed houses.

There is a good level of stock spread throughout the three areas of Aston, Aughton and Swallownest.

Turnover of stock is slightly higher (10%) than the Rotherham average (8%).

Demand has increased in the Ward over the past three years but is still slightly below the Rotherham average.

3 bed flats and 4 bed houses have above average demand.

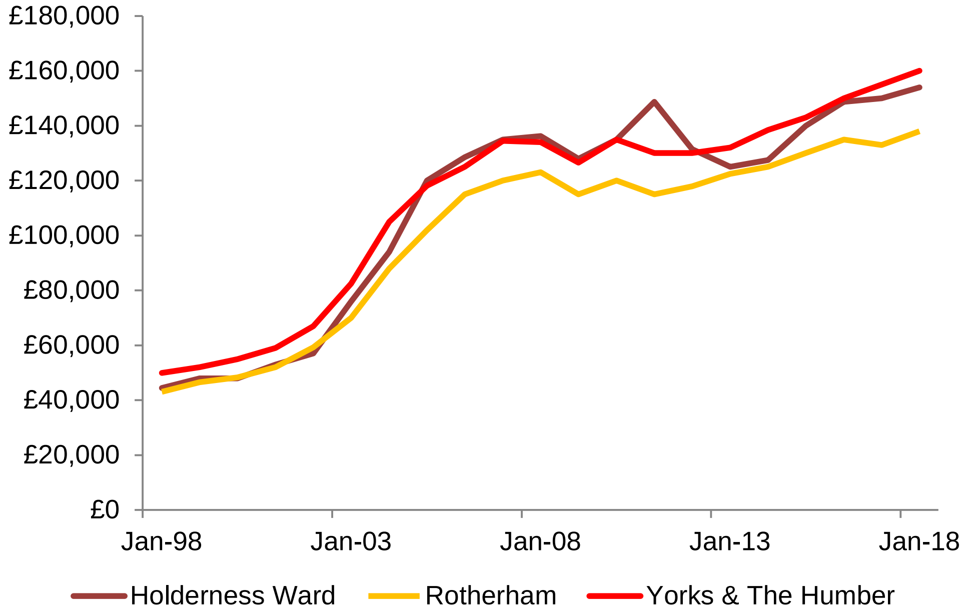
The Ward is popular for Right to Buy; there have been 24 sales over the past three years, increasing year on year.

Housing market and affordability

Current house prices

Overall: £156,600

Detached: £215,400	Semi-detached: £149,600	Terraced: £113,500	Flat: N/A



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Holderness Ward	3.6%	3.6%	3.1%	3.3%	17%	56%	25%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

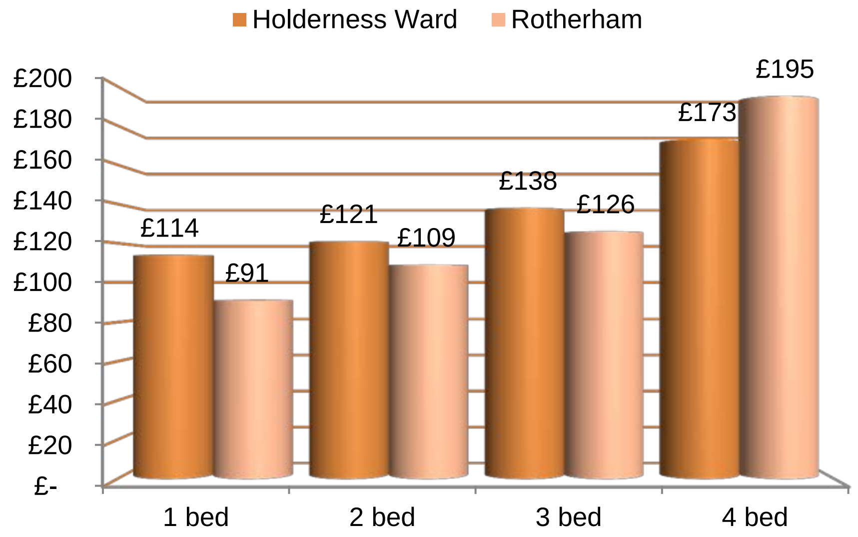
House prices in Holderness Ward are above the Rotherham average (£151,400) for the three months before July 2019. Turnover of stock is slightly above the Rotherham average over the past five years. There is no data for prices of flats due to the low level of sales this year.

(Source: Hometrack, unless otherwise stated)

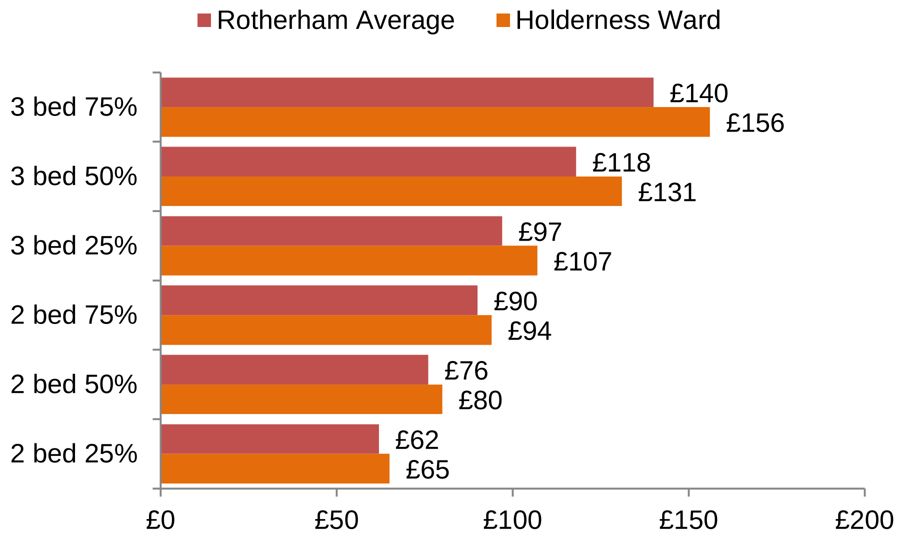
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£114	£91	£79	£66
2 bed	£121	£97	£97	£72
3 bed	£138	£110	£101	£78
4 bed	£173	£138	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

Private rent levels for 1, 2 and 3 bed properties in the Ward are above average.

The weekly cost of shared ownership for a 2 bed property at 75% ownership may be more affordable than affordable rent levels.

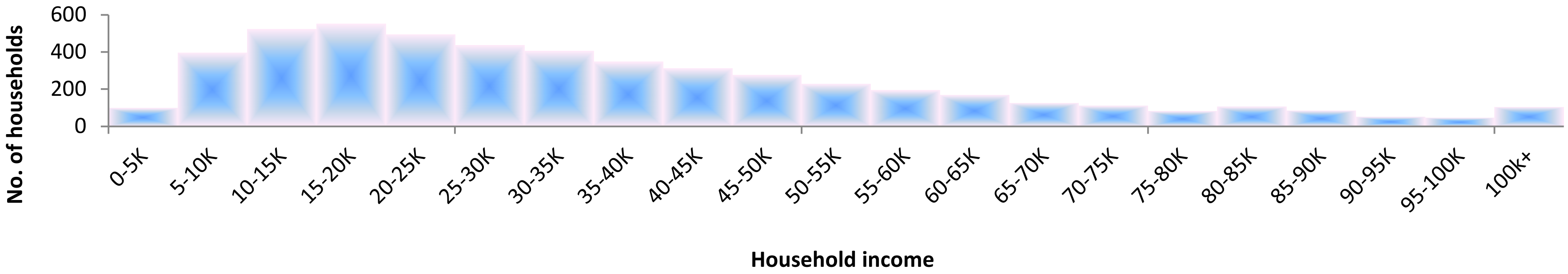
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£31,400** **Rotherham median:** **£27,600**
Lower Quartile: **£17,600** **Rotherham lower quartile:** **£15,300**



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14% of private sector is low income households

The borough average is 20%

23% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.13
Lower Quartile:	6.58
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

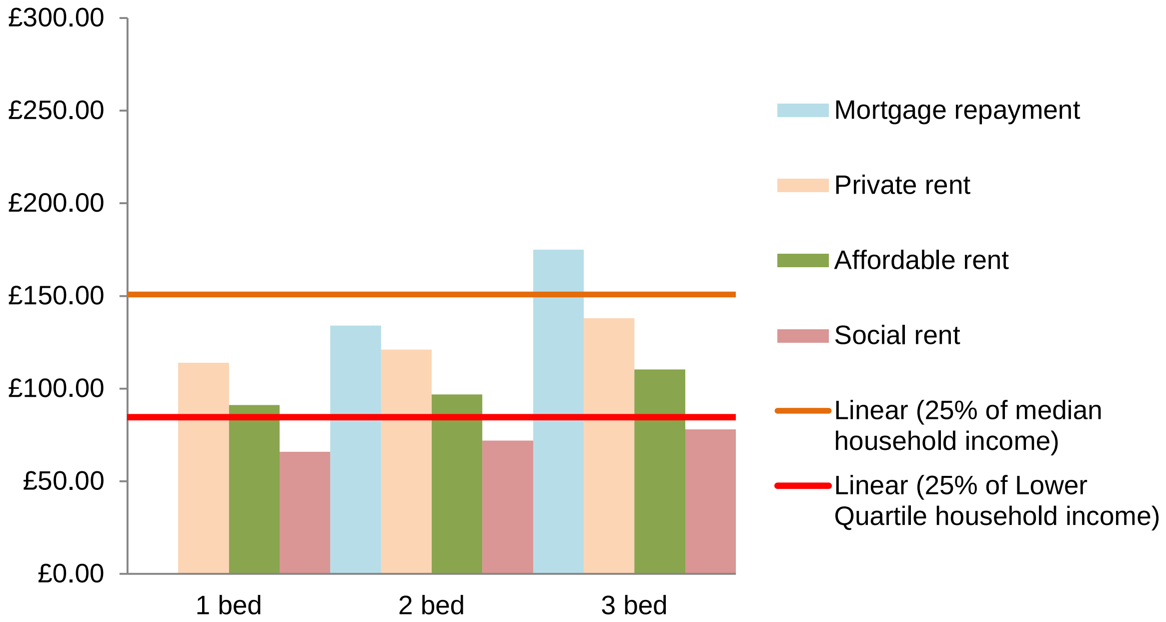
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	30%
Terraced house	30%
Semi-detached house	49%

Average savings held by all non-owners	**South East HMA**
Up to £5k	69.6%
£5-£10k	15.2%
£10-£20k	4.3%
£20-£40k	8.7%
£40k and over	2.2%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The median household income (£31,400) is above the Rotherham average (£27,600).

Almost half of first time buyers are priced out of buying a semi-detached house in this Ward.

Those in the lower quartile of household income may be limited to social rent as a housing option; house prices are six times the lower quartile household income.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

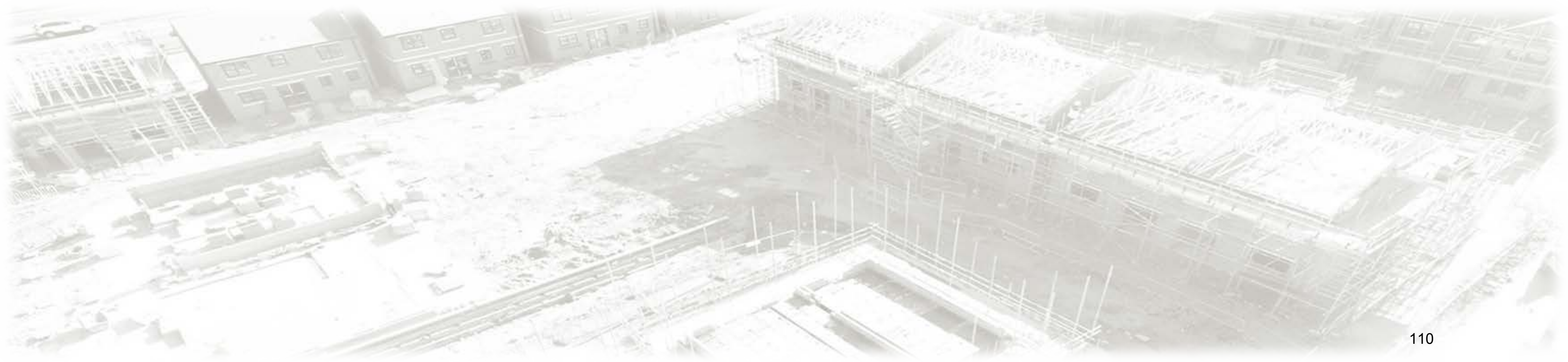
Four Council homes were delivered at Catherine Avenue in Swallownest in 2018. 12 affordable homes were delivered in Swallownest by Great Places in 2015.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H86 - Land At Junction Of Main Street And Rotherham Road Swallownest	15	Undeveloped – council land
H87 - Land To East Of Lodge Lane	19	Undeveloped – private land
H88 - Aston Common East Of Wetherby Drive	175	Undeveloped – private land
H90 - Land Off Mansfield Road	117	Private development
MU22 - Aston Common South Of Mansfield Road	150	Undeveloped – private land

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

The housing market in Holderness Ward reflects the low unemployment figures; property prices are above the Borough average, as are the rents charged in the private rented sector.

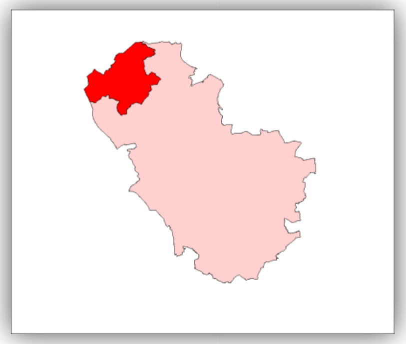
Although currently lower than the Borough average, the demand for 2 bed bungalows may grow as the higher than average population of 50-69 year olds may seek to move from family housing. Conversely, there appears to be an appetite for larger, family housing which is in short supply across the Ward.

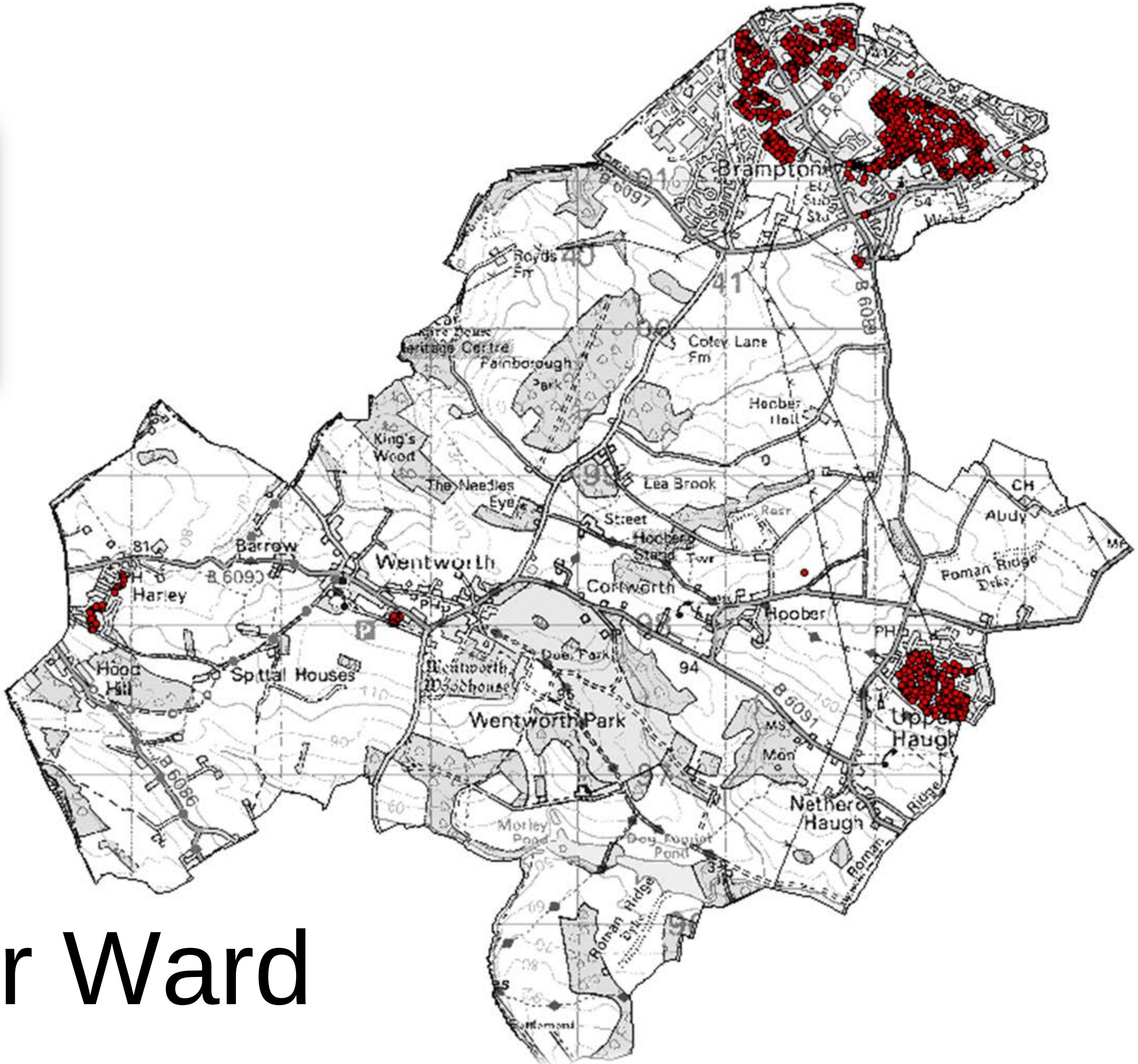
The amount of social housing, across all property types, is lower than the Borough average, as is demand with the exception of 3 bed flats and 4 bed houses.

Holderness has half the number of 1 bed council flats compared with the Borough average and a third of the number of 2 bed houses compared with the Borough average. This does not appear to be problematic as demand for the same is much lower than the Borough average.

Recommendations

- Consider increasing options for people wishing to downsize which will in turn release family housing – all tenures
- More affordable family housing across all tenures i.e. social, affordable to purchase and affordable/private rent
- Explore potential to use modern methods of construction on smaller sites

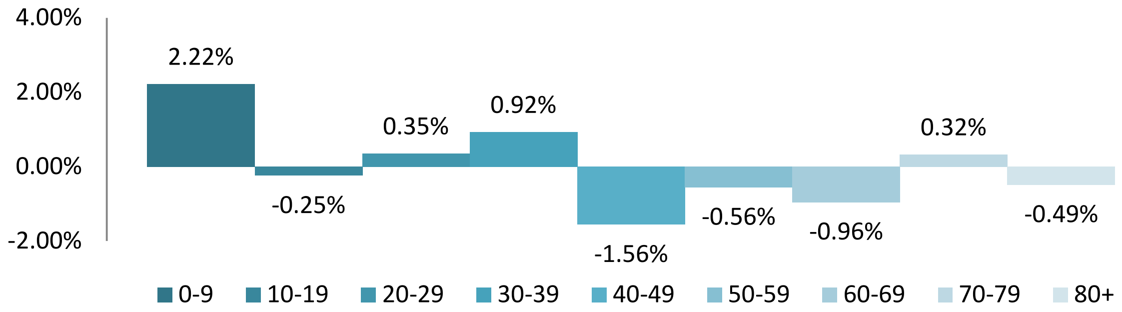


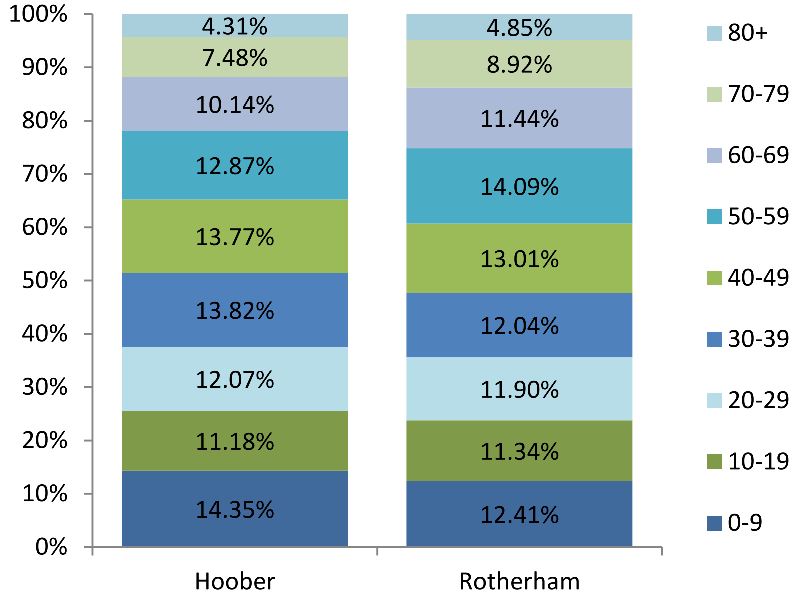

Brampton
Royds Fm
Coley Lane Fm
Fainborough Park
Hoober Hall
King's Wood
The Needles Eye
Lea Brook
Street
Hoober Stand
Barrow
Wentworth
Harley
Cortworth
Hoober
CH
Abdy
Roman Ridge Dyke
Hood Hill
Spittal Houses
Wentworth Woodhouse
Wentworth Park
Upper Haugh
Nether Haugh
Morley Pond
Dog Kennel Pond
B 6090
B 6091
B 6086
B 6089
B 6097
B 6273

Hoober Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Hoober Ward has a younger age profile than the Borough average, with changes since 2011 showing an overall decrease in over 40s and a 2.22% increase in the 0-9yr category.

Economic Activity

62%	Employed
5%	Unemployed
3%	Students
31%	Economically Inactive
of which:	
16%	Retired

Ethnicity

Ward
- White – 98.2%
- Asian or Asian British – 0.7%
- Mixed – 0.6%
- Black or Black British – 0.3%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

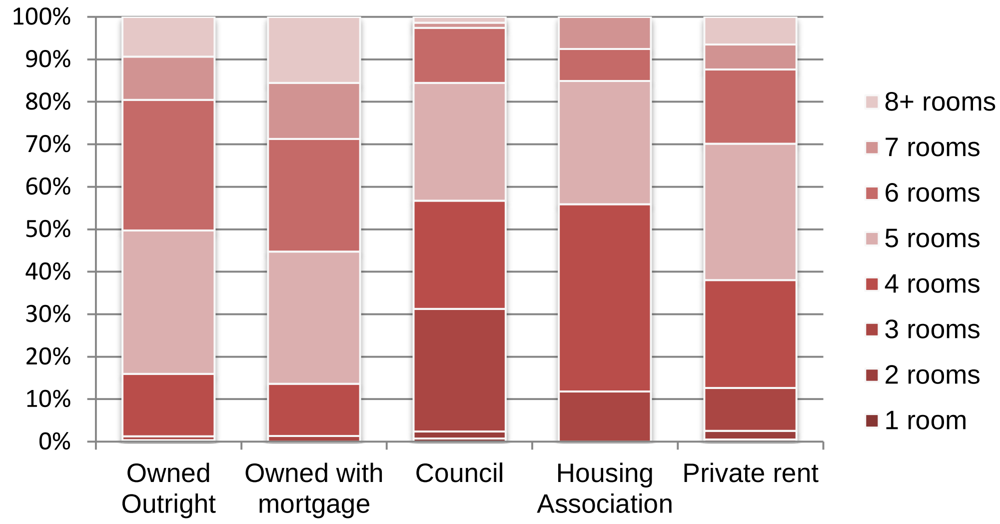
58.6% • Owner Occupied

18.0% • Private Rented

23.4% • Social Housing

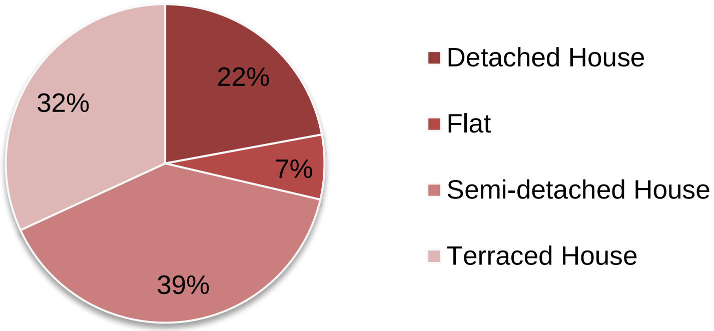
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

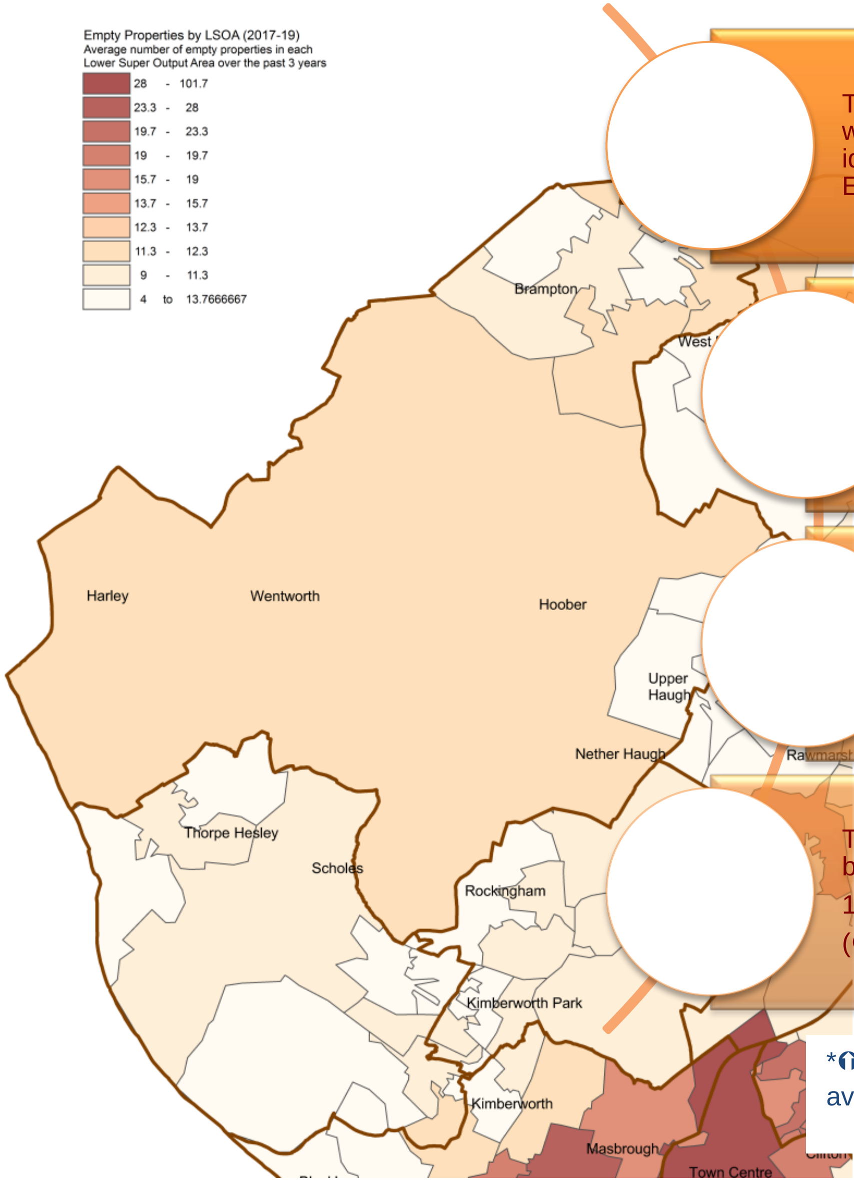


Source: 2018 LLPG figures

Hoober Ward has one of the highest percentages (32%) of terraced housing in Rotherham.

Hoober Ward (18%) has an above average (Rotherham - 16%) share of private rented housing. It has a slightly higher percentage (23.4%) of social housing than average (22.5%) and slightly lower owner occupied (58.6%) than the Borough average (61.5%)

Private sector stock condition



The number of addresses identified as empty was 2.1% (↓0.1%) of all stock, which is less than the Borough average. The majority of the empty properties are identified in the rural areas of the Ward and over 40% are owned by a Trust or an Estate.

The proportion of private rented sector (PRS) properties is 18% (↑2%), above the Borough average. Of those PRS properties identified, 7% (↓ 3%) are estimated to be houses of multiple occupation (HMO).

8% (↑1%) of the private sector housing stock is in a state of disrepair

12% (↑2%) of privately rented properties are in disrepair

14% (↑5%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

18% (↑2%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61, matching the borough average

12.5% (↑1.5%) of private sector households are experiencing fuel poverty 14.5% (↑3.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

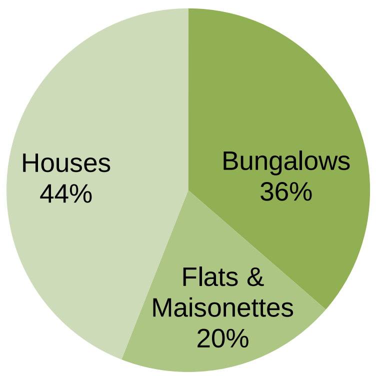
Source: BRE Private Sector Stock Condition Report

Council housing

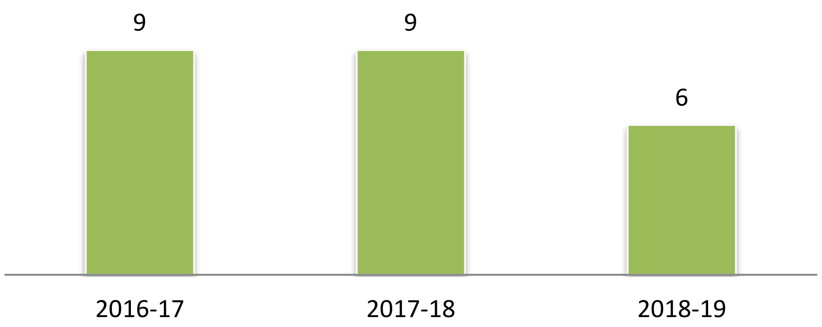
Overview

Hoober Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	281	8%	13.0
	2 bed	161	7%	43.5
	3 bed	5	20%	23.0
Flats	1 bed	133	17%	11.6
	2 bed	101	12%	7.4
	3 bed	2	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	1		
	2 bed	103	6%	27.3
	3 bed	431	4%	30.4
	4 bed	6	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	1	0%	0.0
	3 bed	4	0%	0.0
	4 bed	0		
Total		1229	8%	19.7

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

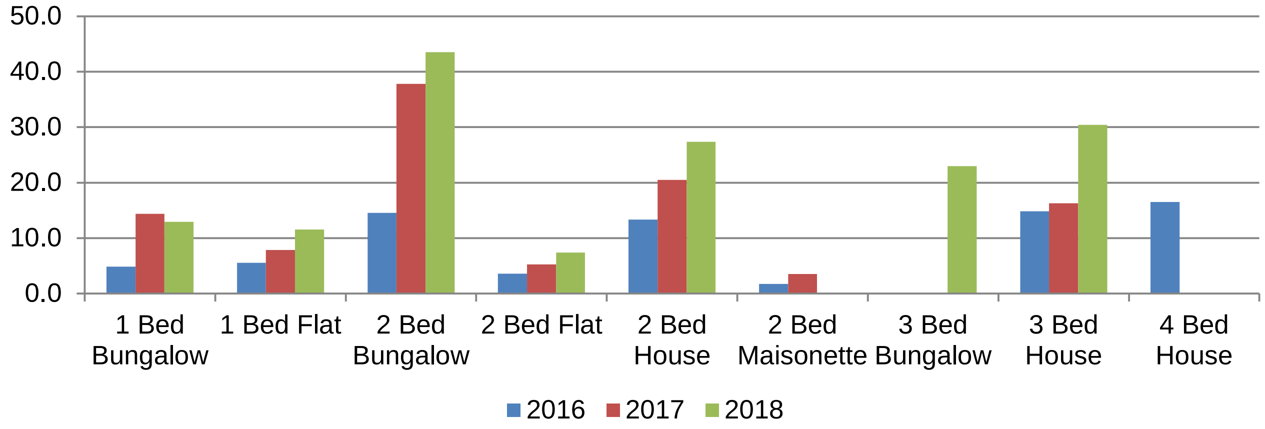
Council housing

Stock and demand – by area (2018)

Hoober Ward	Brampton Bierlow		Harley		Rawmarsh		Wath-Upon-Dearne		Wentworth		West Melton		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	82	8.3	2		34	14.6		16.0			163	14.5	**281**	**13.0**
1 Bed Flat	3		7	14.0	94	11.9					29	9.5	**133**	**11.6**
1 Bed House											1		**1**	
2 Bed Bungalow	86	28.4	12	36.0	38	44.0	6		11	84.5	8		**161**	**43.5**
2 Bed Flat	13	19.0			32	5.2					56	7.8	**101**	**7.4**
2 Bed House	23	30.0			32	24.3	9				39	31.0	**103**	**27.3**
2 Bed Maisonette					1								**1**	
3 Bed Bungalow					1	23.0					4		**5**	**23.0**
3 Bed Flat	2												**2**	
3 Bed House	173	25.5	12		64	32.5	13				169	33.2	**431**	**30.4**
3 Bed Maisonette	2										2		**4**	
4 Bed House	3		1								2		**6**	
Grand Total	**387**	**21.2**	**34**	**25.0**	**296**	**16.2**	**28**	**16.0**	**11**	**84.5**	**473**	**18.9**	**1229**	**19.7**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Hoober Ward has the fifth highest level of stock of all Rotherham Wards.

Turnover of council houses in the Ward is of a similar level to the Rotherham average.

Demand has increased overall over the past three years; however it is slightly lower than the Rotherham average.

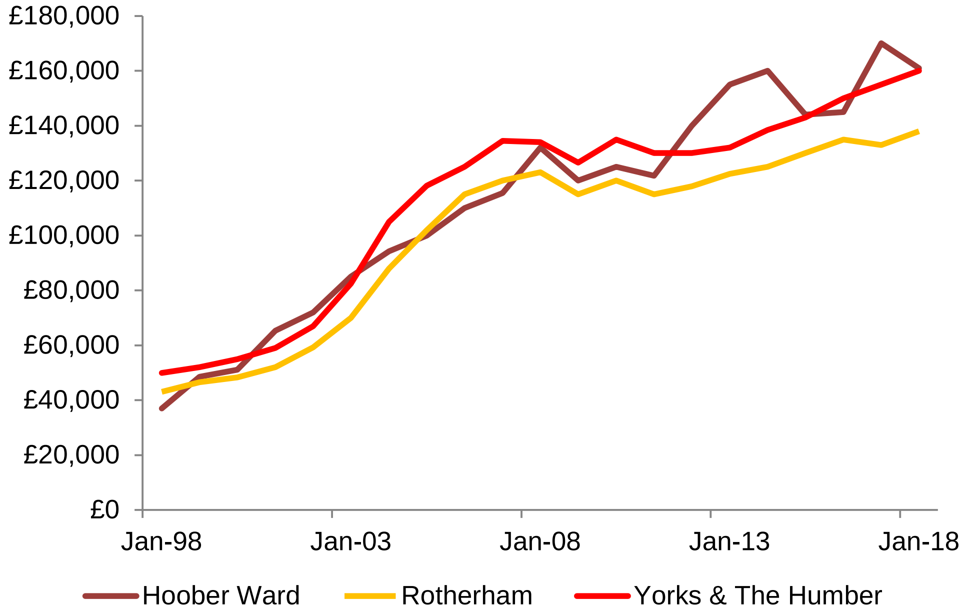
Right to Buy sales are popular in the Ward, with 24 sales over the past three years.

Housing market and affordability

Current house prices

Overall: £155,300

Detached: £223,600	Semi-detached: £152,400	Terraced: £96,100	Flat: £39,000



Source: ONS

Sales

Turnover as a proportion of total private stock

2018 turnover by type

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Hoober Ward	5.0%	5.7%	3.8%	4.4%	29%	39%	30%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

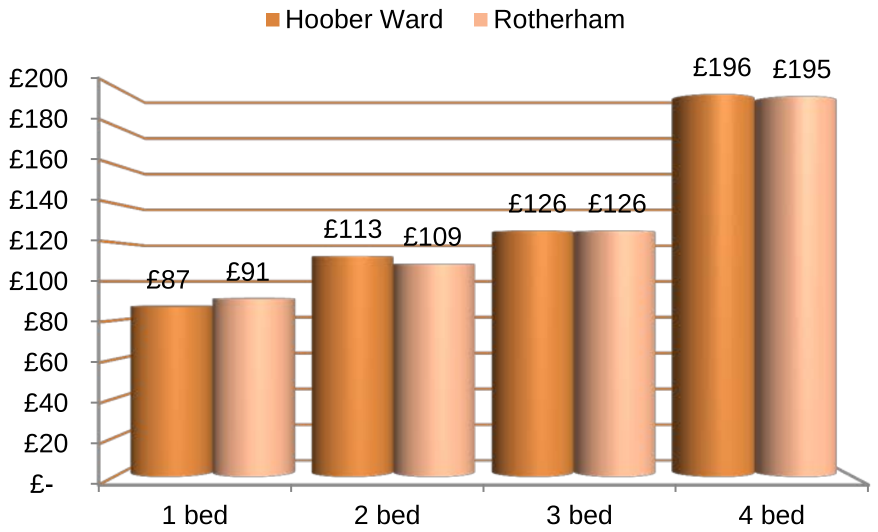
House prices in Hoober Ward are above the Rotherham average (£151,400) in the three months up to July 2019. Turnover of stock is consistently higher than the Borough average. The percentage of detached house sales (30%) is higher than the level of detached housing as a proportion of total stock (22%) and flat sales (2%) are lower than total stock (7%).

(Source: Hometrack, unless otherwise stated)

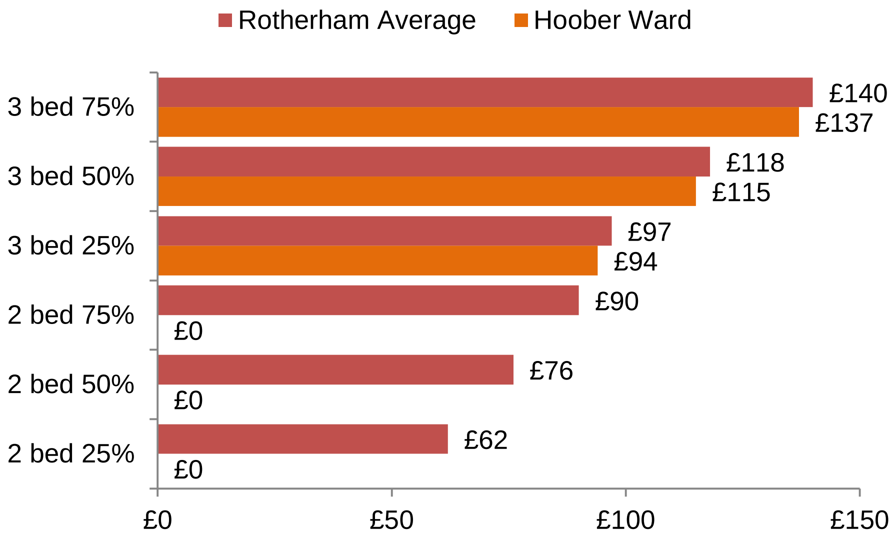
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£113	£90	£97	£72
3 bed	£126	£101	£101	£78
4 bed	£196	£157	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The cost of private rent in Hoober Ward broadly matches the Borough average.

A 50% share of a shared ownership 3 bed property could be more affordable than the average private rent.

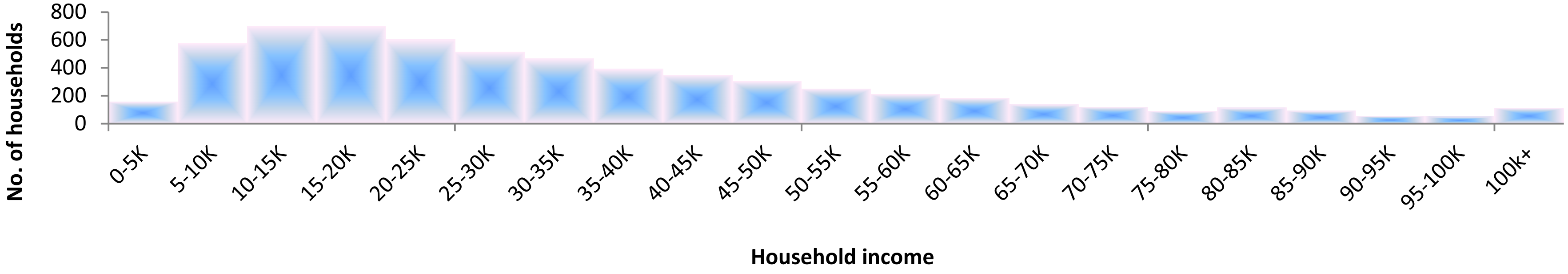
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£28,800** **Rotherham median:** **£27,600**
Lower Quartile: **£15,900** **Rotherham lower quartile:** **£15,300**



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22% of private sector is low income households

The borough average is 20%

27% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.79
Lower Quartile:	7.30
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

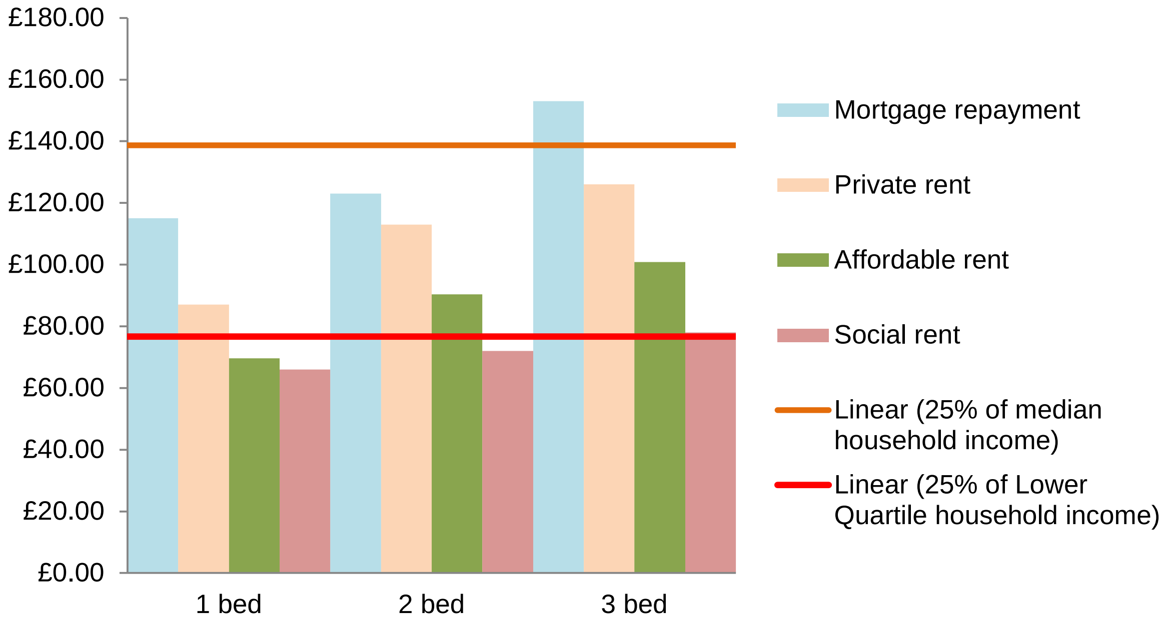
Affordability

% of first time buyers priced out of the market for a:

Flat	36%
Terraced house	36%
Semi-detached house	46%

Average savings held by all non-owners	Dearne HMA
Up to £5k	55.6%
£5-£10k	7.4%
£10-£20k	0.0%
£20-£40k	37.0%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The house price to income ratio of 4.79 is the second highest in the Borough. The percentage of low income private households (22%) is higher than average (20%). This could be due to the composition of the Ward; areas of lower income households such as West Melton and Brampton Bierlow are close to areas with higher house prices, such as Wentworth and Upper Haugh.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

The popular private development at The Wickets, Rawmarsh falls within this ward and provides a good mix of new build housing for sale. 21 affordable homes were delivered between 2012 and 2013 through Wakefield and District Housing (12 for rent and nine shared ownership).

There were 29 new homes delivered as part of the last Local Authority New Build programme, which included one specialist unit built for a family with specialist housing needs. The Council will deliver four older people's bungalows on a small site at Princess Street, West Melton.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H17 - Land Off Wentworth Road	83	Private development
H18 - Land Off Symonds Avenue	13	Undeveloped – council land
H19 - Land Off Stubbin Road	21	Undeveloped – private land
H40 - Land To The East Of Cortonwood Business Park	122	Undeveloped – private land
H43 - Highfield Farm	70	Private development
H44 - Off Orchard Place	14	Undeveloped – council land
H98 - Land Off Pontefract Road	328	Undeveloped – private land

The area may benefit from further expansion at Cortonwood / Brampton Bierlow in the future. There is also further development potential at Manvers which may impact on the local housing market. It is worth noting that Manvers will be moving into this Ward boundary post 2020.

A further six Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 18 new homes. Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

Areas such as West Melton, Manor Farm and Brampton Bierlow with higher than average deprivation are masked by attractive rural communities such as Wentworth and Harley.

Since the Census in 2011 there has been an increase in the number of young people living the Ward and a decrease in the over 40 age group.

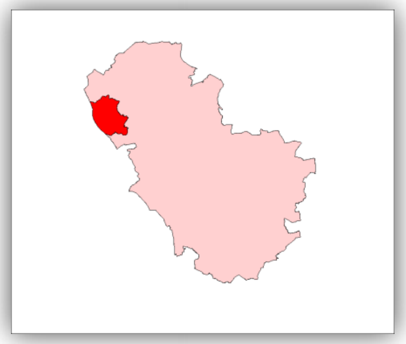
As house prices are slightly above the Borough average and house price to income ratios are amongst the highest in the Borough, first time buyers may struggle to buy here.

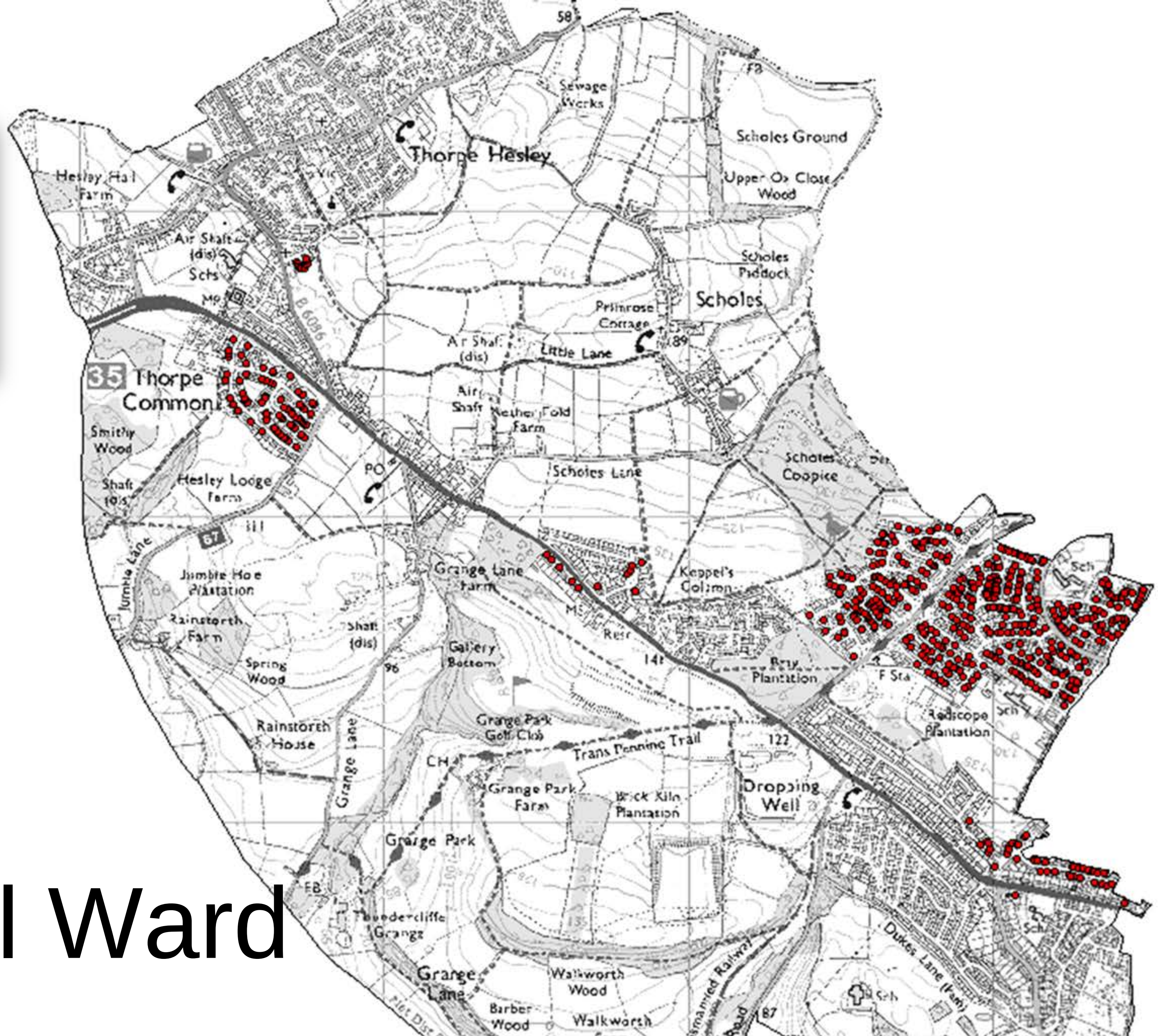
Private sector rents are in line with the Borough average and are above Local Housing Allowance levels. People who rely on welfare support may find private rented accommodation unaffordable which will add pressure on the social rented sector.

There is a good level of social housing stock in this Ward; 2 bed bungalows are in high demand. There are more 1 bed bungalows than 2 bed bungalows but the latter is in higher demand which may open up opportunities for remodelling.

Recommendations

- Develop a wider choice of affordable rent/home ownership options
- Remodel existing social stock to meet demand
- Encourage support for first time buyers
- Explore potential to use modern methods of construction on smaller sites to deliver bungalows and level access accommodation
- Engage with developers to accelerate delivery on privately owned sites



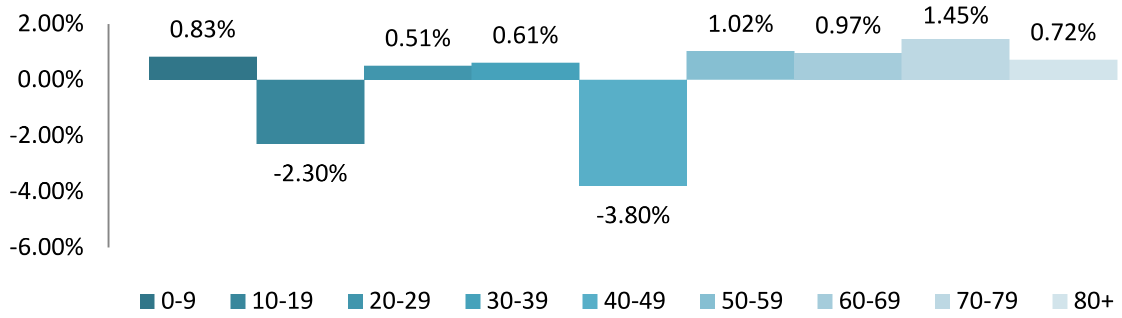


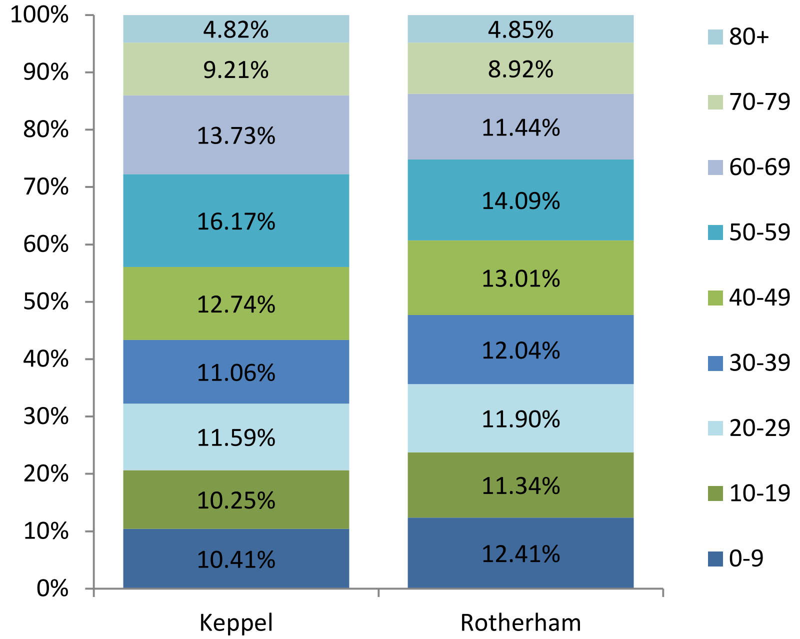
Thorpe Hesley
Sewage Works
Scholes Ground
Upper Ox Close Wood
Hesley Hall Farm
Air Shaft (dis)
Schs
Scholes Paddock
Scholes
Primrose Cottage
Air Shaft (dis)
Little Lane
Thorpe Common
Air Shaft
Nether Fold Farm
Smithy Wood
Shaft (dis)
Hesley Lodge Farm
Scholes Lane
Scholes Coppice
Jumble Lane
Jumble Hole Plantation
Grange Lane Farm
Keppel's Column
Rainstorth Farm
Shaft (dis)
Gallery Bottom
Spring Wood
Bray Plantation
F Sta
Redscope Plantation
Rainstorth House
Grange Park Golf Club
Trans Pennine Trail
Grange Lane
Grange Park Farm
Brick Kiln Plantation
Dropping Well
Grange Park
Thundercliffe Grange
Grange Lane
Walkworth Wood
Barber Wood
Walkworth
Dukes Lane

Keppel Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Keppel Ward has an older population than the Borough average; the largest group is 50-59. The proportion of over 50s has increased by 4.16% since 2011.

Economic Activity

- 63% • Employed
- 4% • Unemployed
- 3% • Students
- 30% • Economically Inactive

of which:

- 17% • Retired

Ethnicity

Ward
- White – 98.2%
- Asian or Asian British – 0.7%
- Mixed – 0.5%
- Black or Black British – 0.3%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

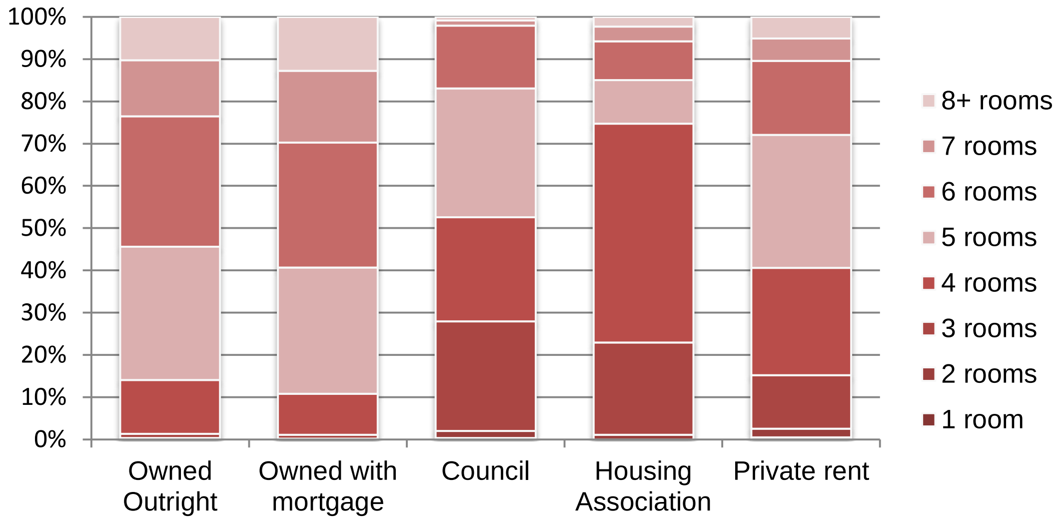
72.6% • Owner Occupied

9.4% • Private Rented

18.0% • Social Housing

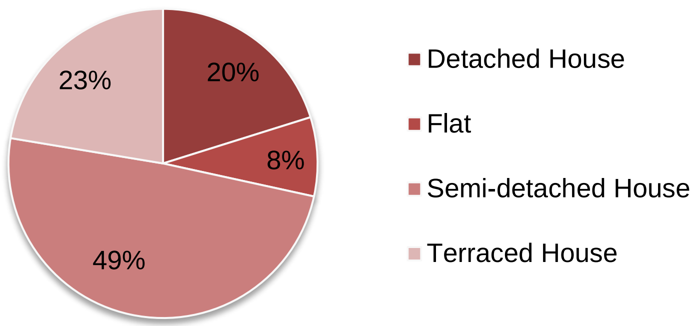
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

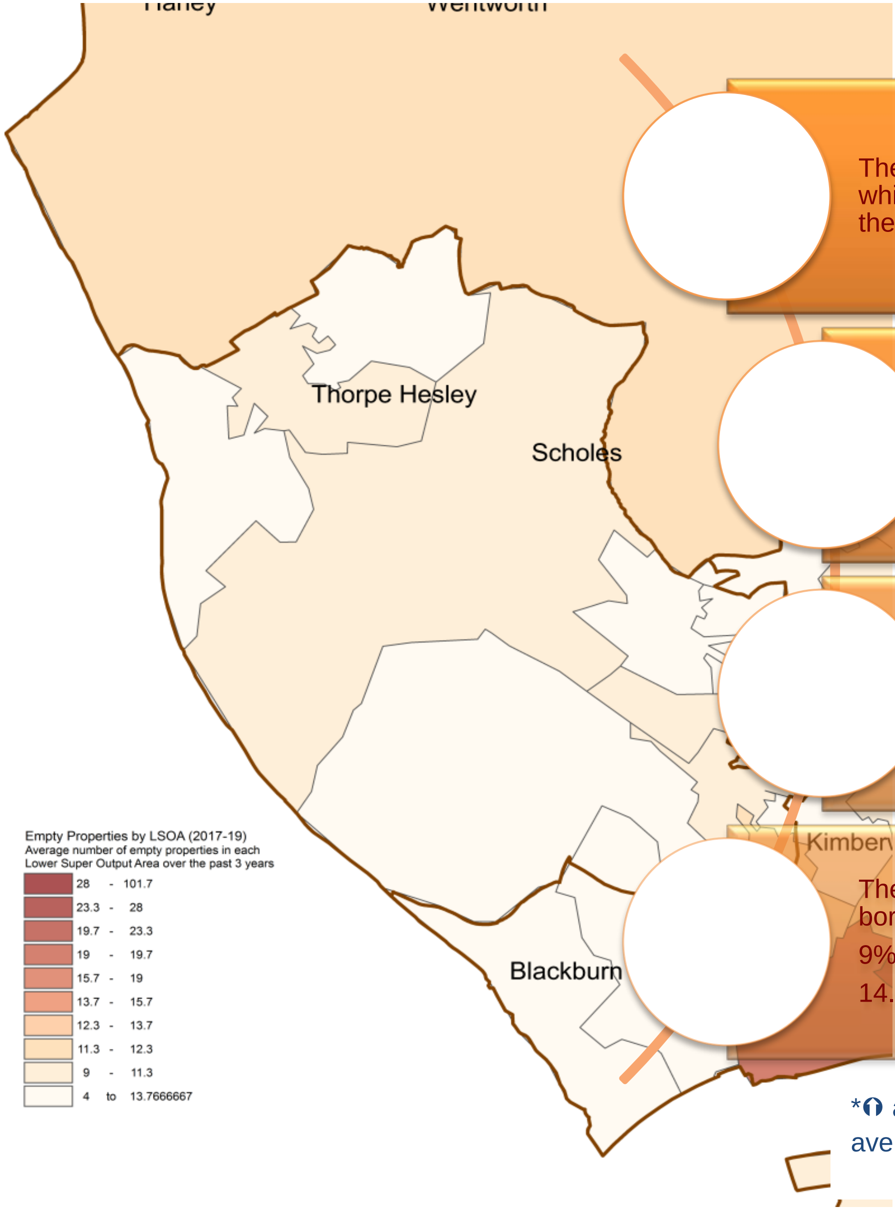


Source: 2018 LLPG figures

Keppel Ward has the fifth highest percentage of owner occupied properties (72.6%) in the Borough and the third lowest percentage (9.4%) of private rented properties.

Keppel Ward has an above average percentage of semi-detached houses (49%, compared to 45% average) and a below average number of flats (8%, compared to 11%)

Private sector stock condition



The number of addresses identified as empty was 1.5% (↓0.7%) of all stock, which is less than the Borough average. The empty properties are spread across the Ward with no distinctive areas of high levels.

The proportion of private rented sector (PRS) properties is 9% (↓7%), below the Borough average. Of those PRS properties identified, 7% (↓3%) are estimated to be houses of multiple occupation (HMO).

5% (↓2%) of the private sector housing stock is in a state of disrepair

7% (↓3%) of privately rented properties are in disrepair

11% (↓2%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↑3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61, matching the borough average

9% (↓2%) of private sector households are experiencing fuel poverty

14.5% (↑3.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

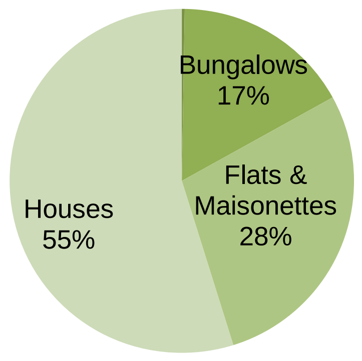
Source: BRE Private Sector Stock Condition Report

Council housing

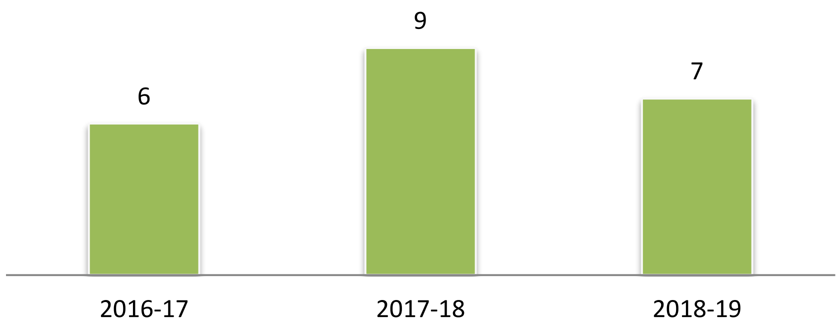
Overview

Keppel Ward		Stock	Turnover	Demand
Bedsit		2	0%	0.0
Bungalows	1 bed	116	13%	20.7
	2 bed	6	0%	0.0
	3 bed	2	0%	0.0
Flats	1 bed	111	5%	15.8
	2 bed	99	6%	15.0
	3 bed	0		
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	84	10%	45.0
	3 bed	323	3%	73.3
	4 bed	1	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		744	6%	34.5

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

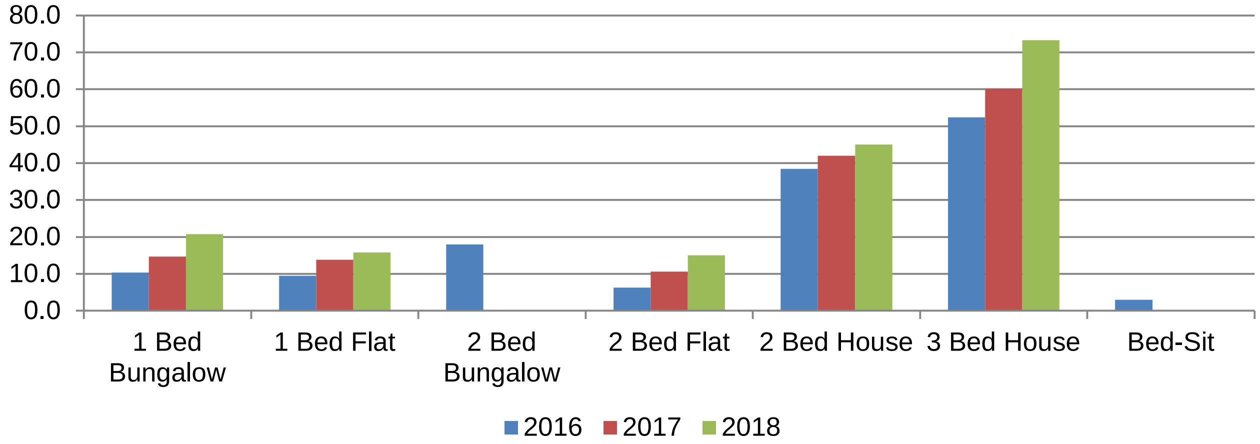
Council housing

Stock and demand – by area (2018)

Keppel Ward	Kimberworth		Kimberworth Park		Thorpe Hesley		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
Bedsit			2				2	
1 Bed Bungalow			112	20.7	4		116	20.7
1 Bed Flat			111	15.8			111	15.8
2 Bed Bungalow					6		6	
2 Bed Flat			99	15.0			99	15.0
2 Bed House	2		80	45.0	2		84	45.0
3 Bed Bungalow			2				2	
3 Bed House	2		260	73.3	61		323	73.3
4 Bed House			1				1	
Grand Total	4		667	34.5	73		744	34.5

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



The majority of stock in Keppel Ward is in Kimberworth Park.

No council housing in Thorpe Hesley or Kimberworth has become available in the last year.

Turnover of stock in Keppel Ward as a whole (6%) is lower than the Borough average (8%). Turnover of 3 bed houses is only 3%.

Demand in Keppel Ward is above average for all types and sizes of property, with 2 and 3 bed houses being particularly popular.

Demand has increased year on year since 2016.

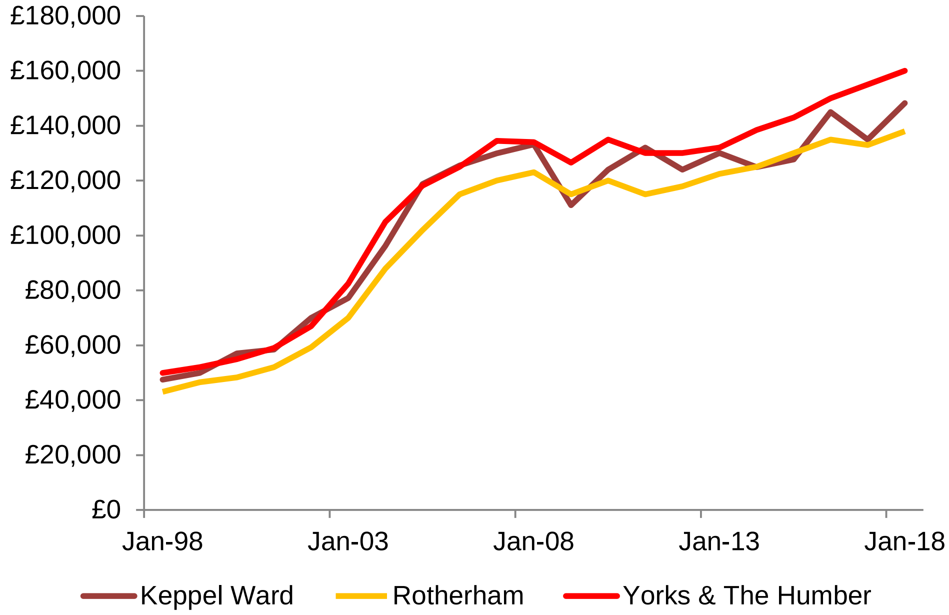
There has been 22 Right to Buy sales over the past three years.

Housing market and affordability

Current house prices

Overall: £158,900

Detached: £282,200	Semi-detached: £147,000	Terraced: £107,900	Flat: £94,500



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Keppel Ward	2.9%	3.4%	3.4%	3.1%	15%	56%	23%	5%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

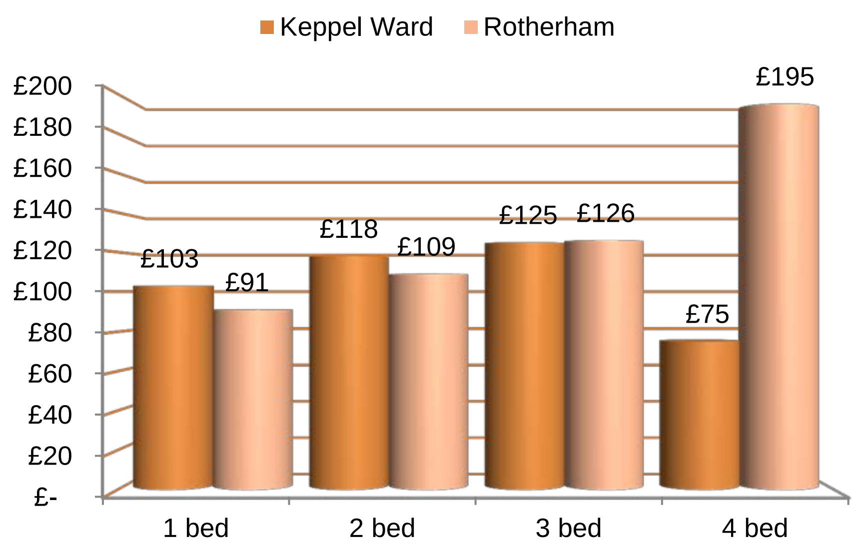
House prices in Keppel Ward are above the Rotherham average (£151,400) for the three months up to July 2019. Sales turnover of stock in the Ward is broadly in line with the Borough average. Semi-detached houses make up 49% of the Ward's stock; however 56% of the sales in 2018 were semi-detached houses. In contrast, 23% of the Ward is terraced housing, but only 15% of sales in 2018 were terraced houses.

(Source: Hometrack, unless otherwise stated)

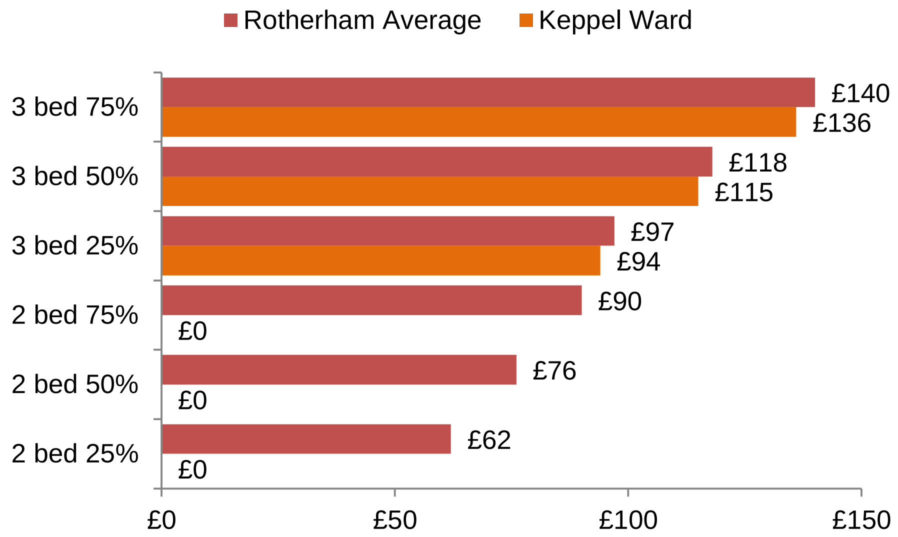
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£103	£82	£79	£66
2 bed	£118	£94	£97	£72
3 bed	£125	£100	£101	£78
4 bed	£75	£60	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The £75 figure for four bed private rented housing may be due to a small amount of data available.

The cost of private rent is above average for 1 and 2 bed properties.

A 50% share of a shared ownership 3 bed property could be more affordable than private rent.

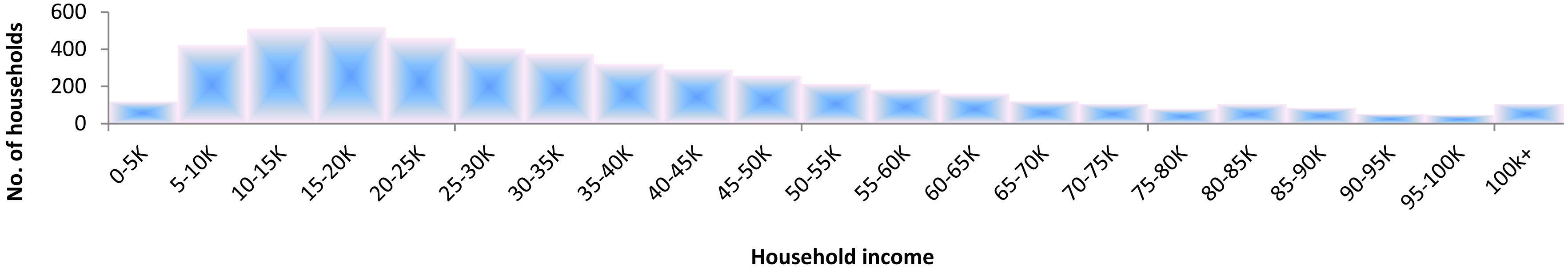
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£31,000**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£17,000**	**Rotherham lower quartile:**	**£15,300**



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15% of private sector is low income households

The borough average is 20%

23% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

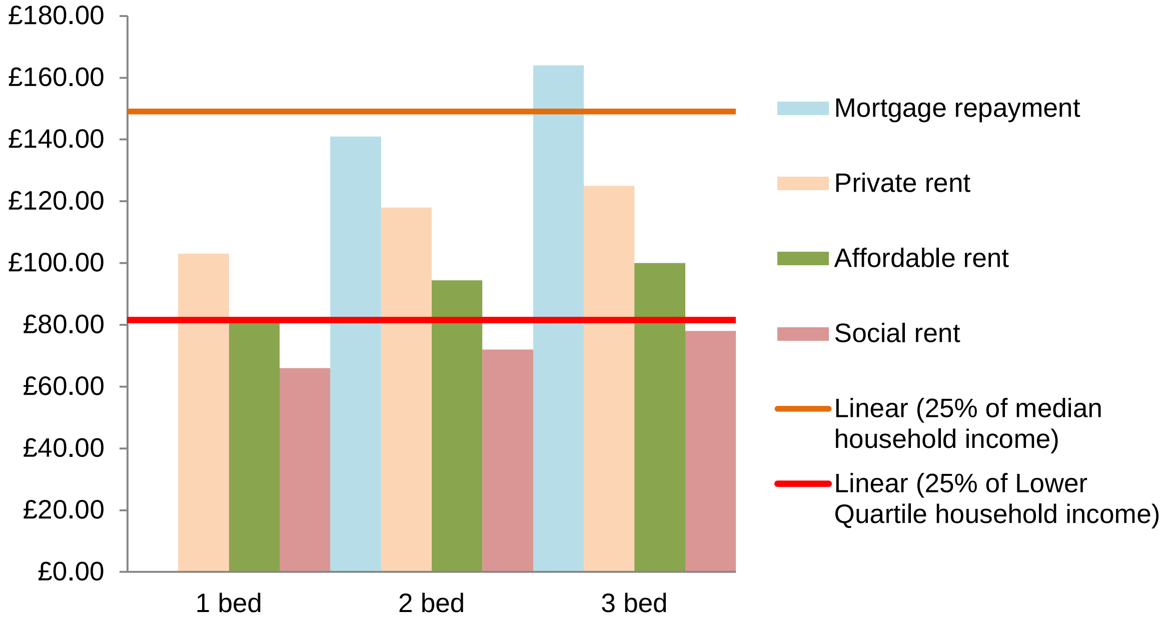
Ward:	4.02
Lower Quartile:	6.43
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Affordability



% of first time buyers priced out of the market for a:

Flat	21%
Terraced house	31%
Semi-detached house	40%

Average savings held by all non-owners	Dearne HMA	North Urban HMA
Up to £5k	55.6%	85.7%
£5-£10k	7.4%	5.2%
£10-£20k	0.0%	7.8%
£20-£40k	37.0%	1.3%
£40k and over	0.0%	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.

The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income in Keppel Ward is above the Rotherham average.

House prices are around four times median household income, but over six times for those on a low income.

The percentage of low income households is lower than average.

Those in the lower quartile of average household incomes may be limited to social rent.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

The Council has delivered two 3 bed Disabled Persons Unit specialist bungalows at Kimberworth Park in 2016.

The Jones Homes development at land off Upper Wortley Road will provide 36 affordable units, including 14 starter homes, 12 rent and ten shared ownership homes.

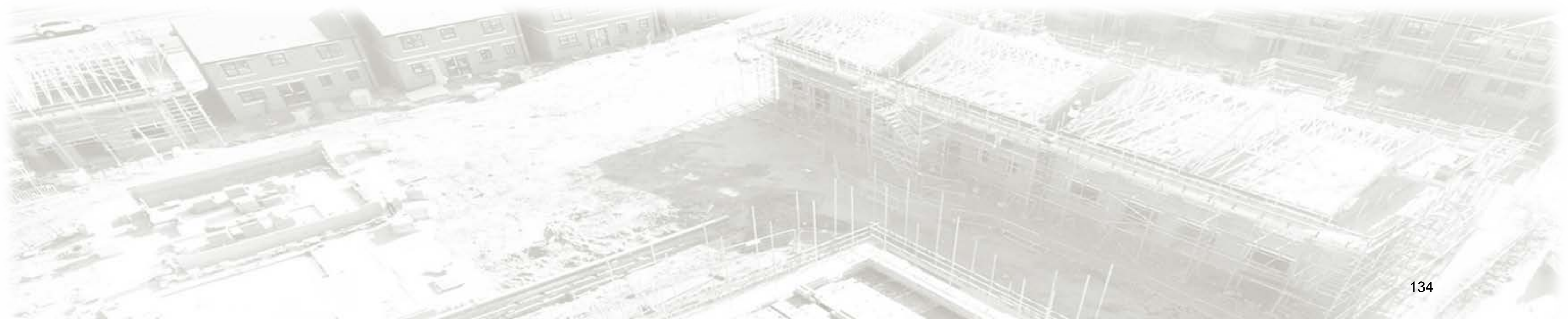
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H37 - Land At Thorpe Common	40	Undeveloped – private land
H38 - Land At Eldertree Lodge	21	Undeveloped – private land
H39 - Land To The North Of Upper Wortley Road	143	Private Development

A further four Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 12 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

This ward has an older than average population. Levels of home ownership are also higher than average.

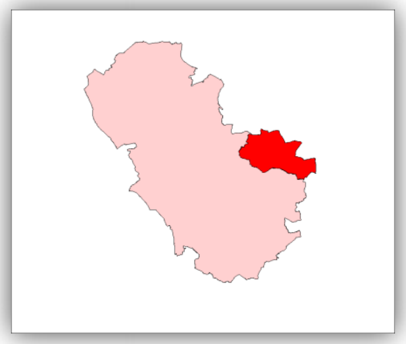
There are lower than average levels of private rented accommodation in Keppel Ward and rents are in-line with the Borough average.

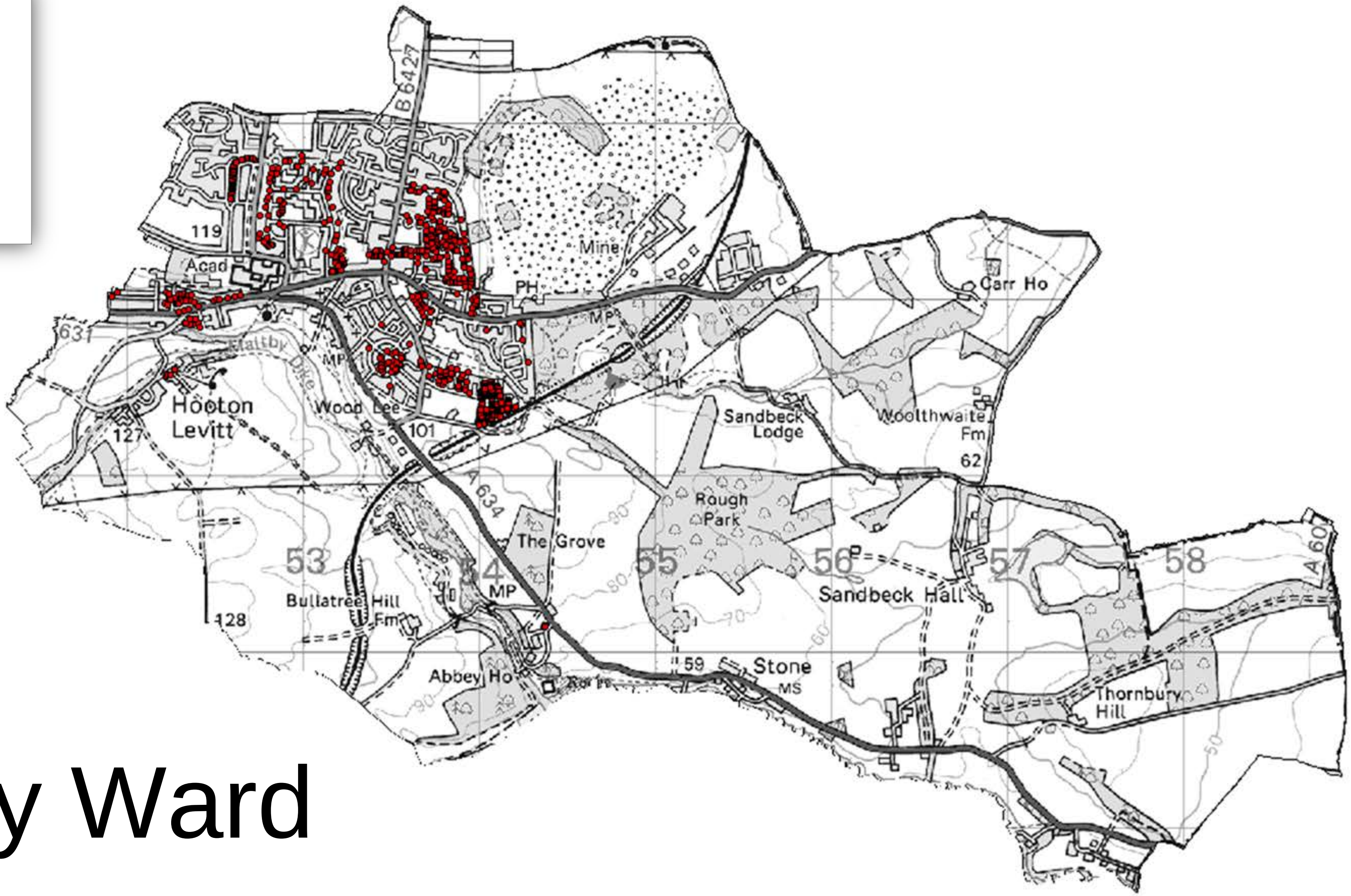
There are very few flats for rent or sale in this ward so prices and rents appear high compared to other areas, therefore choices for first time buyers may be limited or less affordable than in other areas.

There are few council houses in Keppel compared with the Borough average and therefore demand for social housing is much higher than average, particularly for 2 and 3 bed houses – where bids per property are almost twice the borough average for this property type. There are greater numbers of 1 bed bungalows but demand is much higher for 2 bed bungalows, of which there are very few.

Recommendations

- Explore the potential to deliver more social housing – 2 bed bungalows or small accessible apartment blocks via small sites HRA programme
- Remodel 1 bed bungalows to 2 bed bungalows where possible
- 2 and 3 bed houses would also be very popular if developed for social rent
- Explore potential to use modern methods of construction on smaller sites
- Explore opportunities for shared ownership to address affordability issues

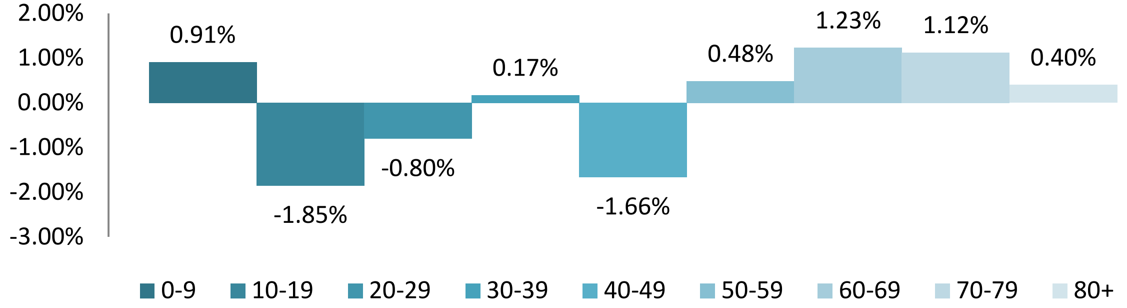


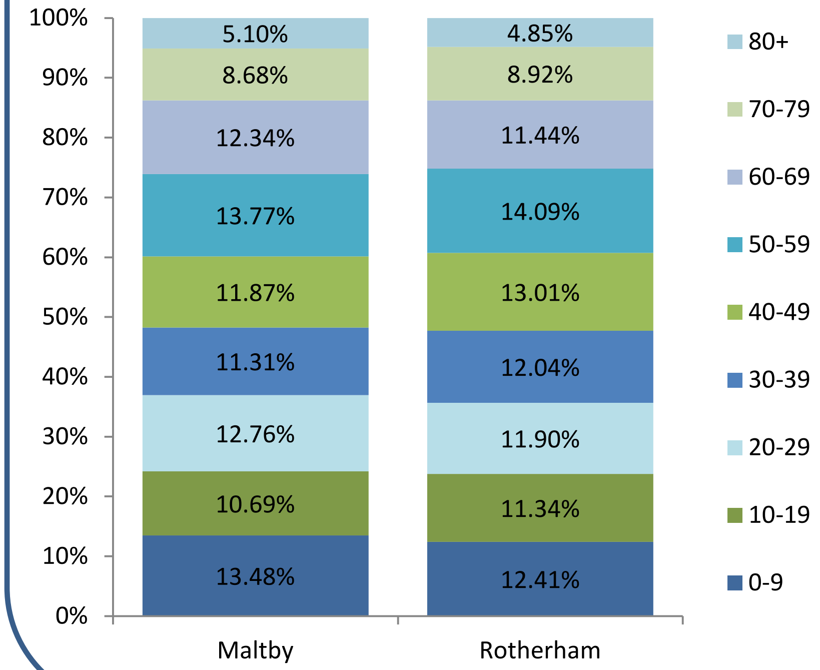

B6427
119
Acad
Mine
PH
MP
Carr Ho
631
Maltby Dike
Hooton Levitt
127
Wood Lee
101
Sandbeck Lodge
Woolthwaite Fm
62
A634
Rough Park
The Grove
53
54
55
56
57
58
A60
Bullatree Hill Fm
128
MP
Sandbeck Hall
59
Stone
MS
Abbey Ho
Thornbury Hill

Maltby Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age profile of Maltby Ward is broadly reflective of the Borough as a whole. It is estimated that there has been a 3.23% increase in over 50s since the Census and a 2.65% decrease of 10-29yr olds.

Economic Activity

56% • Employed

8% • Unemployed

2% • Students

35% • Economically Inactive

of which:

15% • Retired

Ethnicity

Ward
- White – 98.3%
- Mixed – 0.9%
- Asian or Asian British – 0.6%
- Black or Black British – 0.2%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

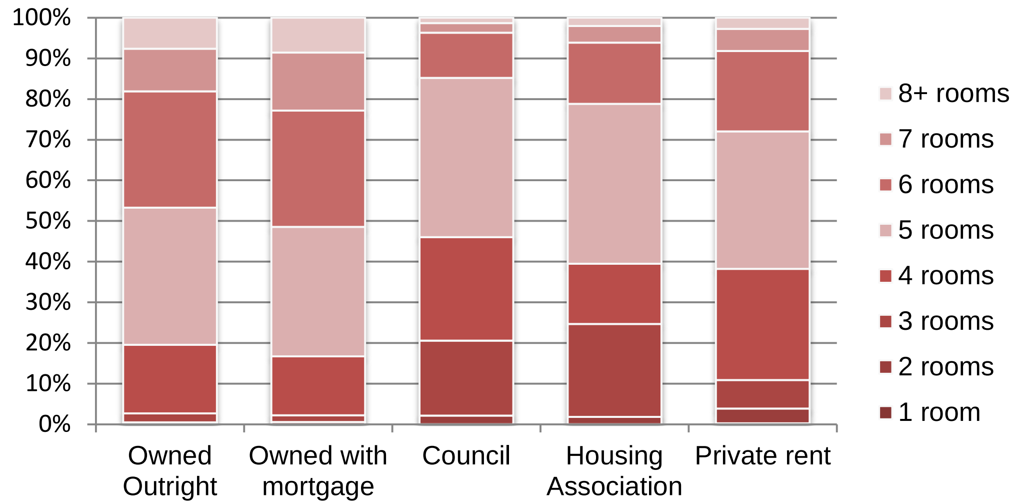
56.0% • Owner Occupied

22.9% • Private Rented

21.2% • Social Housing

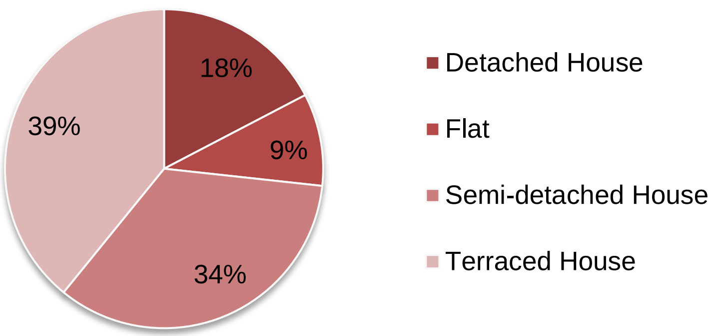
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

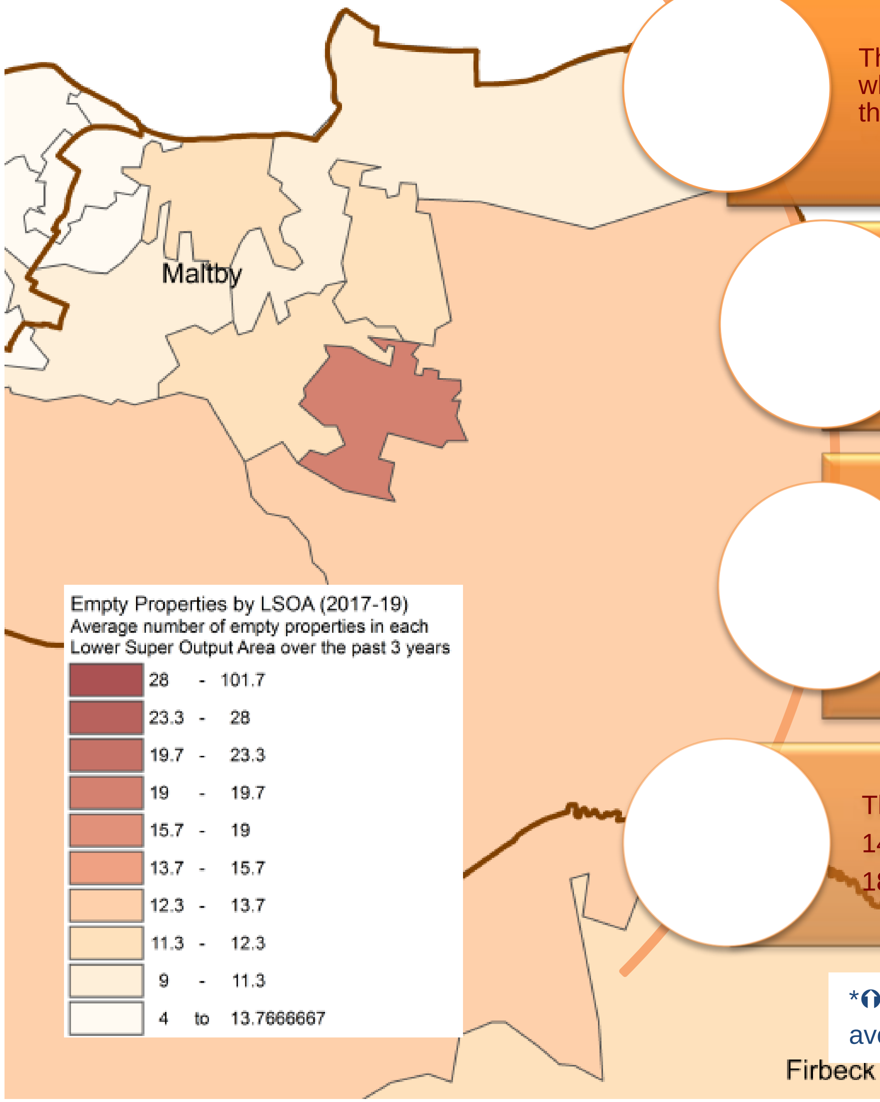


Source: 2018 LLPG figures

Maltby Ward (56%) has a below average (61.5%) percentage of owner occupied properties. It has a high percentage (22.9%) of private rented properties, 7% more than the Rotherham average.

Maltby Ward has the highest percentage of terraced houses (39%) in Rotherham and a below average number of detached and semi-detached houses.

Private sector stock condition



The number of addresses identified as empty was 3.1% (↑0.9%) of all stock, which is higher than the Borough average. 9.6% of all empty properties in the Ward are located to the north of Maltby on the Little London Estate.

The proportion of private rented sector (PRS) properties is 23% (↑7%), above the Borough average. Of those PRS properties identified, 14% (↑4%) are estimated to be houses of multiple occupation (HMO).

7% (same as borough average) of the private sector housing stock is in a state of disrepair

10% (same as borough average) of privately rented properties are in disrepair

14% (↑1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

17% (↑1%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 60 (↓ 1 point)

14% (↑3%) of private sector households are experiencing fuel poverty

18% (↑7%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

Source: BRE Private Sector Stock Condition Report

Private sector stock condition

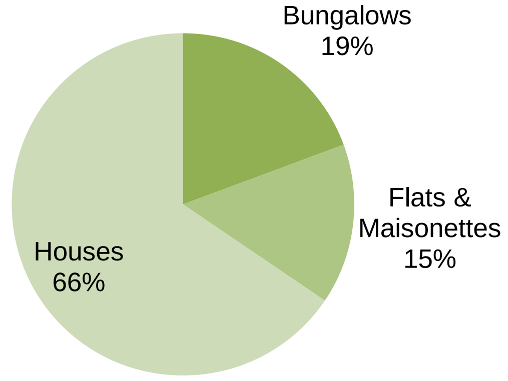
A **selective licensing scheme** for private rented housing is in operation in this area of Maltby (see below). The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole Ward.

Council housing

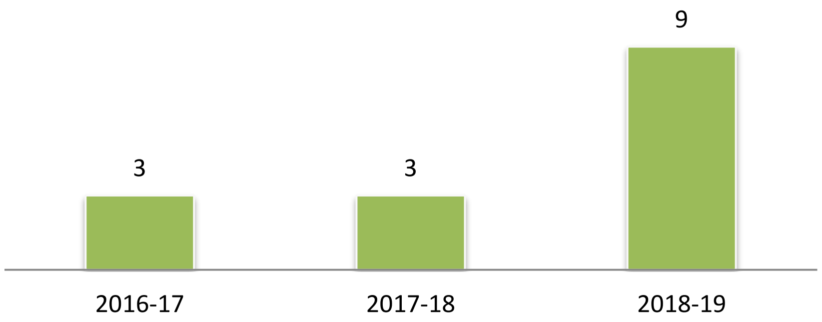
Overview

Maltby Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	98	11%	14.0
	2 bed	36	14%	34.2
	3 bed	0	0%	0.0
Flats	1 bed	88	11%	4.6
	2 bed	12	8%	1.0
	3 bed	5	20%	11.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	126	14%	10.9
	3 bed	317	6%	14.9
	4 bed	11	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		693	10%	13.3

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

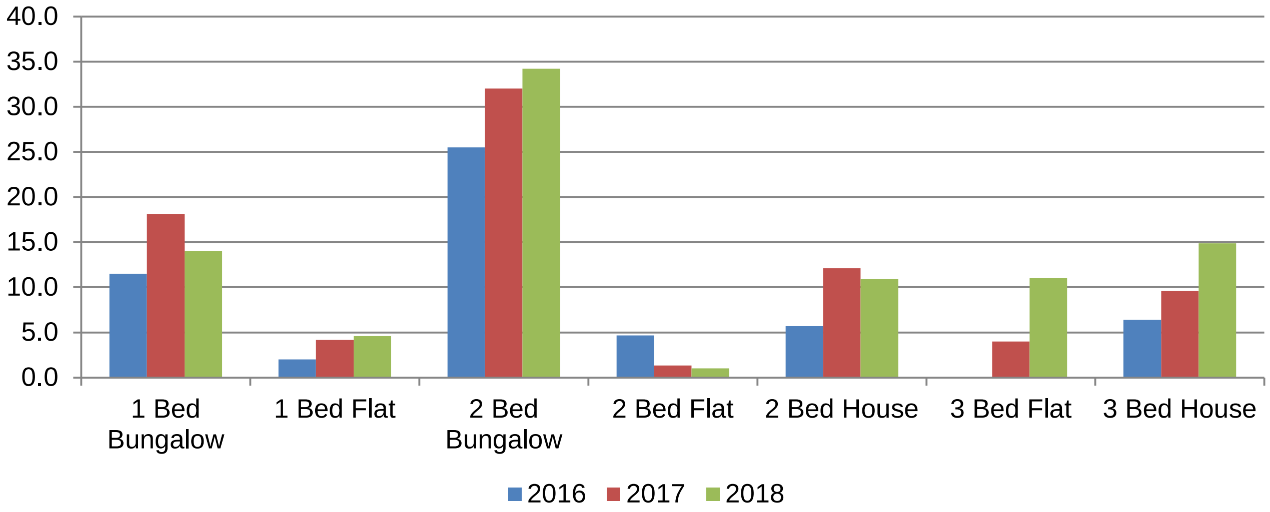
Council housing

Stock and demand – by area (2018)

Maltby Ward	Hooton Levitt		Maltby		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow			98	14.0	**98**	**14.0**
1 Bed Flat			88	4.6	**88**	**4.6**
2 Bed Bungalow	4		32	34.2	**36**	**34.2**
2 Bed Flat			12	1.0	**12**	**1.0**
2 Bed House			126	10.9	**126**	**10.9**
3 Bed Flat			5	11.0	**5**	**11.0**
3 Bed House	1		316	14.9	**317**	**14.9**
4 Bed House			11		**11**	
Grand Total	**5**		**688**	**13.3**	**693**	**13.3**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



66% of stock in Maltby Ward is houses, which is 16% above the Rotherham average.

Maltby Ward has one of the lowest levels of demand in the Borough, although demand has increased overall in the Ward over the past three years.

Apart from 3 beds, flats are in very low demand. 2 bed bungalows are the most popular type of house in Maltby Ward.

Turnover is 10%, which is higher than the 8% Rotherham average.

There has been 15 Right to Buy sales over the last three years, which is below average.

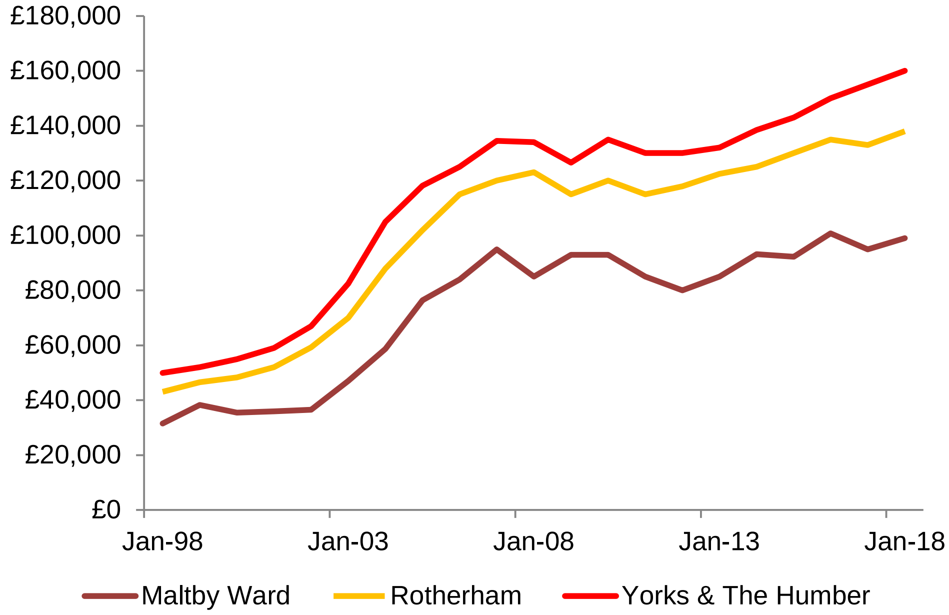
Maltby Ward has a higher percentage of families (29%) than average (21.5%) and a higher number of tenants aged 18-39 than most.

Housing market and affordability

Current house prices

Overall: £105,000

Detached:	Semi-detached:	Terraced:	Flat:
£185,000	£126,500	£77,400	£110,000



Source: ONS

Sales

Turnover as a proportion of total private stock / **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Maltby Ward	2.1%	2.2%	2.5%	2.7%	50%	33%	13%	3%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

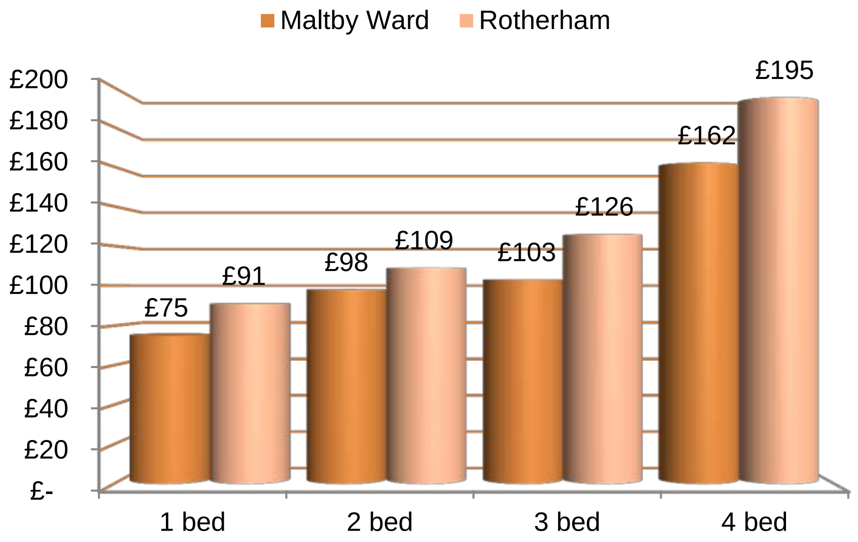
Average house prices in Maltby Ward are almost £50,000 lower than the Borough average in the three months up to July 2019. Over the past 20 years, house prices have risen from around £38,000, with the sharpest increase in sales prices before the financial crash. 50 per cent of sales in 2018 were terraced houses, although there is a high percentage of terraced housing in the Ward. Turnover in the Ward is lower than average overall.

(Source: Hometrack, unless otherwise stated)

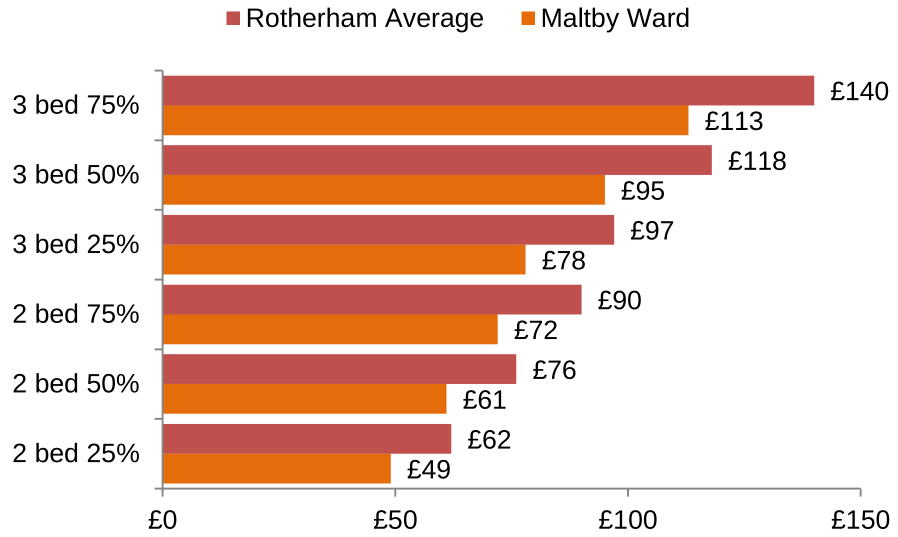
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£75	£60	£79	£66
2 bed	£98	£78	£97	£72
3 bed	£103	£82	£101	£78
4 bed	£162	£130	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

Rent levels in Maltby Ward are lower than the Borough average. For 1, 2 and 3 beds, the average market rent broadly matches Local Housing Allowance rates. Shared Ownership estimated costs indicate that buying a share of up to 75% for a 2 bed, and 50% for a 3 bed is more affordable than private rent.

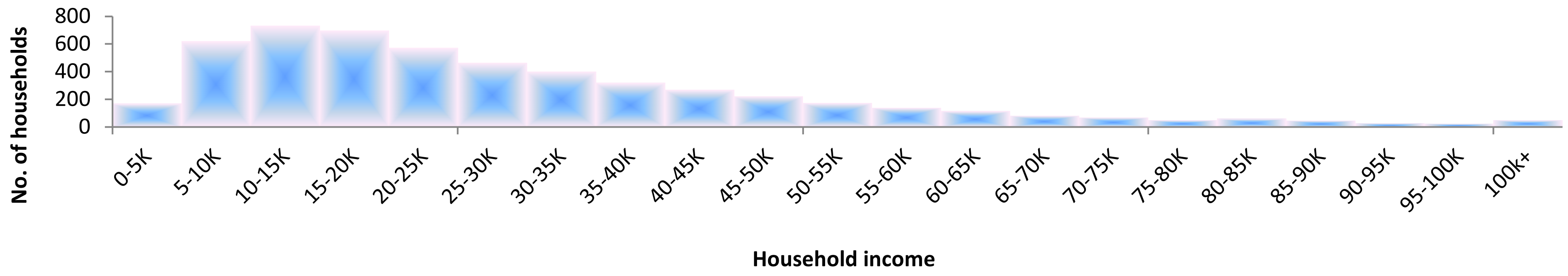
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£23,800** **Rotherham median:** **£27,600**
Lower Quartile: **£13,700** **Rotherham lower quartile:** **£15,300**



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26% of private sector is low income households

The borough average is 20%

29% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	3.80
Lower Quartile:	4.78
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

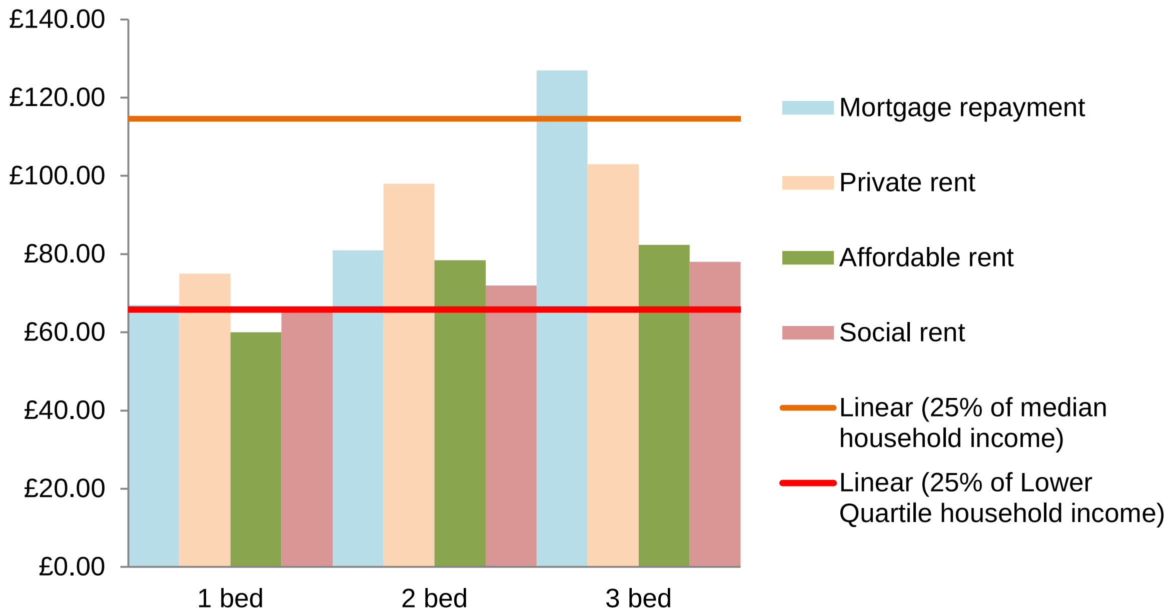
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	16%
Terraced house	30%
Semi-detached house	43%

Average savings held by all non-owners	South East HMA
Up to £5k	69.6%
£5-£10k	15.2%
£10-£20k	4.3%
£20-£40k	8.7%
£40k and over	2.2%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The house price to income ratio in Maltby Ward is significantly lower than the Borough average. Data suggests that the weekly cost of private renting in Maltby Ward is higher than the cost of a mortgage for 1 and 2 bed properties. Terraced houses made up 50% of sales in 2018, however it is estimated that 30% of first time buyers in the Ward are priced out of the market for a terraced house.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

The Local Authority New Build programme (2011) ensured the development of housing to meet the identified housing needs in the area, including: four 1 bed apartments at Stone Park Close and eight new homes including two 2 bed bungalows, two 3 bed houses and four 4 bed houses at Newland Avenue. 20 homes for affordable rent were delivered by South Yorkshire Housing Association at White City in 2017.

As part of the Council's Site Clusters programme, four 2 bed houses were built in 2018 at Gaitskell Close for rent. There will be a total of 98 new homes built at the Rother Living Northgate development at Braithwell Road. 83 of these will be for market sale and 15 will be shared ownership apartments for older people. Phase 1 of the development has been completed with 34 properties handed over to sell. Phase 2 and 3 are currently underway with completion of all properties expected by the end of June 2020.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H67 - Properties Along Newland Avenue, Braithwell Road And Chadwick Drive, Maltby	74	Rother Living development
H68 - Tarmac Site Off Blyth Road	23	Private development
H69 - Land To The South Of Stainton Lane	400	Private development
H70 - Recreation Grounds And Allotments To The East Of Highfield Park	150	Undeveloped – private land

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

The age profile of Maltby Ward is broadly reflective of the borough as a whole. It is estimated that there has been a 3.23% increase in over 50s since the Census and a 2.65% decrease of 10-29yr olds.

There are lower levels of home ownership here, 56% compared to a borough average of 61.5%. The housing market has lower than average house prices for the Borough and over the last ten years the average house price value gap is widening.

The area has a relatively large private rented sector (23%). Rent levels in Maltby Ward are lower than the Borough average. For 1, 2 and 3 beds, the average market rent broadly matches Local Housing Allowance rates. Shared Ownership estimated costs indicate that buying a share of up to 75% for a 2 bed, and 50% for a 3 bed is more affordable than private rent. There is a limited stock size and type, with a high level of terraced housing. An above average number (18%) of private rented households are in fuel poverty.

Empty properties account for 3.1% of all housing, higher than average, and there are areas in the Ward where approximately 10-20% of households are empty. There is currently a selective licensing scheme operating within Maltby and consultation has taken place regarding the potential to extend the scheme for a further five years.

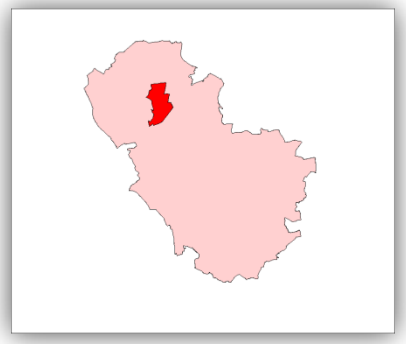
Council stock in this area mainly consists of 2 and 3 bed houses, which represents almost 64% of all stock in the Ward. Council stock is in low demand when compared to the rest of the Borough, 1 bed flats are in much lower demand than average but 2 bed bungalows are in high demand. The lower demand may be in response to a more affordable private rented offer in the area.

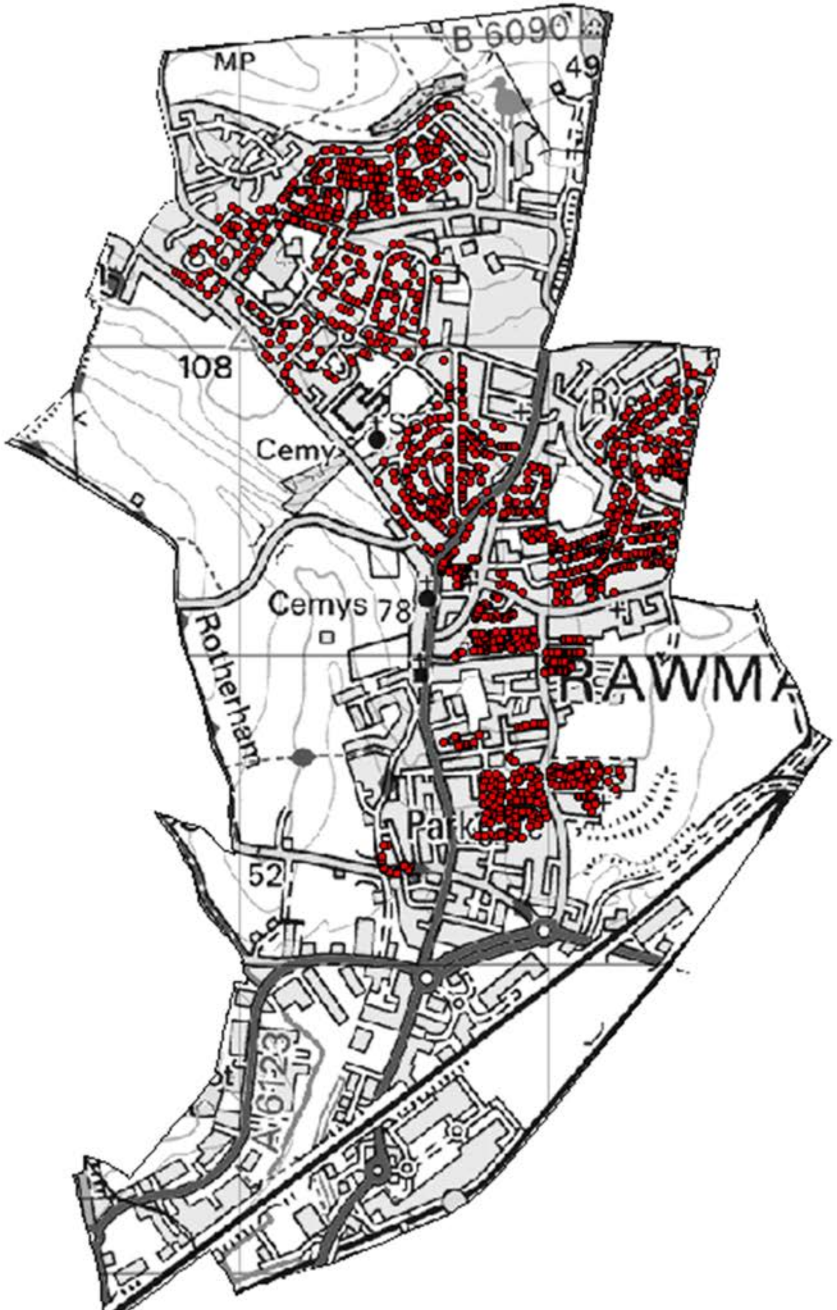
Recent developments have seen 98 new homes built at the Rother Living Northgate development at Braithwell Road. Future development, identified within the Council's Local Plan, could see approximately 650 new homes introduced across the Ward.

Summary and recommendations

Recommendations

- More affordable housing and home ownership products, particularly more support for first time buyers
- Widen housing type and size in the sales market
- Seek support for the private rented sector, to create a better quality private rented offer and to promote good examples within the sector
- Understand why demand for some social housing is low – explore opportunities for remodelling/investment
- Increase accessible social housing stock i.e. bungalows
- Explore potential to use modern methods of construction on smaller sites
- Tackle areas with above average numbers of empty properties to prevent issues of low demand affecting neighbourhoods

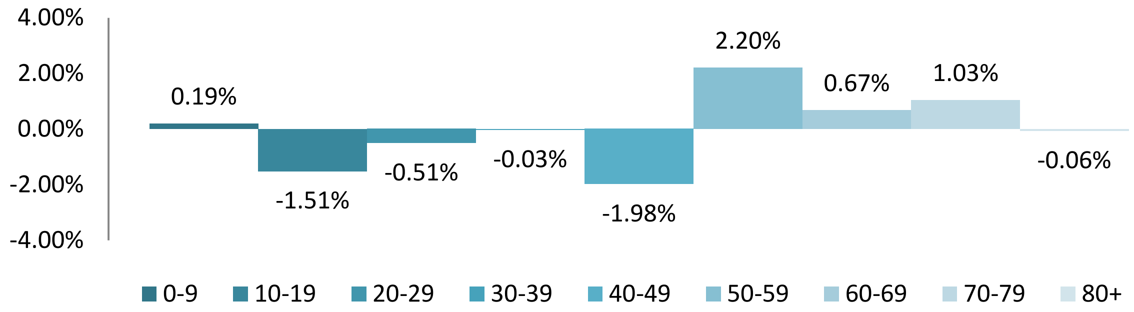


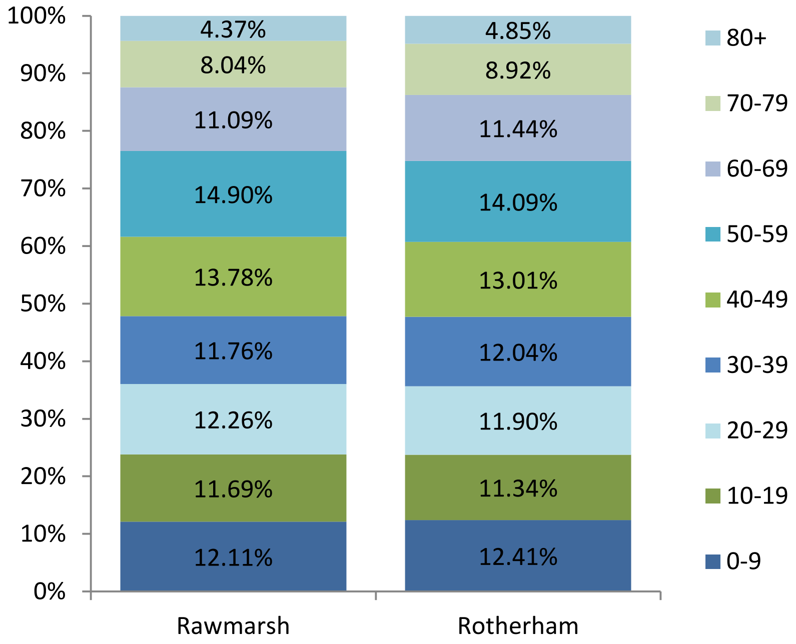


Rawmarsh Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age profile of Rawmarsh Ward broadly reflects that of the Borough. Estimates suggest that the population is getting older, with a 3.84% increase in over 50s since 2011.

Economic Activity

58%	Employed
6%	Unemployed
2%	Students
33%	Economically Inactive
of which:	
16%	Retired

Ethnicity

Ward

- White – 97%
- Asian or Asian British – 1.2%
- Mixed – 0.8%
- Black or Black British – 0.7%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

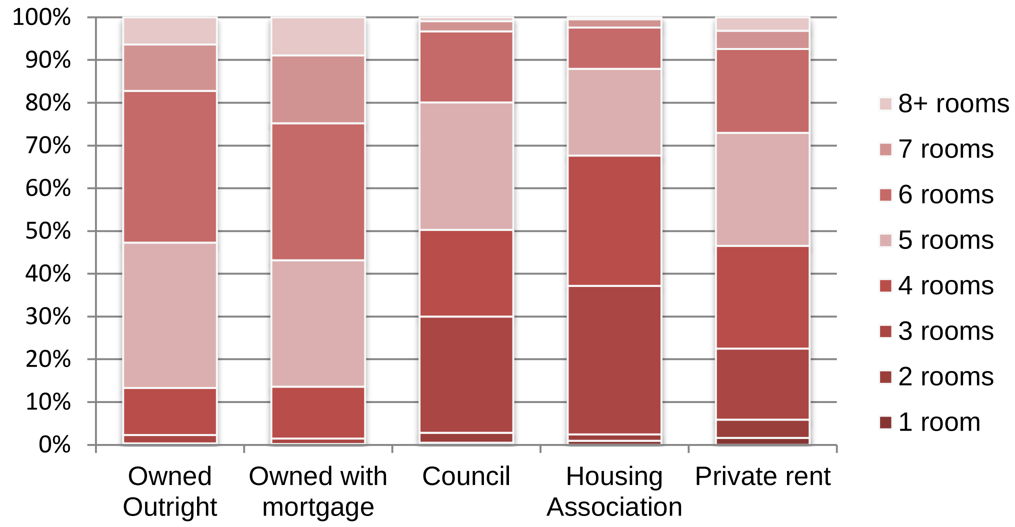
52.7% • Owner Occupied

15.6% • Private Rented

31.7% • Social Housing

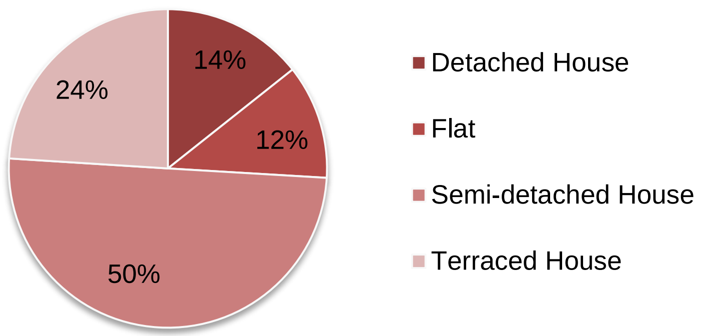
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

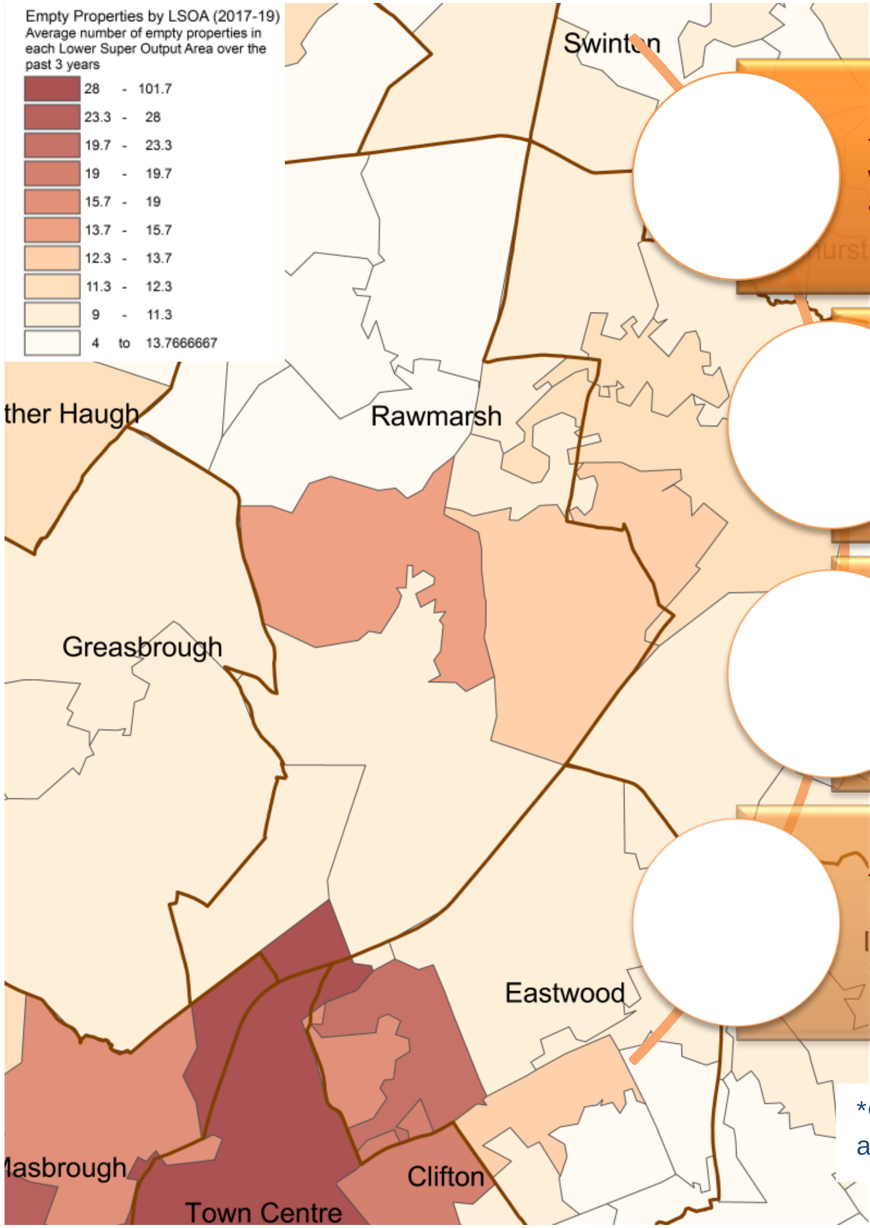


Source: 2018 LLPG figures

Rawmarsh Ward has a below average number of owner occupied households (52.7%) when compared to Rotherham (61.5%). The level of social housing (31.7%) is 9% above average and is the fourth highest percentage of all Wards.

50% of properties in Rawmarsh Ward are semi-detached, which is 5% more than average. There is a below average amount of detached houses.

Private sector stock condition



The number of addresses identified as empty was 2.4% (↑0.2%) of all stock, which is above the Borough average. The majority of these empty properties are in the Rawmarsh Hill and Parkgate areas.

The proportion of private rented sector (PRS) properties is 16% (⇔0%⇔), equal to the Borough average. Of those PRS properties identified, 13% (↑3%) are estimated to be houses of multiple occupation (HMO).

8% (↑1%) of the private sector housing stock is in a state of disrepair

14% (↑4%) of privately rented properties are in disrepair

14% (↑1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

19% (↑3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 60 (↓ 1 point)

14% (↑3%) of private sector households are experiencing fuel poverty

17% (↑6%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

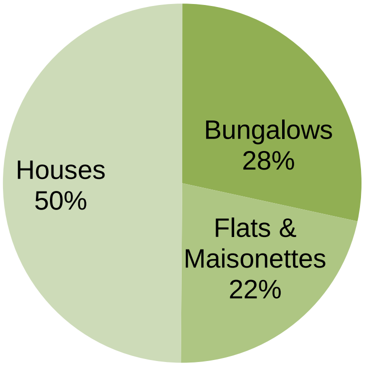
Source: BRE Private Sector Stock Condition Report

Council housing

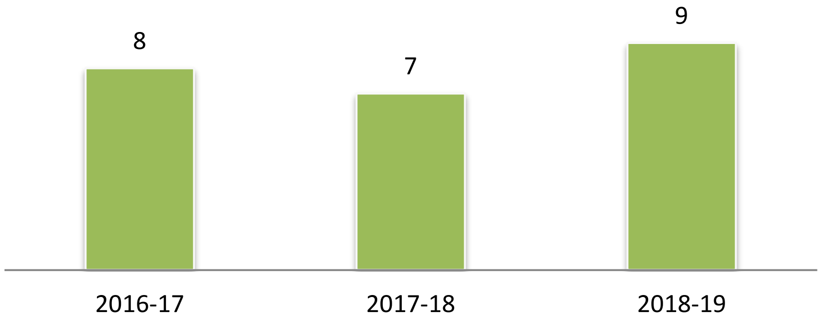
Overview

Rawmarsh Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	345	9%	19.9
	2 bed	96	3%	60.3
	3 bed	2	0%	0.0
Flats	1 bed	168	14%	13.3
	2 bed	143	15%	12.2
	3 bed	28	21%	3.8
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	95	8%	21.6
	3 bed	657	7%	47.7
	4 bed	26	8%	29.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		1,560	9%	26.8

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

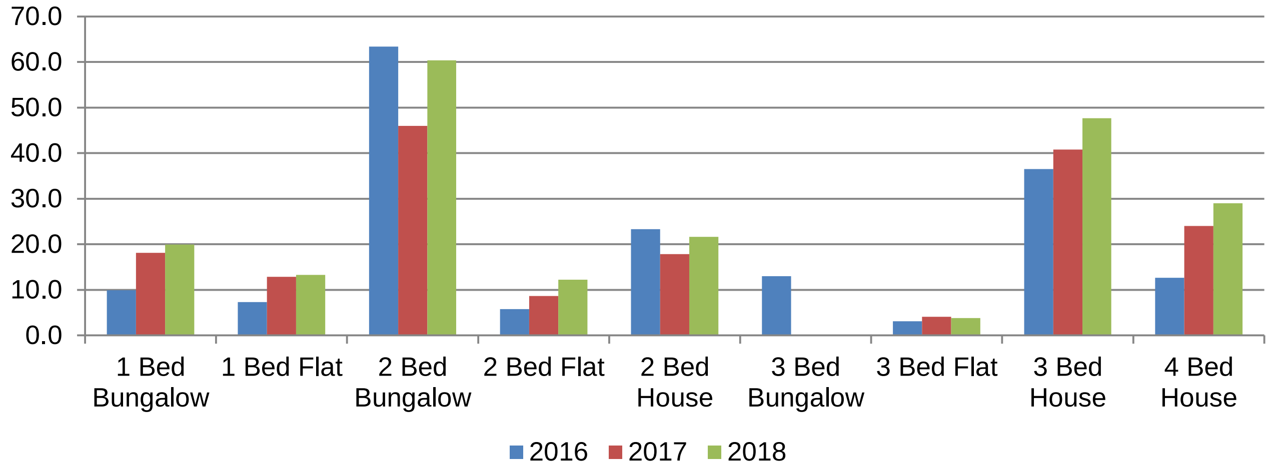
Council housing

Stock and demand – by area (2018)

Rawmarsh Ward	Parkgate		Rawmarsh		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	110	20.8	235	19.6	**345**	**19.9**
1 Bed Flat	91	15.0	77	11.7	**168**	**13.3**
2 Bed Bungalow	33		63	60.3	**96**	**60.3**
2 Bed Flat	28	5.0	115	14.4	**143**	**12.2**
2 Bed House	41	18.7	54	23.4	**95**	**21.6**
3 Bed Bungalow			2		**2**	
3 Bed Flat	3		25	3.8	**28**	**3.8**
3 Bed House	14	17.0	643	49.1	**657**	**47.7**
4 Bed House	1		25	29.0	**26**	**29.0**
Area Total	**321**	**15.6**	**1,239**	**30.0**	**1,560**	**26.8**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Rawmarsh Ward has the fourth highest amount of council houses in the Borough.

Overall demand for council housing in Rawmarsh Ward (26.8 bids per property let) is higher than the Borough average (24.3).

The demand for council housing has continued to increase over the past three years.

The most popular types of property, as with most Wards, is 2 bed bungalows and 3 bed houses.

Turnover at 9% is slightly higher than the Borough average of 8%.

The 24 Right to Buy sales over the past three years is the same as the Borough average.

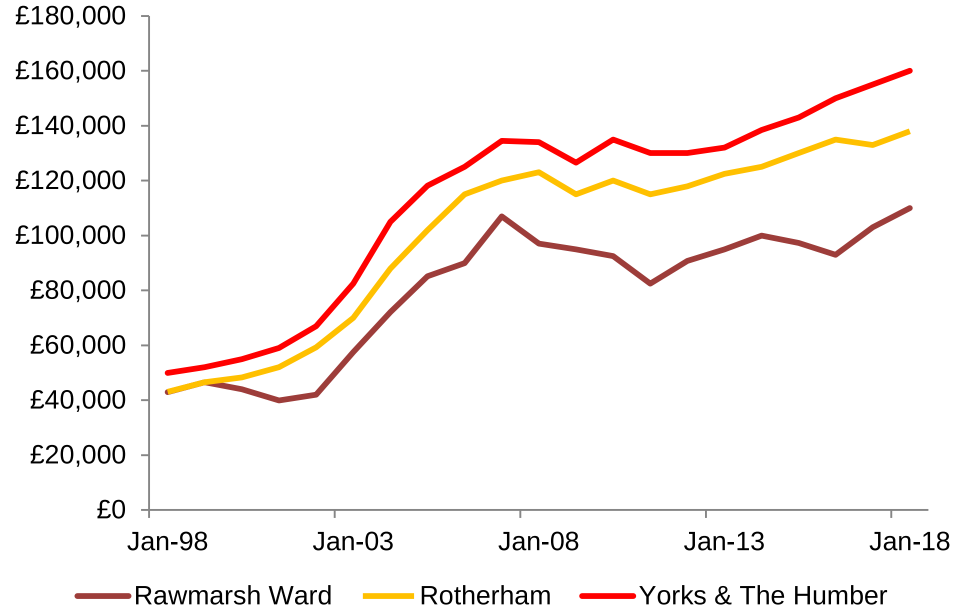
Existing Council tenants in the Ward are younger than the Borough average.

Housing market and affordability

Current house prices

Overall: £100,200

Detached: £198,800	Semi-detached: £107,000	Terraced: £78,000	Flat: N/A



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Rawmarsh Ward	2.2%	3.0%	2.4%	2.5%	28%	54%	15%	3%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

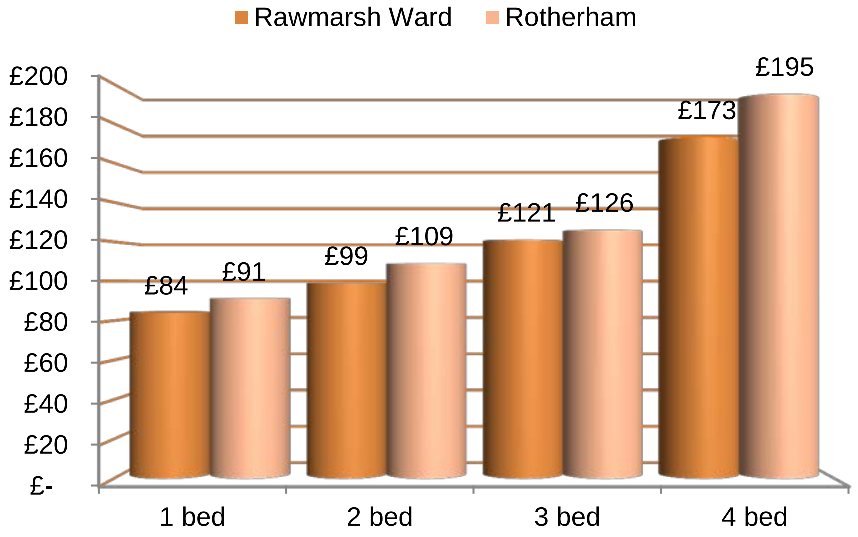
House prices in Rawmarsh Ward are below the Borough average of £151,400 in the three months up to July 2019; they are the third lowest average house prices of all Wards. Turnover of private stock over the last four years has also been below the Borough average. There is not enough sales data to provide an average price for flats for this year.

(Source: Hometrack, unless otherwise stated)

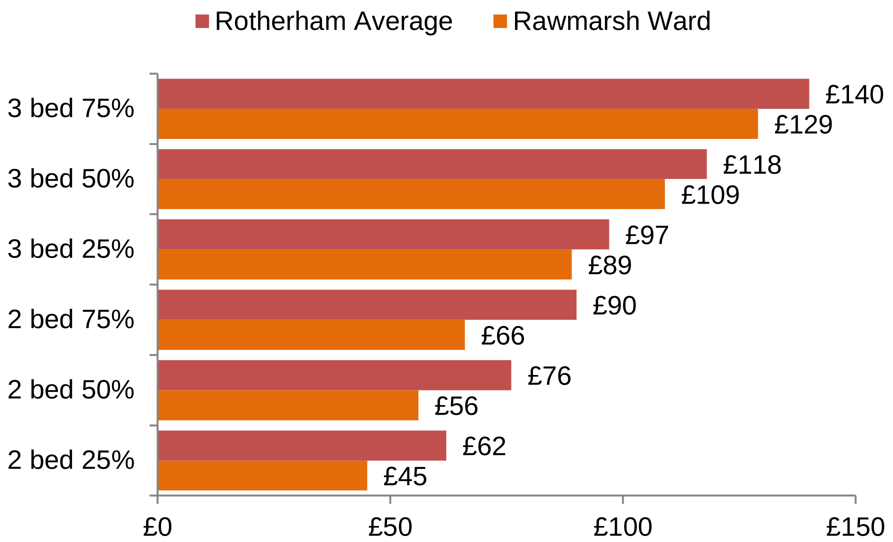
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£84	£67	£79	£66
2 bed	£99	£79	£97	£72
3 bed	£121	£97	£101	£78
4 bed	£173	£138	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent is below the Borough average for all size properties. Local Housing Allowance will cover affordable rent levels for all number of beds.

A 75% share in a 2 bed shared ownership property is more affordable than private rent.

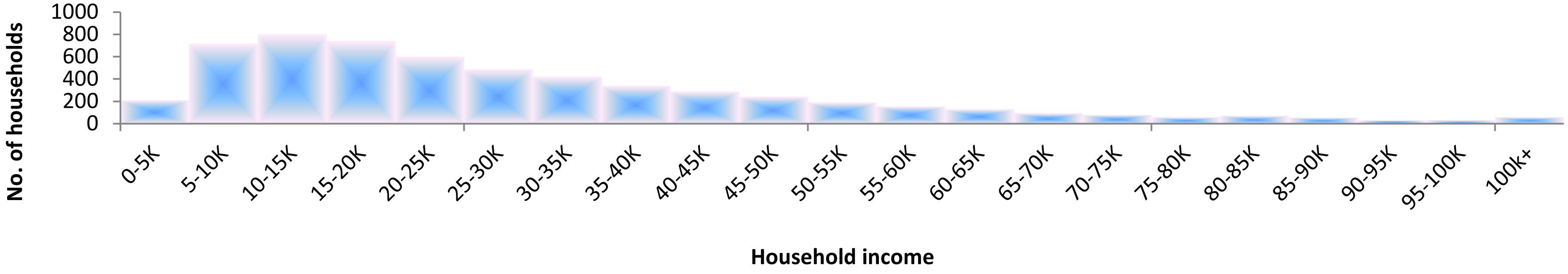
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£23,600**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£13,300**	**Rotherham lower quartile:**	**£15,300**



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24% of private sector is low income households

The borough average is 20%

29% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	3.80
Lower Quartile:	6.55
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

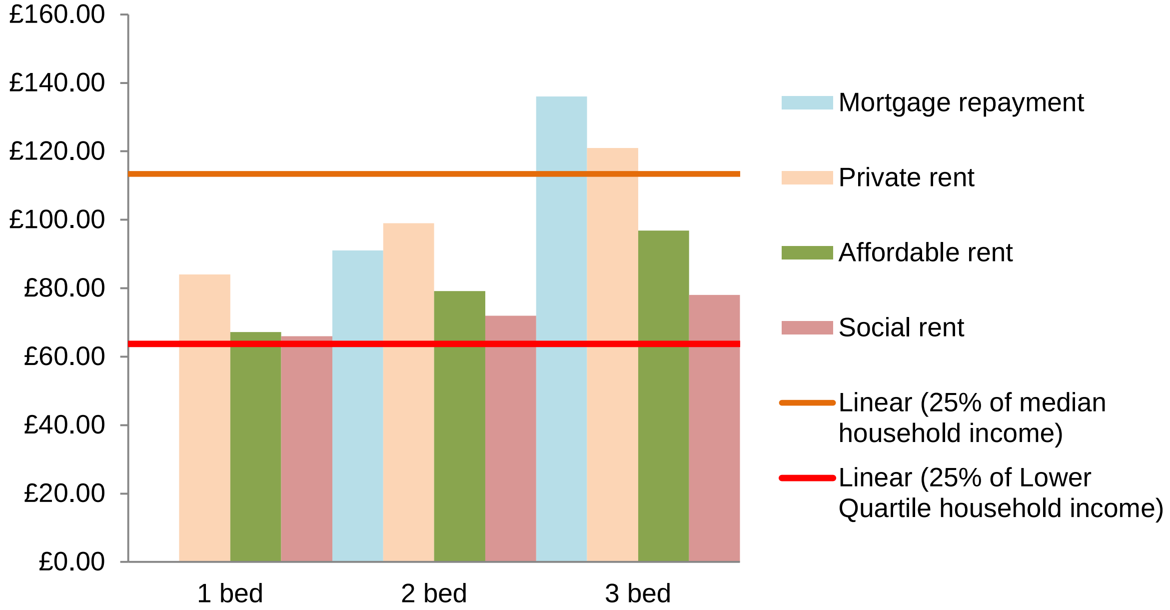
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	54%
Terraced house	31%
Semi-detached house	54%

Average savings held by all non-owners	North Urban HMA
Up to £5k	85.7%
£5-£10k	5.2%
£10-£20k	7.8%
£20-£40k	1.3%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median house prices are 3.8 times median household income.

The median household income in Rawmarsh Ward is lower than the Borough average.

There is an above average level of low income households in the private housing sector.

54% of first time buyers in Rawmarsh Ward are priced out of the market for flats, the highest percentage across the Borough.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

The Council has acquired 25 new homes on the old Cricket Club site at Barbers Avenue, including 1 specialist disabled persons unit. This development has been very popular. A further 14 new affordable homes have been developed by other housing providers over the past five years, including studio apartments.

The Rother Living Bellows development has delivered 58 new homes at Bellows Road, Rawmarsh. 30 of the new homes are for shared ownership and 28 for affordable rent.

Several private sector developments in the area offer a good standard of new homes to the local market. The Wickets development continues to expand and although it falls just outside of the Rawmarsh Ward boundary into Hoober Ward, it has been very popular with the residents of Rawmarsh and offers a range of property size and types. The site adjacent at Harding Avenue has also been identified to deliver more housing in the future.

Future development

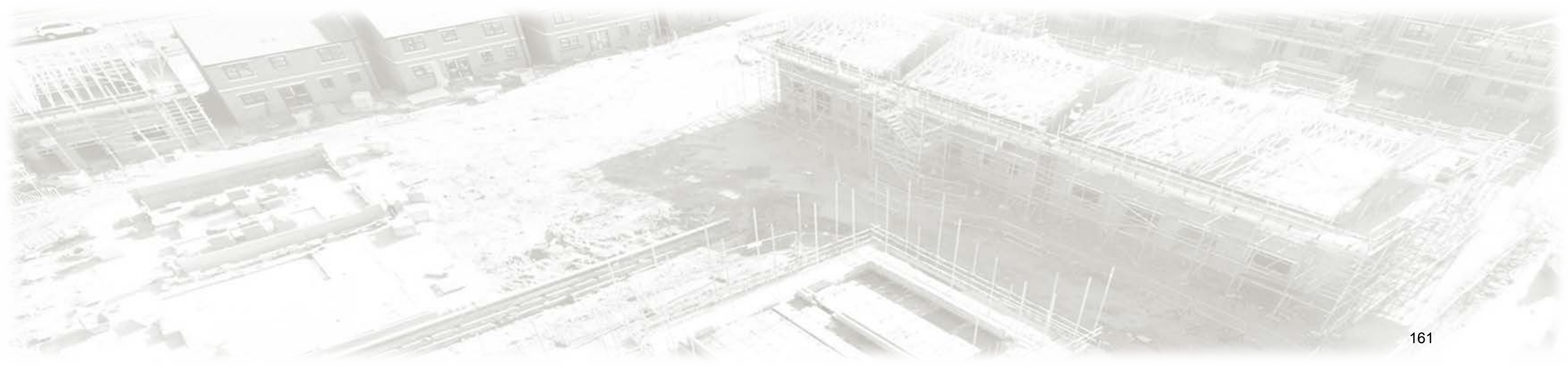
The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H10 - Land Off Westfield Road	14	Private Development
H11 - Land To Rear Of Properties On Occupation Road	48	Undeveloped – private land
H13 - Bellows Road Centre	58	Rother Living Development
H14 - Land Off High Street	16	Undeveloped – private land
H16 - Land To East Of Harding Avenue	291	Undeveloped – private land

Development

A further four Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 15 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

The age profile of Rawmarsh Ward broadly reflects that of the Borough. Estimates suggest that the population is getting older, with an almost 4% increase in over 50s since 2011.There is a lower level of home ownership even though house prices are below the borough average.

There are high levels of social housing stock, which offers a good spread of property types, mainly consisting of 3 bed houses, 1 bed bungalows and 1 and 2 bed flats. There is a high demand for most property types especially 2 bed bungalows, with 1 bed bungalows still in demand but there is a need for more choice to suit older people.

House prices appear to be more affordable, at four times household income. However, first time buyers are likely to be limited to the older second-hand housing market as much of the newer housing developed recently is either large family or is of the executive market style.

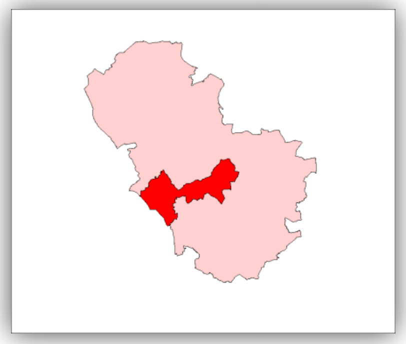
An alternative housing provision is offered through The Bellows development delivering a split of shared ownership and affordable rent properties. Future development, identified within the Council’s Local Plan, could see approximately 420 new properties introduced across the Ward.

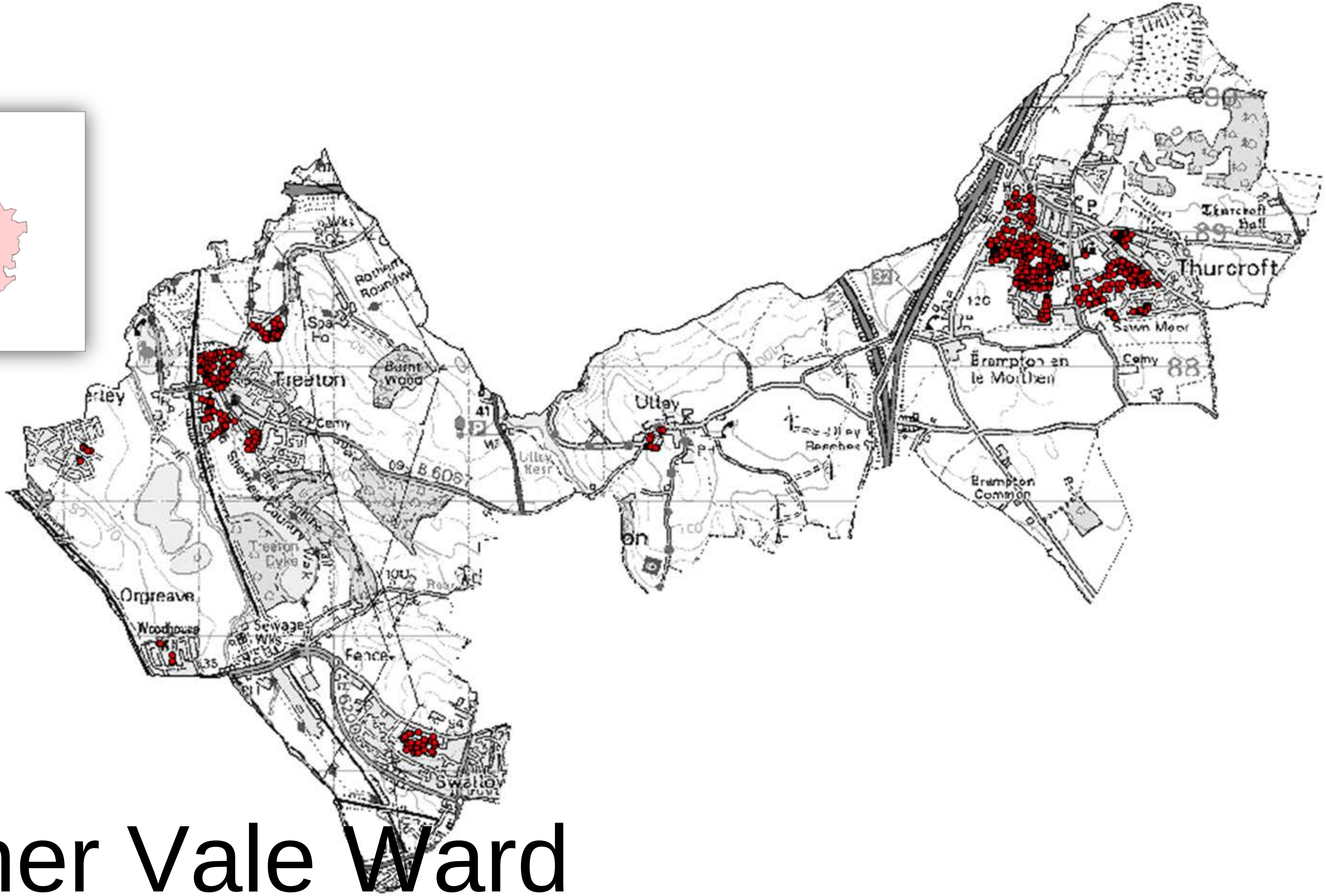
The private rented provision across the Ward is equivalent to the Borough average with areas of above average numbers of private rented accommodation being considered for selective licensing designation. Rents are in line with the Borough average; rents for 1 and 2 bed properties are equivalent to the Local Housing Allowance rate. 6% more private rented households are experiencing fuel poverty than the Borough average.

Summary and recommendations

Recommendations

- Continued support for first time buyers
- New build development should continue to offer opportunities for a wider range of products including shared ownership
- Encourage a good quality, affordable rental offer in both the social and private rented market
- Increase 2 bed accommodation suitable for the ageing population
- Consider increasing the numbers of social rented large family homes
- Explore potential to use modern methods of construction on smaller sites
- Consider options for developing out undeveloped sites identified in the Local Plan

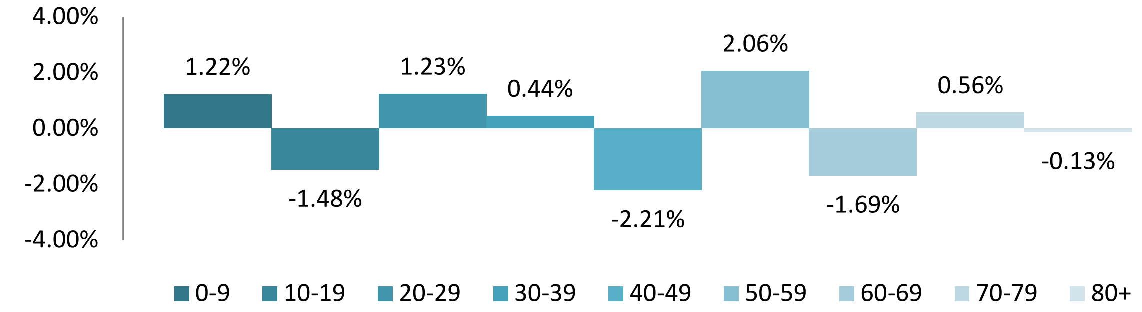


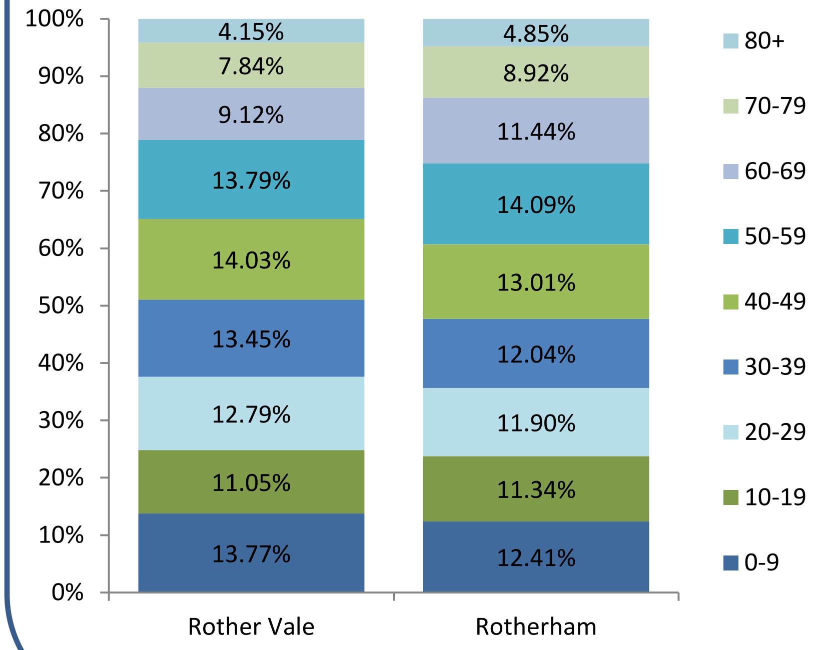


Rother Vale Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Rother Vale Ward has a younger population than the Borough average. The largest group is 40-49, although this group has decreased by over 2% since the Census in 2011.

Economic Activity

- 63% • Employed
- 5% • Unemployed
- 2% • Students
- 30% • Economically Inactive

of which:

- 15% • Retired

Ethnicity

Ward
- White – 97.4%
- Mixed – 0.8%
- Asian or Asian British – 0.7%
- Black or Black British – 0.7%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

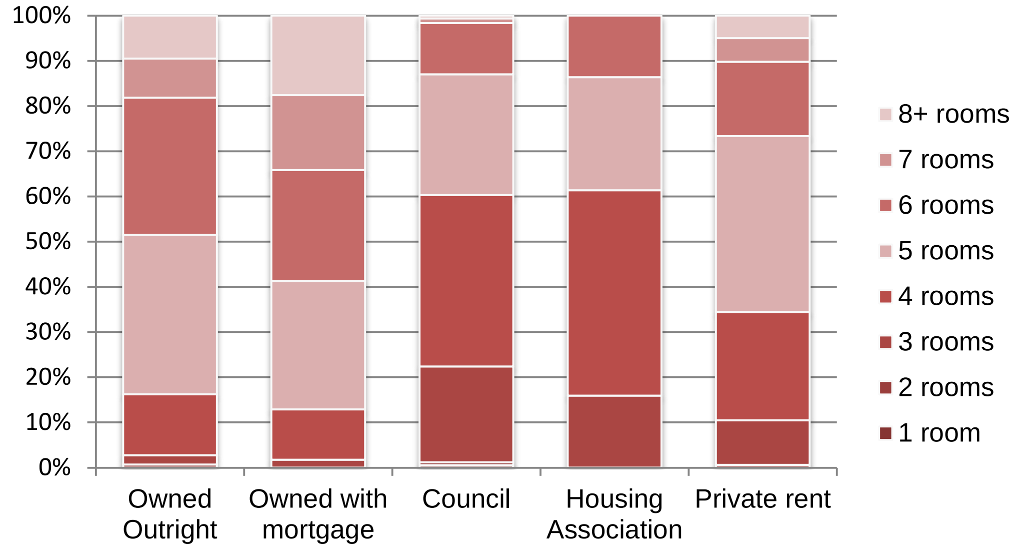
67.2% • Owner Occupied

16.6% • Private Rented

16.2% • Social Housing

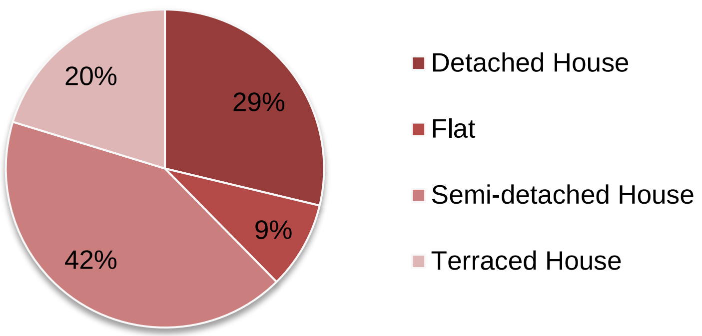
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

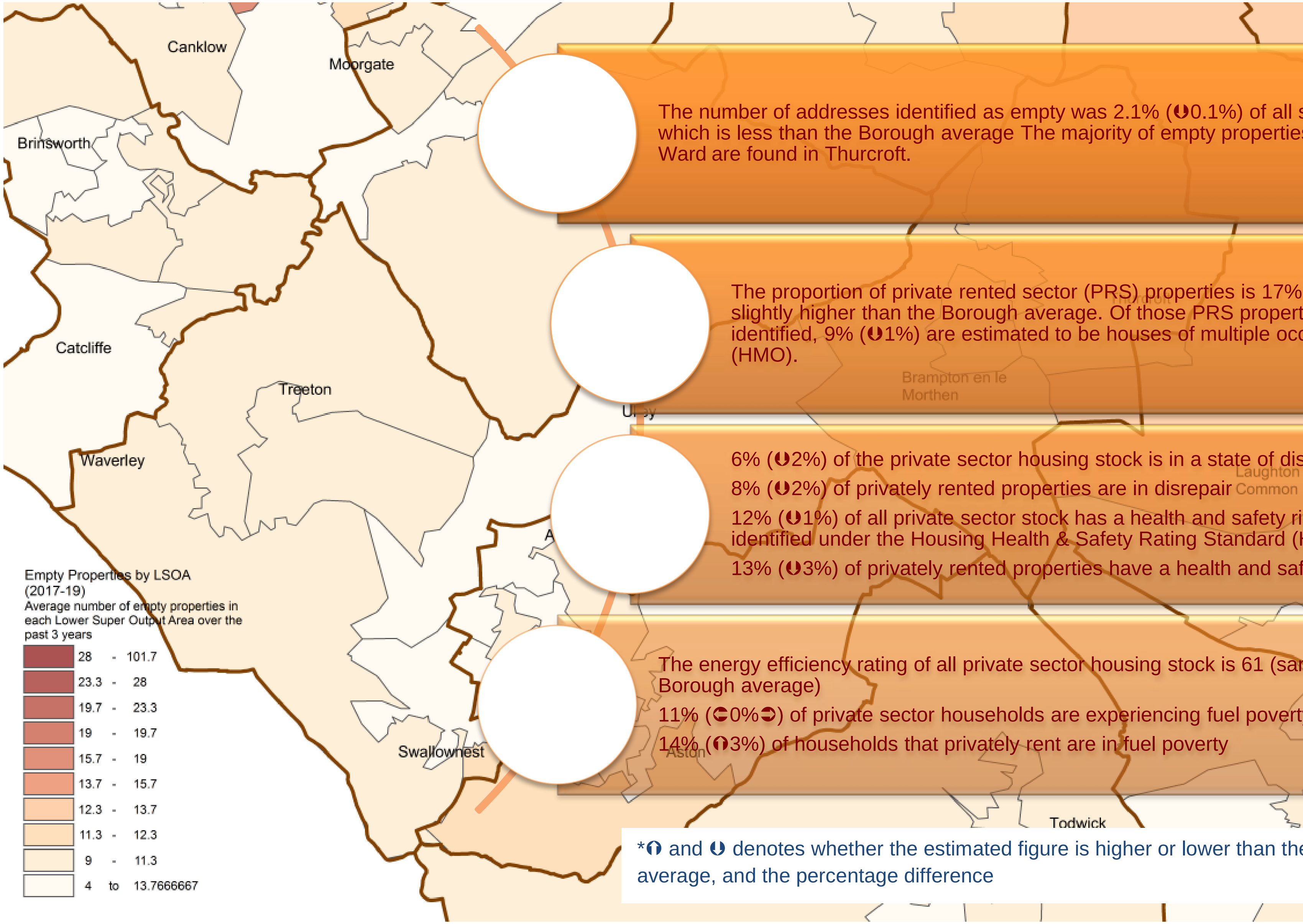


Source: 2018 LLPG figures

67.2% of households in Rother Vale Ward are owner occupied, which is above the 61.5% Rotherham average. The level of social housing is around 6% below the Rotherham average of 22.5%.

The 29% of detached housing is 8% above the Rotherham average, while the level of flats, semi-detached and terraced houses is all slightly below average.

Private sector stock condition



The number of addresses identified as empty was 2.1% (↓0.1%) of all stock, which is less than the Borough average The majority of empty properties in this Ward are found in Thurcroft.

The proportion of private rented sector (PRS) properties is 17% (↑1%), slightly higher than the Borough average. Of those PRS properties identified, 9% (↓1%) are estimated to be houses of multiple occupation (HMO).

6% (↓2%) of the private sector housing stock is in a state of disrepair

8% (↓2%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↓3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61 (same as the Borough average)

11% (↔0%↔) of private sector households are experiencing fuel poverty

14% (↑3%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

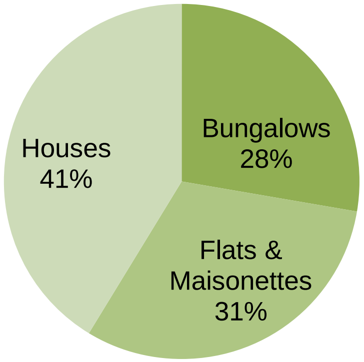
Source: BRE Private Sector Stock Condition Report

Council housing

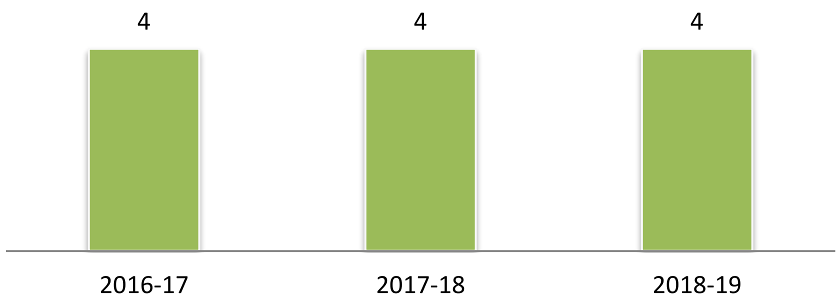
Overview

Rother Vale Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	114	9%	13.0
	2 bed	122	6%	31.9
	3 bed	1	0%	0.0
Flats	1 bed	72	11%	14.6
	2 bed	191	13%	14.9
	3 bed	1	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	70	6%	20.8
	3 bed	281	5%	59.7
	4 bed	2	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	1	100%	7.0
	4 bed	0		
Total		855	8%	25.3

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

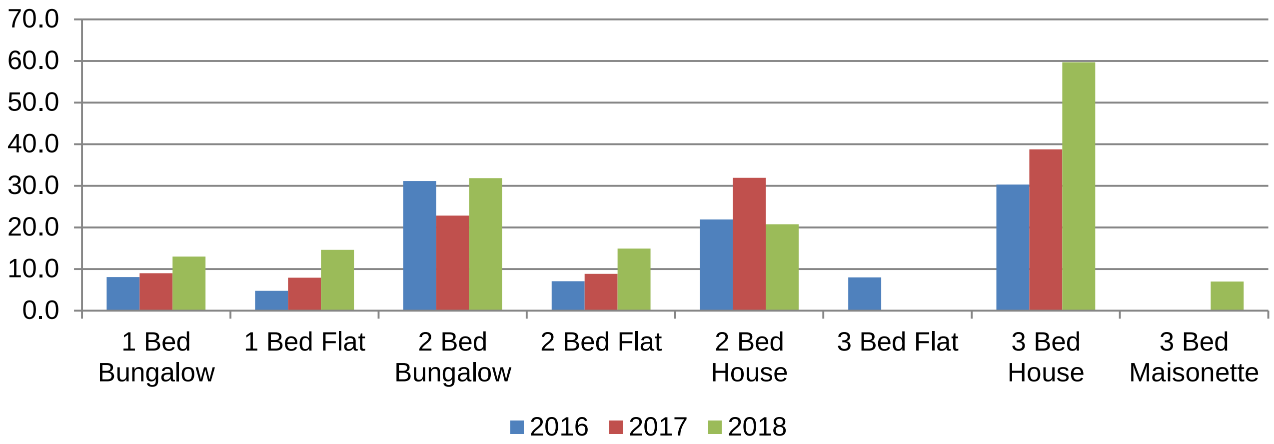
Council housing

Stock and demand – by area (2018)

Rother Vale Ward	Orgreave		Swallownest		Thurcroft		Treeton		Ulley		Waverley		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow					80	13.0	32		2				**114**	**13.0**
1 Bed Flat					51	16.3	21	13.0					**72**	**14.6**
2 Bed Bungalow					92	30.3	28	34.0	2				**122**	**31.9**
2 Bed Flat	7	19.0	44	19.5	116	13.7	24	14.0					**191**	**14.9**
2 Bed House					39	20.8	23				8		**70**	**20.8**
3 Bed Bungalow							1						**1**	
3 Bed Flat							1						**1**	
3 Bed House	2		10		168	53.8	91	57.3	6		4	109.0	**281**	**59.7**
3 Bed Maisonette					1	7.0							**1**	**7.0**
4 Bed House					1		1						**2**	
Area Total	9	19.0	54	19.5	548	20.7	222	36.6	10		12	109.0	**855**	**25.3**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Demand has continued to increase over the past three years. In 2018, overall demand (25.3 bids per property let) was slightly above the Rotherham average of 24.3.

Turnover of stock is in line with the Borough average.

The majority of the stock in this Ward is in Thurcroft.

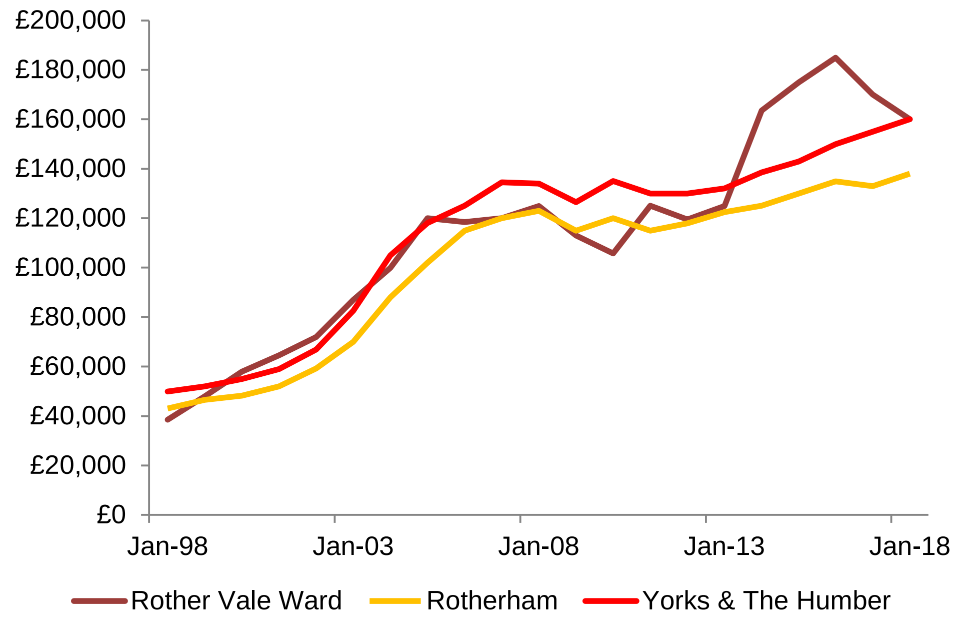
Nearly a third of the stock is flats/maisonettes, which is above average.

Housing market and affordability

Current house prices

Overall: £186,200

Detached: £265,800	Semi-detached: £143,300	Terraced: £111,600	Flat: £109,300



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Rother Vale Ward	7.6%	8.8%	6.1%	4.6%	25%	41%	30%	4%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

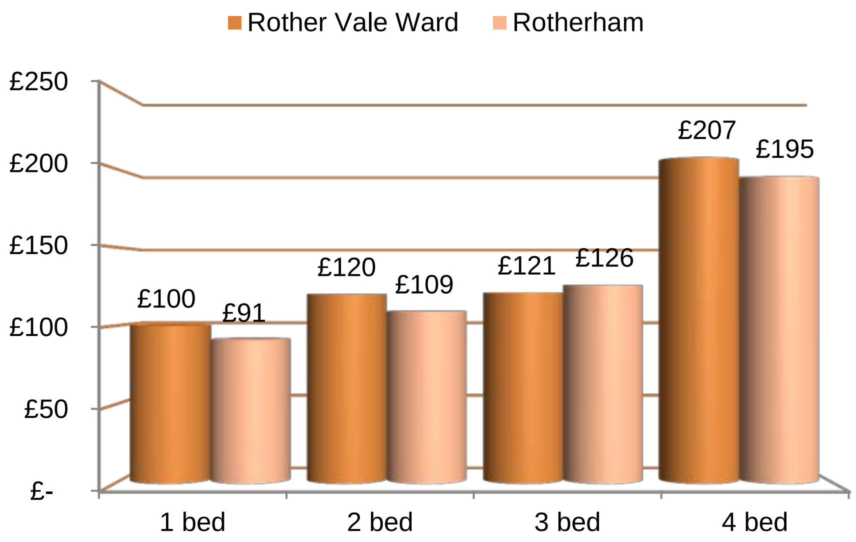
House prices in Rother Vale Ward are above the Rotherham average and are the fourth highest overall in the Borough, over the three months up to July 2019. Turnover of stock is very high compared to the Rotherham average and there has been much new build activity in areas like Waverley, with premium house prices, and Thurcroft where more affordable housing has been delivered.

(Source: Hometrack, unless otherwise stated)

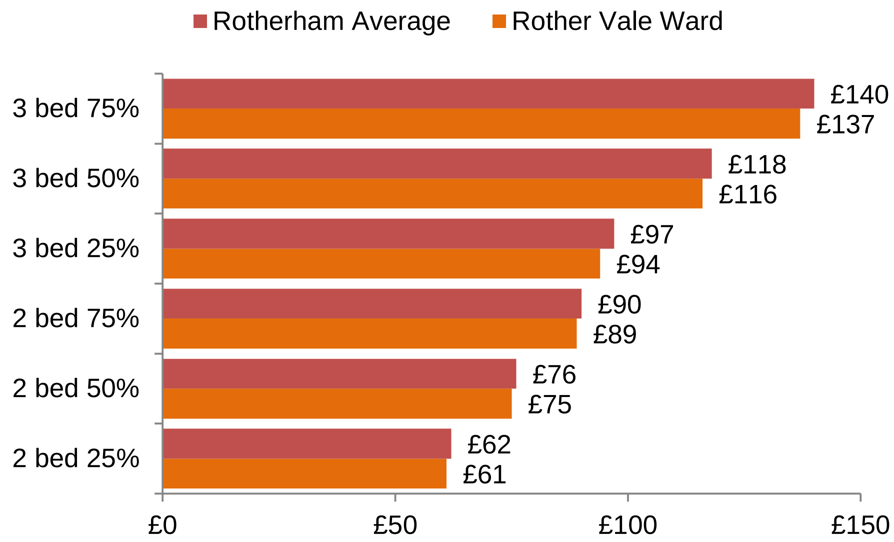
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£100	£80	£79	£66
2 bed	£120	£96	£97	£72
3 bed	£121	£97	£101	£78
4 bed	£207	£166	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

1, 2 and 4 bed properties command a higher rent than the Rotherham average.

Shared ownership affordability closely follows the Rotherham average and appears to be more affordable than private rented options in the Ward.

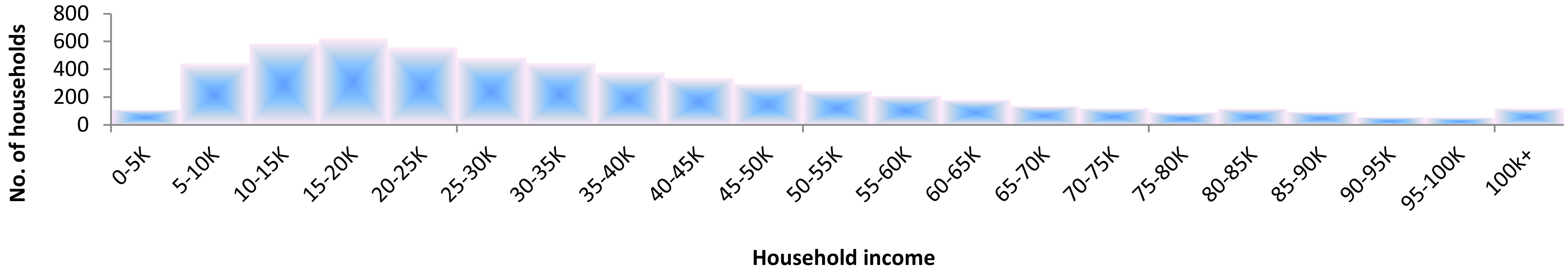
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£30,900** **Rotherham median:** **£27,600**
Lower Quartile: **£17,500** **Rotherham lower quartile:** **£15,300**



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19% of private sector is low income households

The borough average is 20%

26% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.44
Lower Quartile:	6.42
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

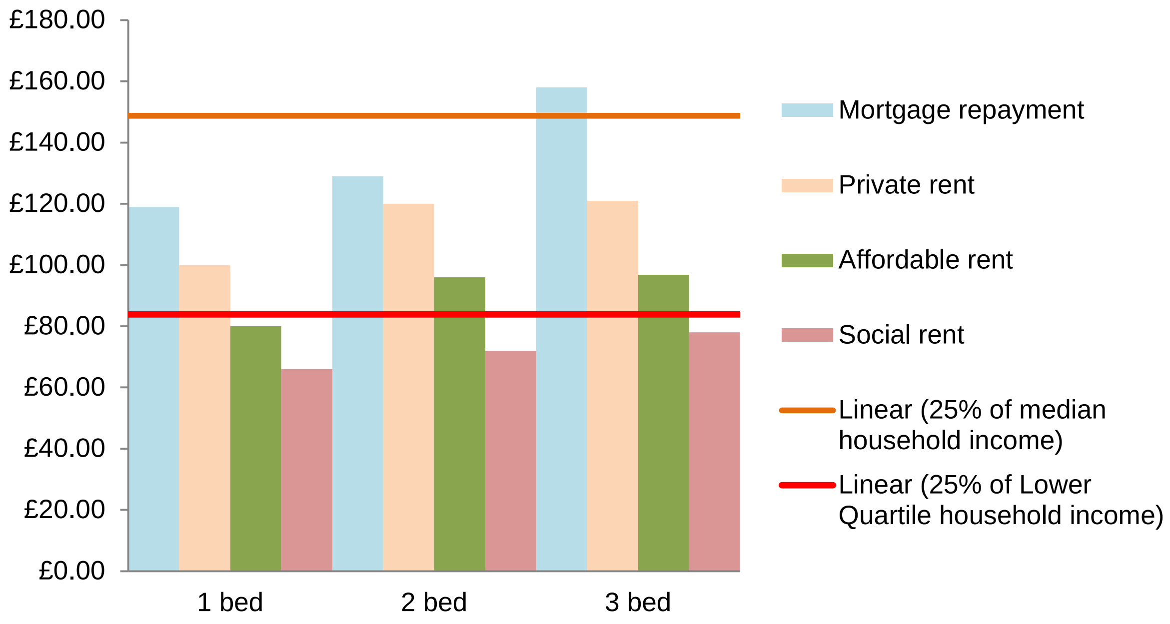
Affordability

% of first time buyers priced out of the market for a:

Flat	31%
Terraced house	31%
Semi-detached house	41%

Average savings held by all non-owners	South East HMA	South West HMA
Up to £5k	69.6%	96.2%
£5-£10k	15.2%	3.8%
£10-£20k	4.3%	0.0%
£20-£40k	8.7%	0.0%
£40k and over	2.2%	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The median household income in the Ward is above average and the house price to income ratio of 4.44 is lower than the Borough average.

The average weekly cost of a mortgage for a three bed is £158, which may prove out of reach for those with median household income. Those with lower quartile household income could be limited to social rent as house prices are over six times the lower quartile household income levels.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

In Thurcroft, 31 Council homes have been developed at The Hedgerows, and a further four flats were created as part of a Community Centre conversion. Together Housing and ACIS have developed 49 and 23 affordable homes respectively, in the area.

A further three disabled person homes have also been delivered with plans for a further five at Treeton as part of the Shared Ownership and Affordable Housing Programme. These will be for council / affordable rent.

This area will also benefit from the private development ongoing at Waverley. Over the past two years, the Council has acquired six flats and 12 houses for social rent in the area of the development in this Ward. Arches Housing also have 30 homes for affordable rent and shared ownership here.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

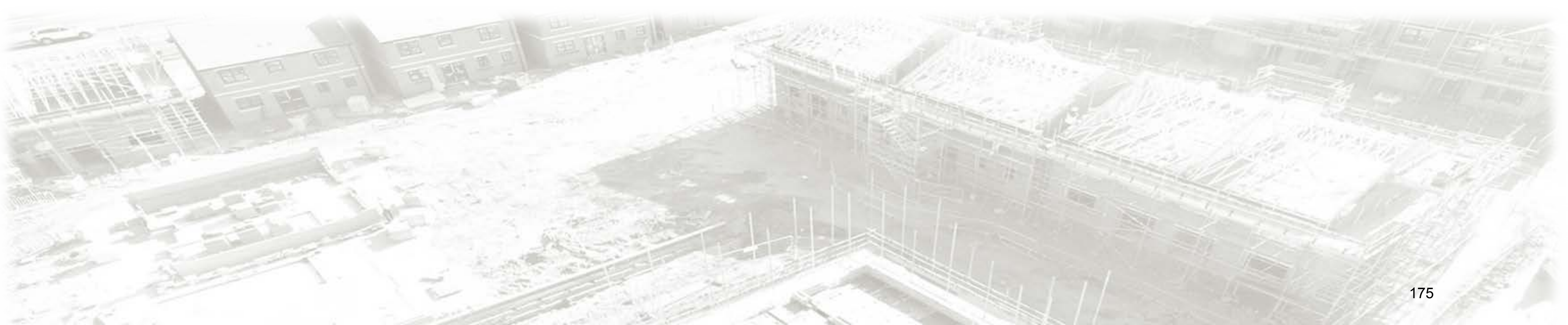
Site Name	Estimated no. of homes	Status
H57 - Land To The South Of Wood Lane	75	Private development
H71 - Green Arbour School Playing Field	40	Undeveloped – council land
H72 - South Of Ivanhoe Road	39	Private development
H73 - Off Sawn Moor Road	165	Private development
H85 - Land To East Of Park Hill Farm	77	Undeveloped – private land
Waverley New Community	3,900*	Private development

*The Waverley development sits within Brinsworth and Catcliffe Ward and Rother Vale Ward, the above figure is the total across both wards.

Development

A further four Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of nine new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

The area has a younger population than the Borough average. There are higher than average levels of home ownership and house prices are above average. Sales are spread between terraced, semi-detached and detached properties with very few flats on the market.

Income levels are higher than average and the housing market has a higher than average turnover. Home ownership is affordable for 1 and 2 bed properties for those with median household income.

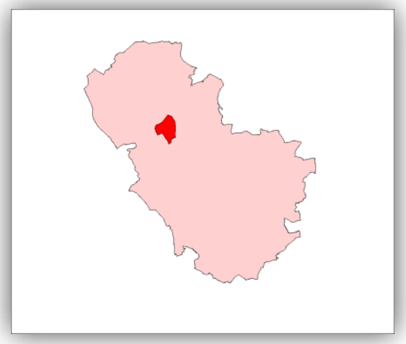
There has been a higher rate of new build activity in this Ward than most others, particularly in Thurcroft and Waverley. The next phases of the Waverley development will provide further Section 106 opportunities in a sought after area.

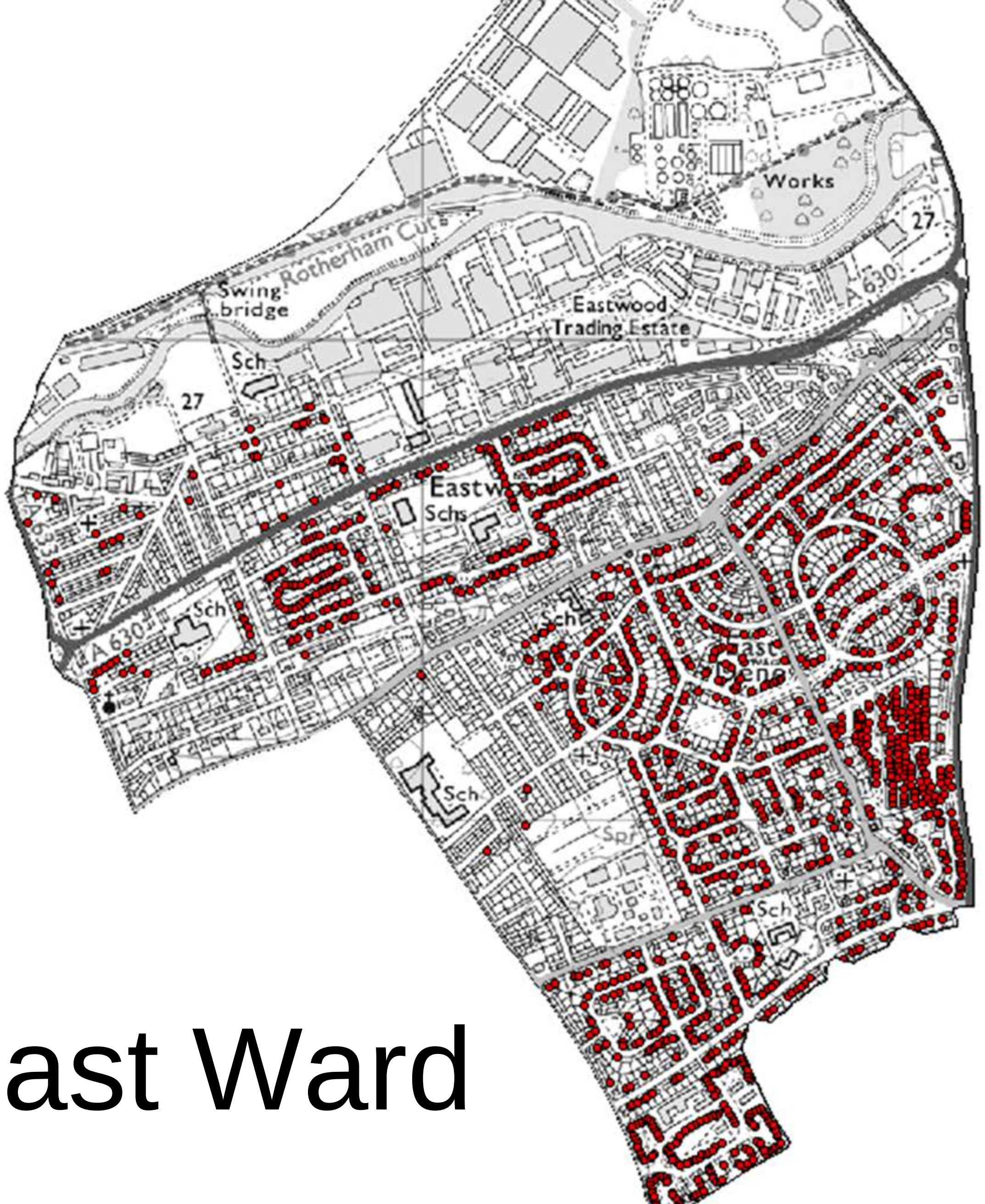
There is a growing private rented sector with rents just above average housing allowance levels so choices for households on benefits may be more limited.

The majority of the council stock is in the Thurcroft area. There is an above average level of flats; however 3 bed houses are in highest demand. Turnover is at the same level as the Borough average.

Recommendations

- Encourage the development of smaller homes for purchase to encourage downsizing
- Larger shared ownership properties to address affordability issues
- Increased assistance for first time buyers by introducing a wider range of home ownership products including rent to buy
- Acquire properties for social rent through Section 106 at Waverley
- Increase social/affordable rented housing offer
- Explore potential to use modern methods of construction on smaller sites

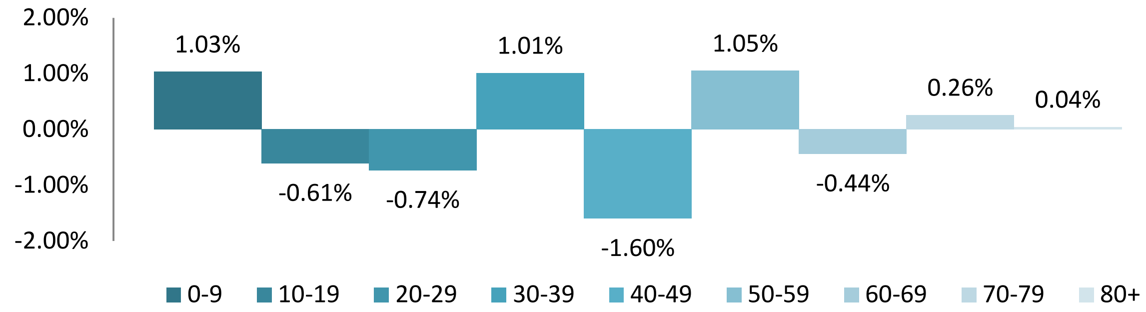


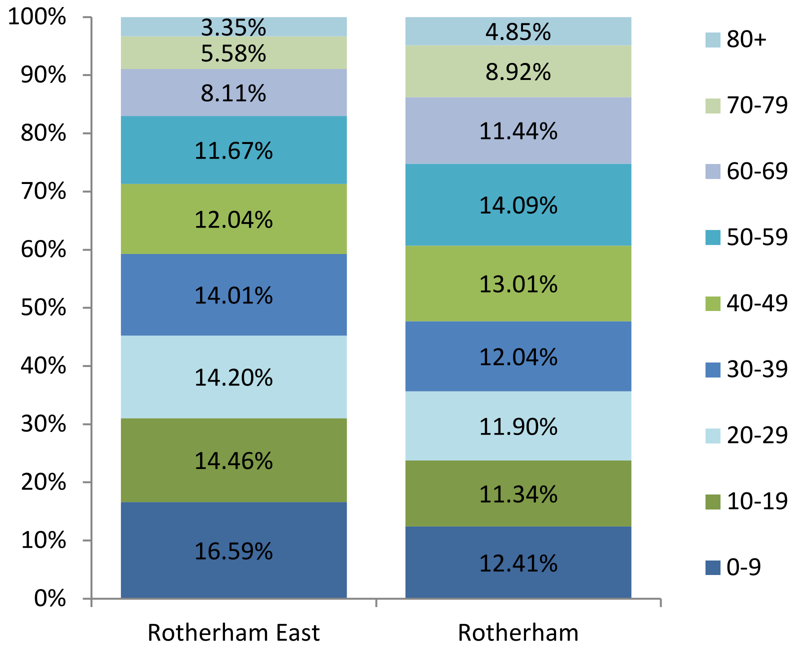


Rotherham East Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Rotherham East Ward has a younger population than the Borough average, and is the Ward with the highest percentage of 0-9s (16.59%), with an increase of 1% since 2011.

Economic Activity

- 47% – Employed
- 9% – Unemployed
- 3% – Students
- 42% – Economically Inactive

of which:

- 12% – Retired

Ethnicity

Ward

- White – 76.1%
- Asian or Asian British – 16.7%
- Black or Black British – 2.6%
- Mixed – 2.4%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

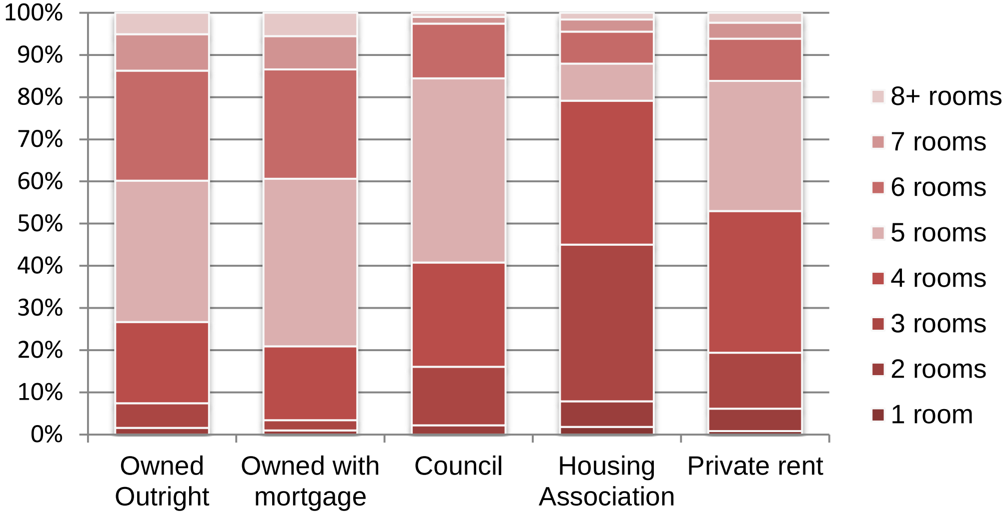
32.2% • Owner Occupied

25.1% • Private Rented

42.7% • Social Housing

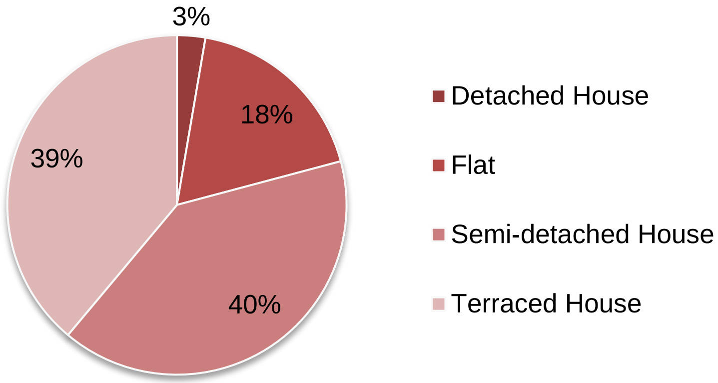
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

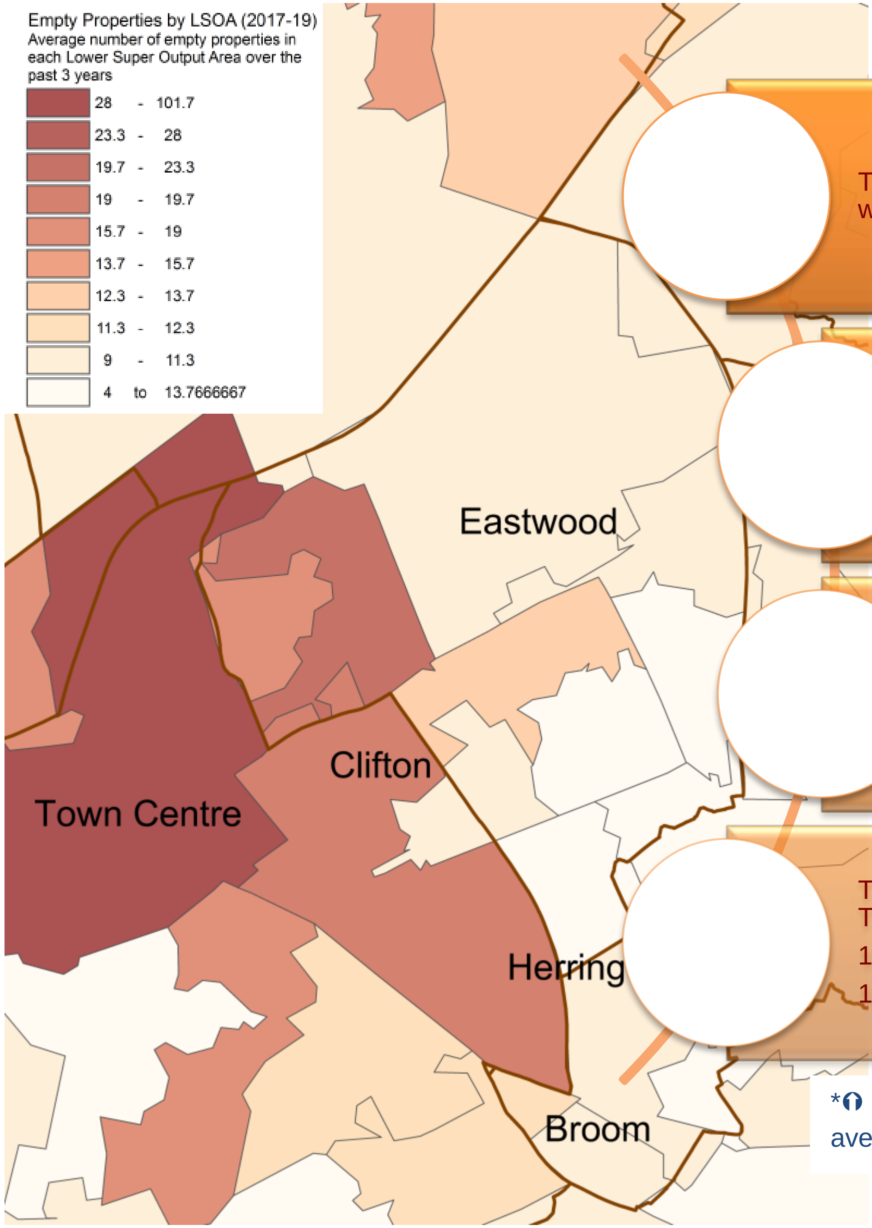


Source: 2018 LLPG figures

32.2% of Rotherham East Ward is made up of owner occupied housing. This is the lowest percentage of all Wards in the Borough. The Ward has the second highest level of social housing (42.7%) and the third highest level of privately rented properties (25.1%).

The Ward has one of the highest levels of terraced housing (39%) and the lowest level of detached housing (3%).

Private sector stock condition



The number of addresses identified as empty was 3.9% (↑1.7%) of all stock, which is significantly more than the Borough average.

The proportion of private rented sector (PRS) properties is 25% (↑9%), significantly higher than the Borough average. Of those PRS properties identified, 13% (↑3%) are estimated to be houses of multiple occupation (HMO).

14% (↑7%) of the private sector housing stock is in a state of disrepair

18% (↑8%) of privately rented properties are in disrepair

19% (↑6%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

22% (↑6%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 58 (↓3 points). This is lower than any other Ward.

18% (↑7%) of private sector households are experiencing fuel poverty

18.5% (↑7.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

Source: BRE Private Sector Stock Condition Report

Private sector stock condition

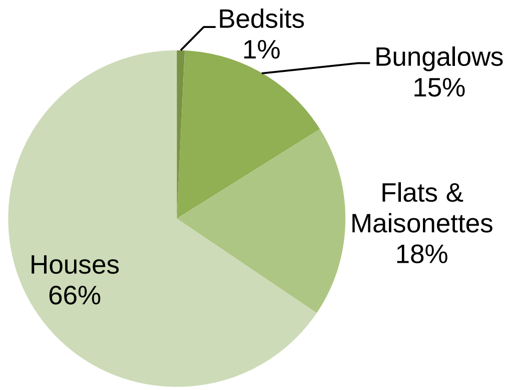
A **selective licensing scheme** for private rented housing is in operation in the area of Rotherham East Ward below. The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole Ward.

Council housing

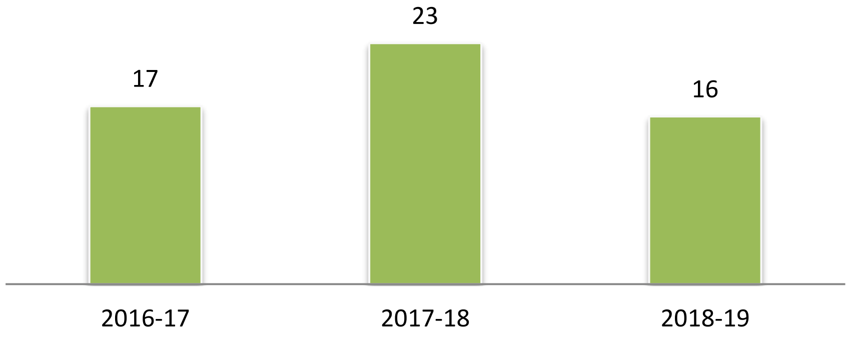
Overview

Rotherham East Ward		Stock	Turnover	Demand
Bedsit		13	15%	1.5
Bungalows	1 bed	143	12%	26.6
	2 bed	115	8%	65.9
	3 bed	7	14%	42.0
Flats	1 bed	155	14%	14.9
	2 bed	154	6%	23.2
	3 bed	0		
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	210	8%	22.4
	3 bed	904	5%	65.2
	4 bed	19	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	5	60%	14.3
	3 bed	4	25%	20.0
	4 bed	0		
Total		1,729	7%	39.0

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

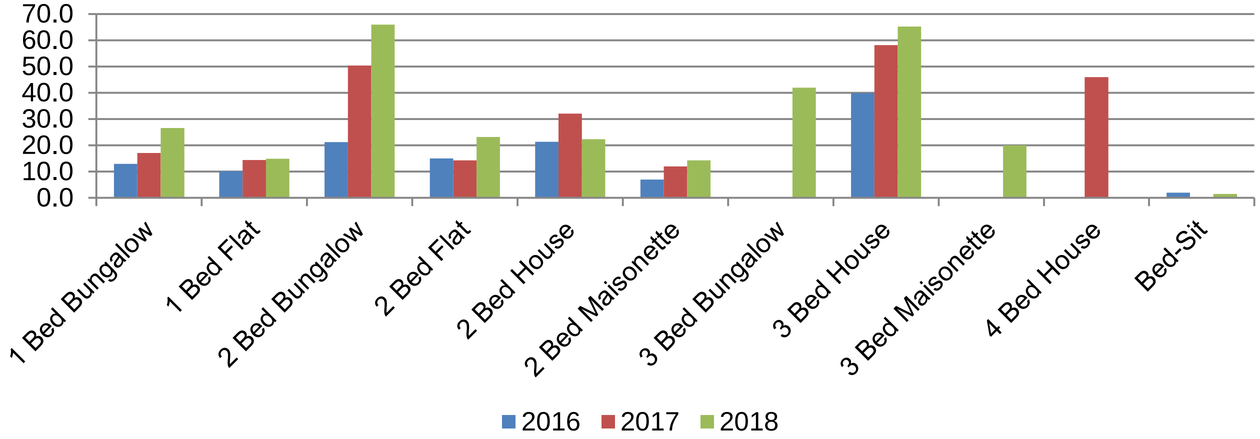
Council housing

Stock and demand – by area (2018)

Rotherham East Ward	Clifton		East Dene		Eastwood		Herringthorpe		Springwell Gardens		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
Bedsit			13	1.5							**13**	**1.5**
1 Bed Bungalow			55	17.8	26	16.3	62	34.9			**143**	**26.6**
1 Bed Flat			21		71	8.8	45	31.3	18		**155**	**14.9**
2 Bed Bungalow			50	39.0	4		61	69.3			**115**	**65.9**
2 Bed Flat			141	23.8	10	30.0			3	12.0	**154**	**23.2**
2 Bed House	9	18.0	5		96	14.7	100	40.0			**210**	**22.4**
2 Bed Maisonette			5	15.0				14.0			**5**	**14.3**
3 Bed Bungalow			1				6	42.0			**7**	**42.0**
3 Bed House	1	104.0	610	67.0	148	31.1	132	86.2	13		**904**	**65.2**
3 Bed Maisonette			4	20.0							**4**	**20.0**
4 Bed House			10		9						**19**	
Area Total	10	61.0	915	46.8	364	16.2	406	52.6	34	12.0	**1,729**	**39.0**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Overall demand in the Ward for 2018 was 39 bids per property let, higher than average (24.3) and the second most popular Ward. The most popular area in the Ward is Herringthorpe.

The Ward has the third highest level of stock in the Borough. Over half of the stock is 3 bed houses. Over half of the stock is in East Dene.

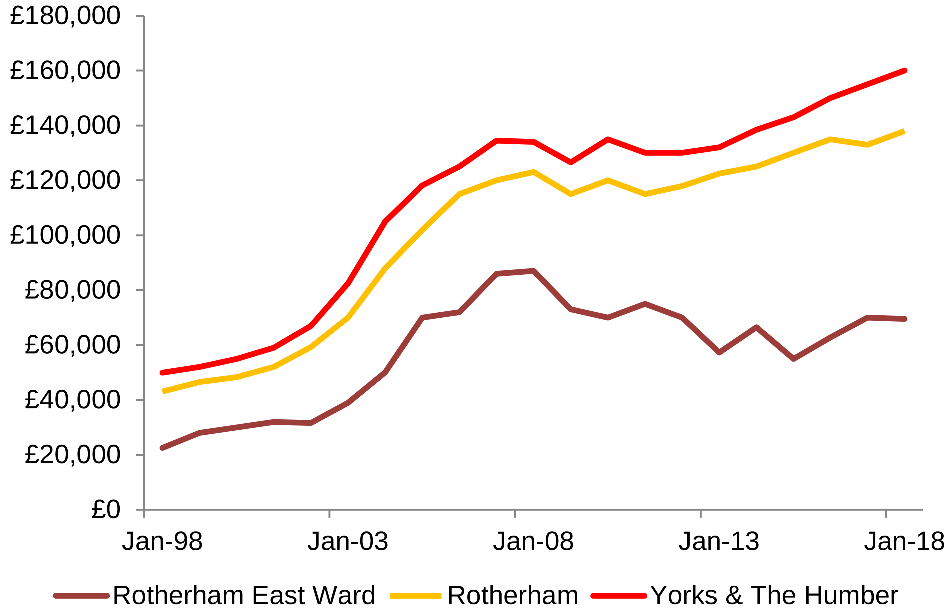
There has been 56 Right to Buy sales in the past three years, more than any other Ward.

This Ward has the highest number of Council tenants classed as families.

Housing market and affordability

Current house prices

Overall: £75,700			
Detached: £128,500	Semi-detached: £88,300	Terraced: £59,600	Flat: £60,000



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Rotherham East Ward	1.1%	1.7%	1.7%	1.6%	46%	47%	0%	8%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

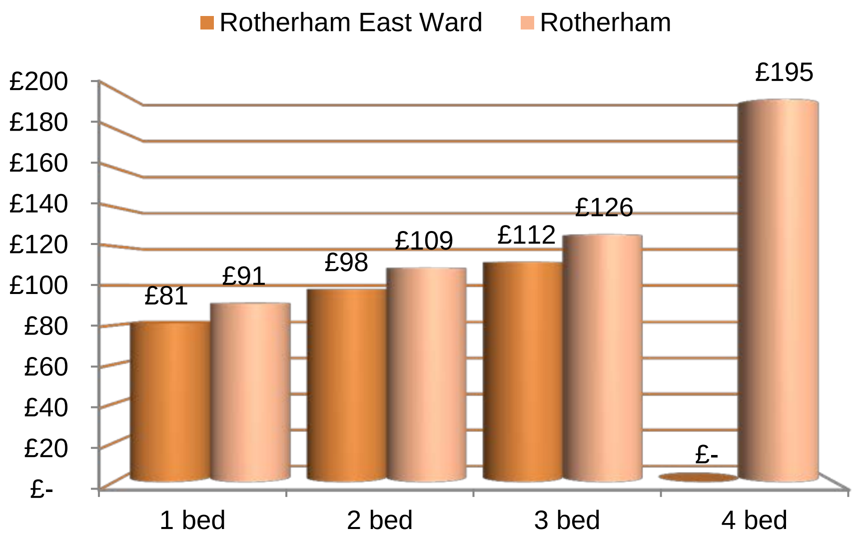
Rotherham East Ward has the lowest average house prices in the Borough in the three months up to July 2019, and is around half the Rotherham average. House prices are yet to reach pre-economic crash levels. Turnover of stock is very low as there is a low level of owner occupied properties in the Ward.

(Source: Hometrack, unless otherwise stated)

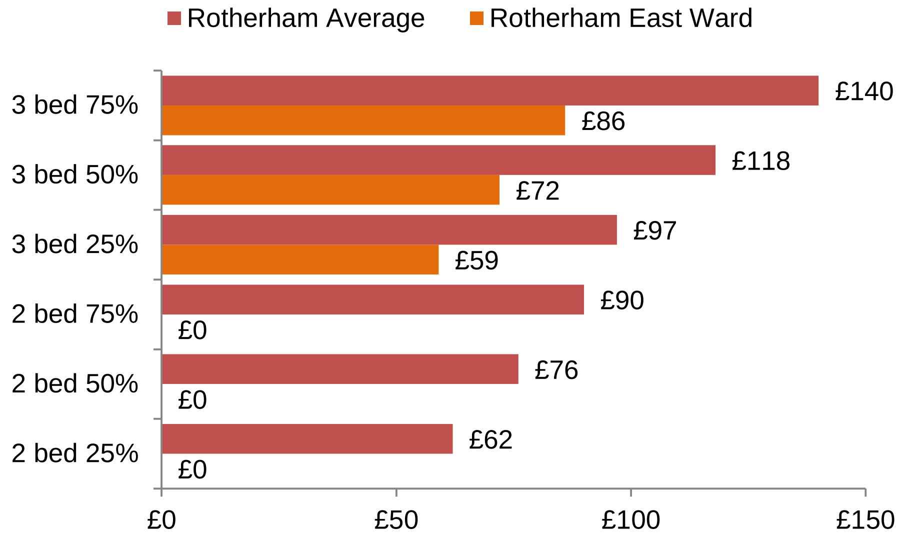
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£81	£65	£79	£66
2 bed	£98	£78	£97	£72
3 bed	£112	£90	£101	£78
4 bed	N/A	N/A	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent in the Ward is lower than the Borough average. Local Housing Allowance is above the average affordable rent levels for 1, 2 and 3 beds.

The average weekly cost of shared ownership is much lower than the Borough average for 3 beds.

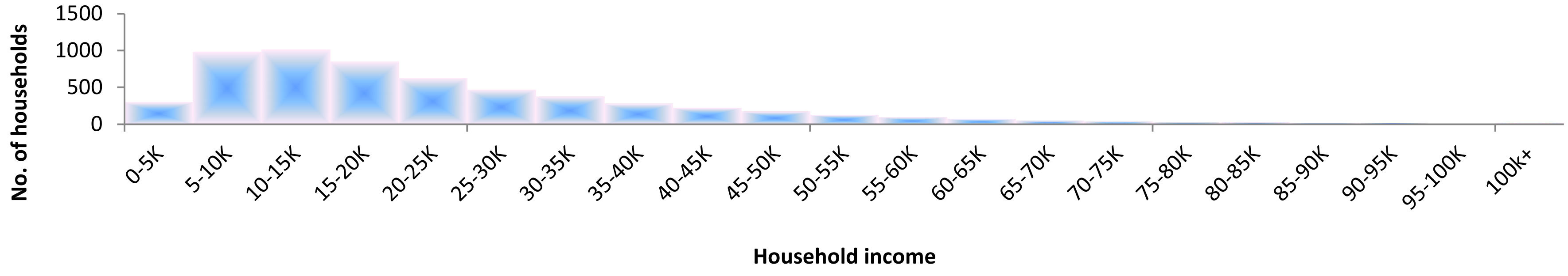
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£18,500**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£10,800**	**Rotherham lower quartile:**	**£15,300**



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31% of private sector is low income households

The borough average is 20%

32% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	3.59
Lower Quartile:	5.74
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

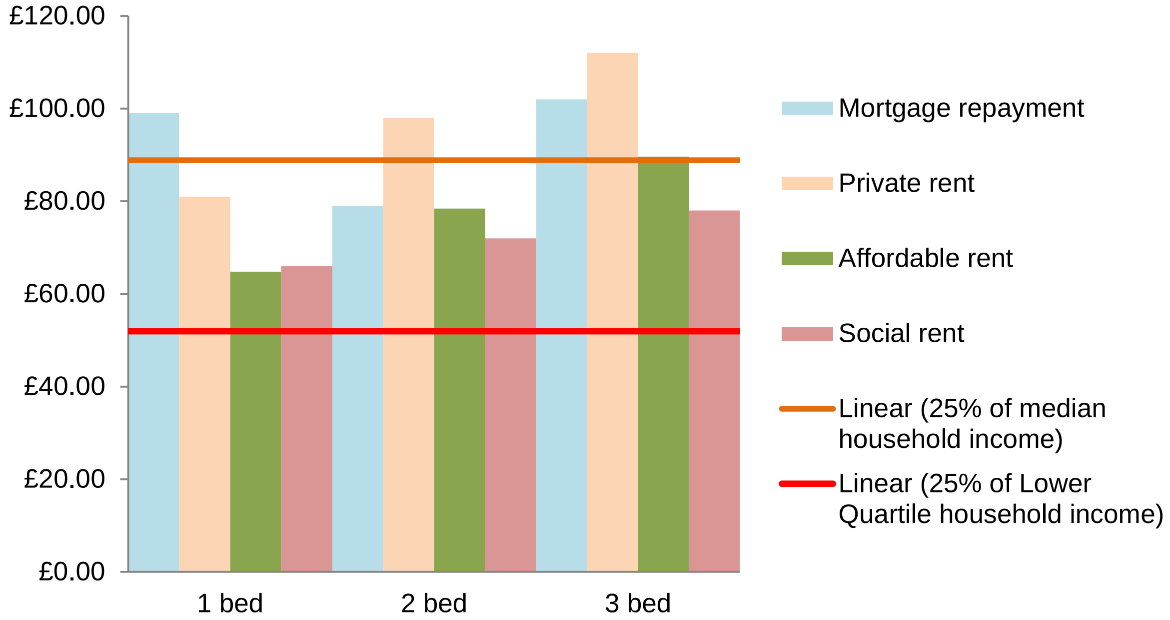
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	24%
Terraced house	24%
Semi-detached house	42%

Average savings held by all non-owners	North Urban HMA
Up to £5k	85.7%
£5-£10k	5.2%
£10-£20k	7.8%
£20-£40k	1.3%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income is much lower than the Rotherham average. Those in the lower quartile of household income would have real difficulty affording all housing options available.

The cost of private rent for 2 and 3 beds is higher than the cost of a mortgage; however the vast majority would not have the savings required for a mortgage deposit.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

There has been very little development in this area for a number of years, mainly due to its central location and land restraints. There has been some activity on smaller infill sites including three new homes at Eldon Road, Eastwood and some new private developments on View Road and Fitzwilliam Road.

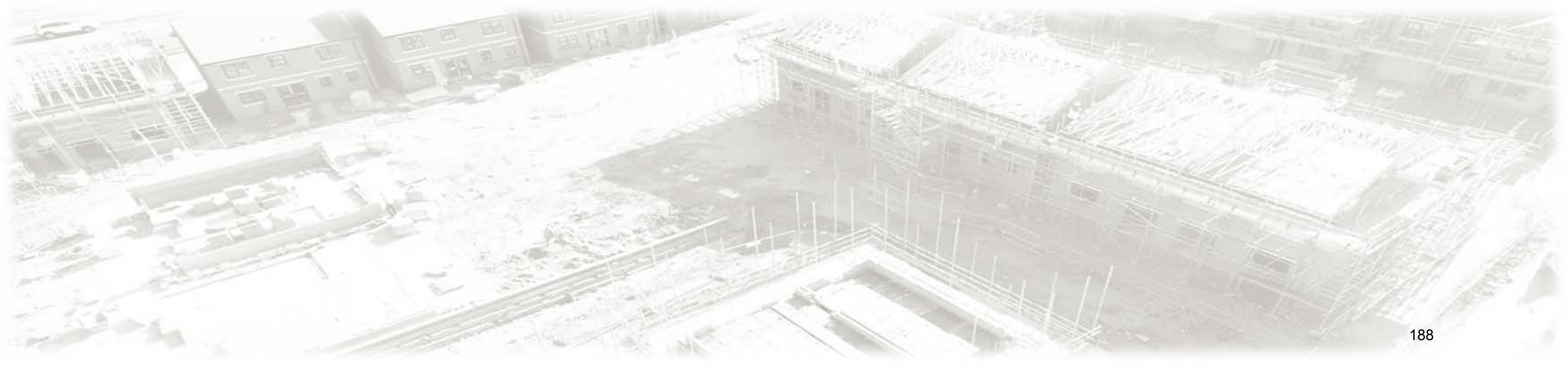
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H20 - Land Off York Road	30	Undeveloped – council land
H28 - Land Off Far Lane	13	Undeveloped – private land

One further Council owned site has been identified within this Ward which has the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 30 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

Rotherham East Ward has a younger age profile (compared with the Borough average). There are high levels of working age unemployment and households which are economically inactive.

The housing market is not operating as well as it should; there is a very low turnover of housing and little choice on offer.

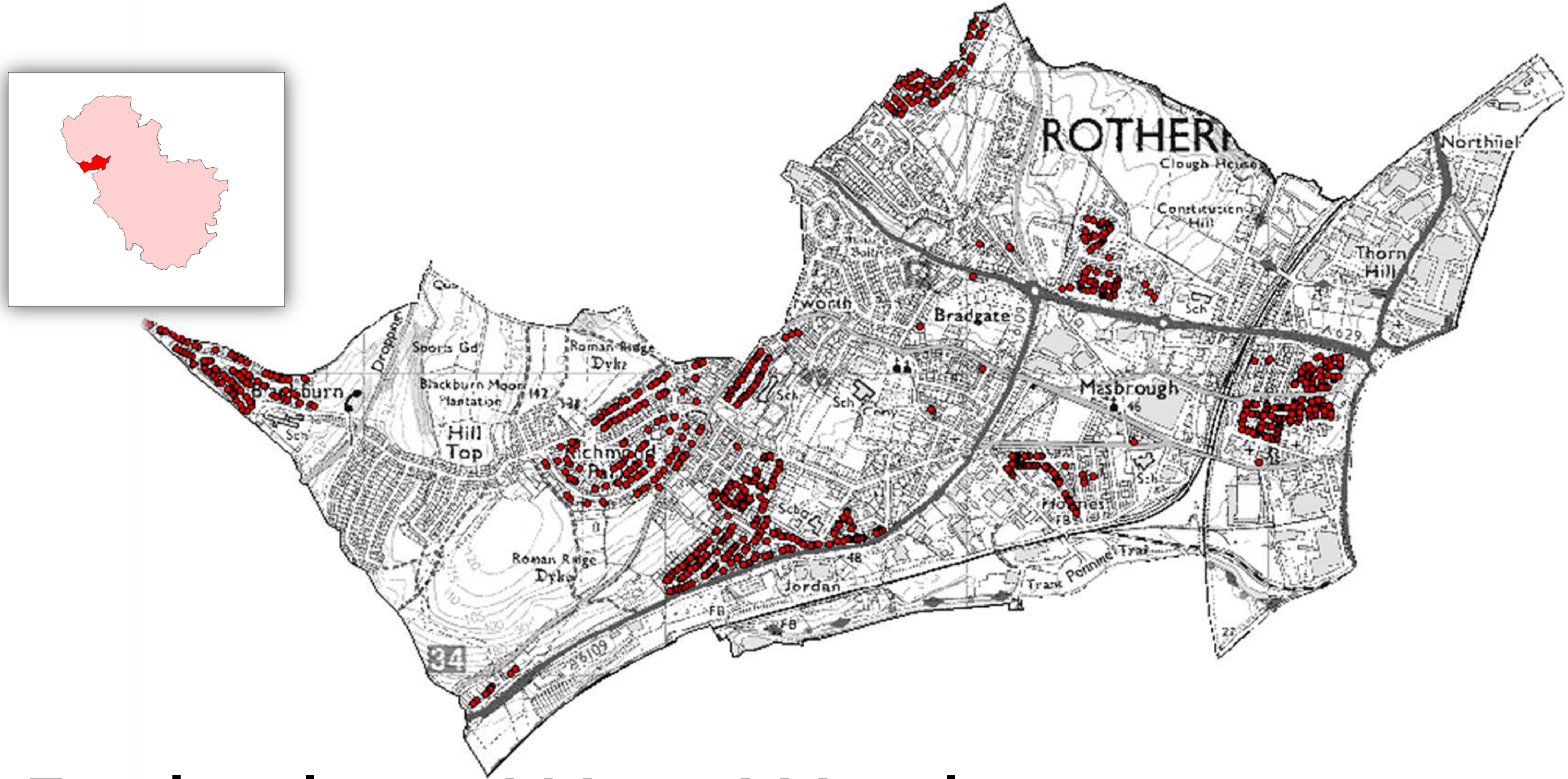
This Ward has the lowest levels of home ownership across the Borough, despite house prices being very low. That said, Right to Buy is popular.

The private rented sector is mainly concentrated in the old Eastwood Village area; rent levels are just above average.

There are still good levels of social rented accommodation here and all types and sizes are in demand, especially 3 bed houses.

Recommendations

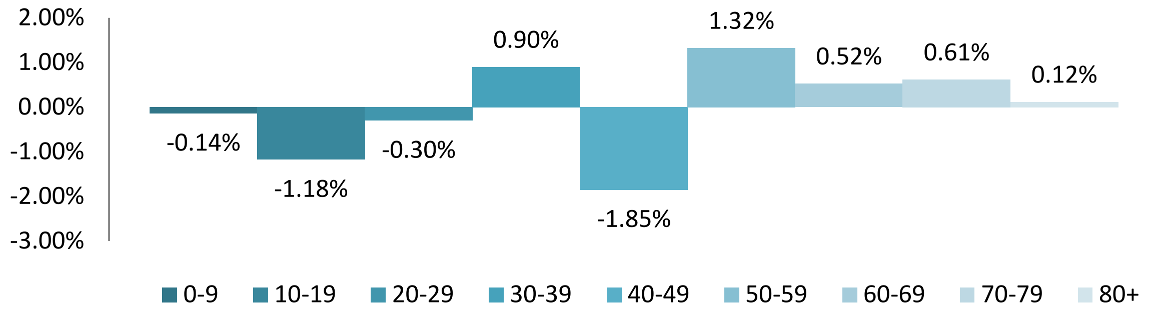
- Develop and encourage more home ownership through a range of new products, possibly through introduction of shared ownership or rent to buy
- Consider acquiring or encouraging more social stock in areas dominated by private rented sector
- Explore the potential to set up a social/community landlord vehicle
- Continue to encourage a better quality private rent offer through selective licensing and other initiatives (including support for tenants and residents)
- Explore potential to use modern methods of construction on smaller sites

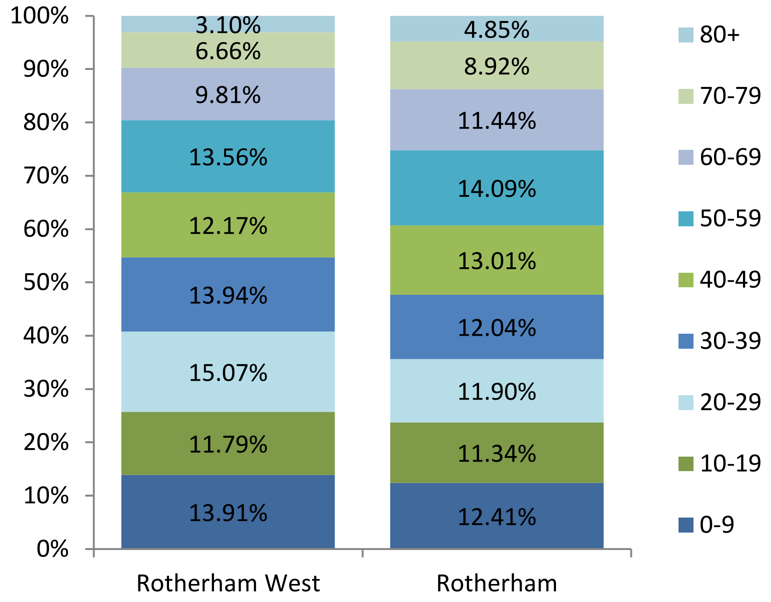


Rotherham West Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Rotherham West Ward has a younger population than the Borough average, although there has been a 2.5% increase in the proportion of over 50s since 2011.

Economic Activity

56%	• Employed
7%	• Unemployed
3%	• Students
34%	• Economically Inactive
of which:	
13%	• Retired

Ethnicity

Ward
- White – 82.2%
- Asian or Asian British – 13%
- Black or Black British – 2.1%
- Mixed – 1.7%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

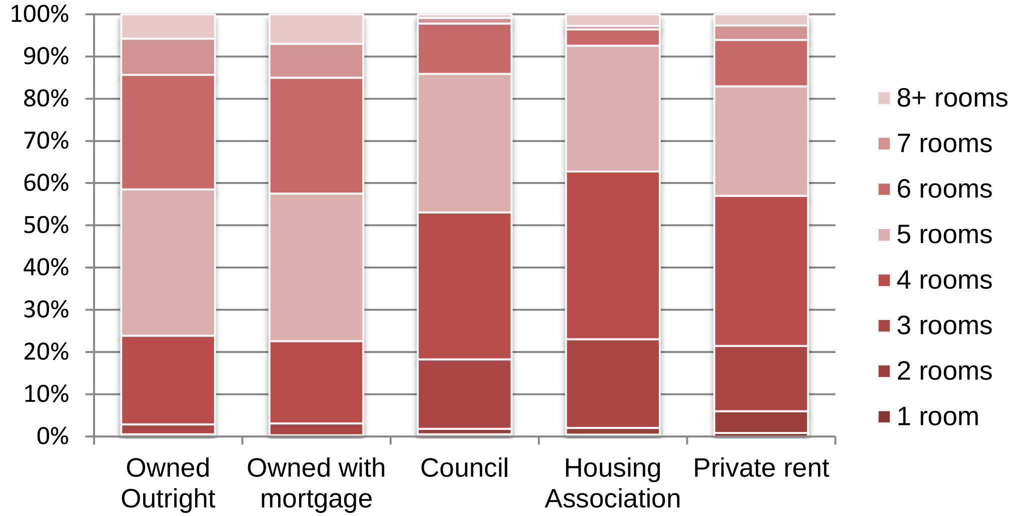
Source: ONS, Census 2011

Tenure

- 47.5% • Owner Occupied
- 25.2% • Private Rented
- 27.3% • Social Housing

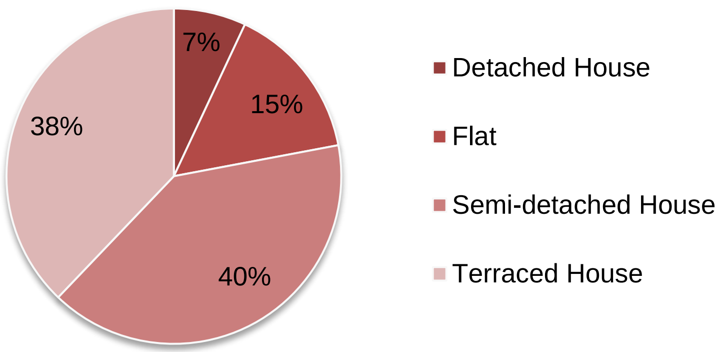
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

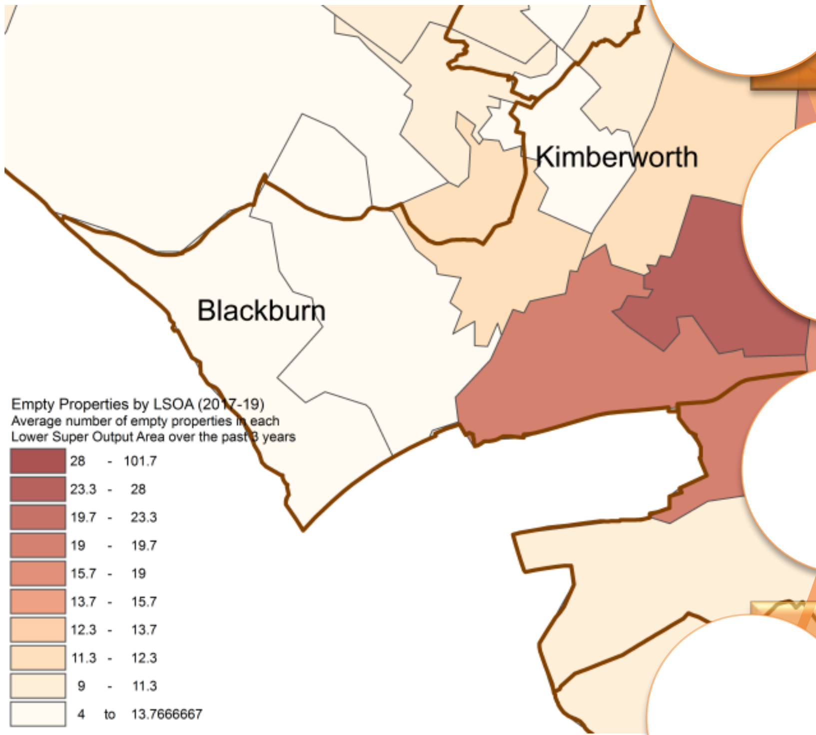


Source: 2018 LLPG figures

Rotherham West Ward has one of the lowest levels of owner occupied housing (47.5%) and one of the highest levels of privately rented properties (25.2%) in Rotherham. The 27.3% of social housing is also above average.

The level of terraced housing (38%) and flats (15%) in this mostly urban area is above the Rotherham average; the level of semi-detached is slightly below average and the 7% detached housing is one of the lowest in the Borough.

Private sector stock condition



The number of addresses identified as empty was 3.6% (↑1.4%) of all stock, which is more than the Borough average.

The proportion of private rented sector (PRS) properties is 25% (↑9%), significantly higher than the Borough average. Of those PRS properties identified, 12% (↑2%) are estimated to be houses of multiple occupation (HMO).

10% (↑3%) of the private sector housing stock is in a state of disrepair

15% (↑5%) of privately rented properties are in disrepair

16% (↑3%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

19% (↑3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 59 (↓2 points). This is the second lowest rating, after Rotherham East Ward.

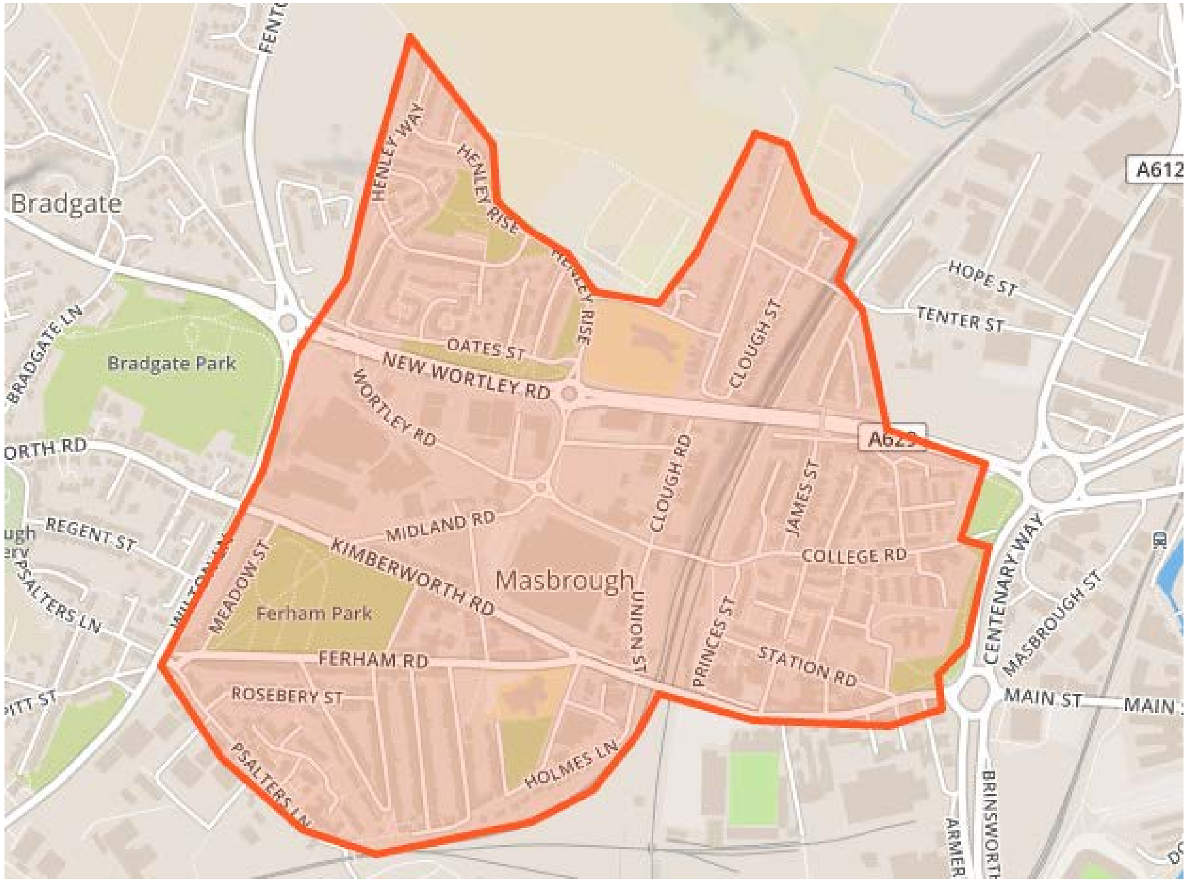
14.5% (↑3.5%) of private sector households are experiencing fuel poverty 18% (↑7%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

Source: BRE Private Sector Stock Condition Report

Private sector stock condition

A **selective licensing scheme** for private rented housing is in operation in the area of Rotherham West Ward below. The scheme was introduced to address conditions in the private rented sector in areas of low house prices, high levels of empty properties or suffering from high levels of anti-social behaviour. It does not cover the whole Ward.

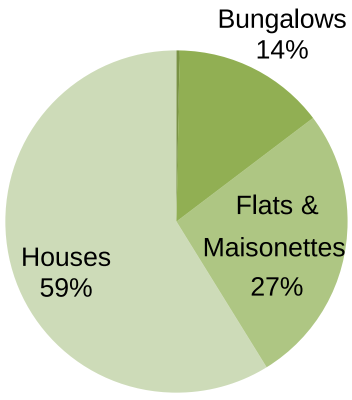


Council housing

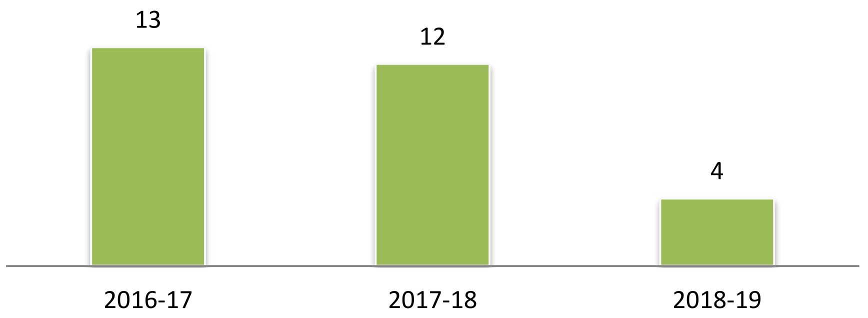
Overview

Rotherham West Ward		Stock	Turnover	Demand
Bedsit		3	0%	0.0
Bungalows	1 bed	70	4%	19.0
	2 bed	74	8%	21.3
	3 bed	2	0%	0.0
Flats	1 bed	110	10%	7.8
	2 bed	127	12%	14.1
	3 bed	1	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	1	0%	0.0
	2 bed	186	12%	5.4
	3 bed	408	8%	15.9
	4 bed	2	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	19	11%	8.5
	3 bed	11	0%	0.0
	4 bed	1	0%	0.0
Total		1,015	9%	12.3

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

Council housing

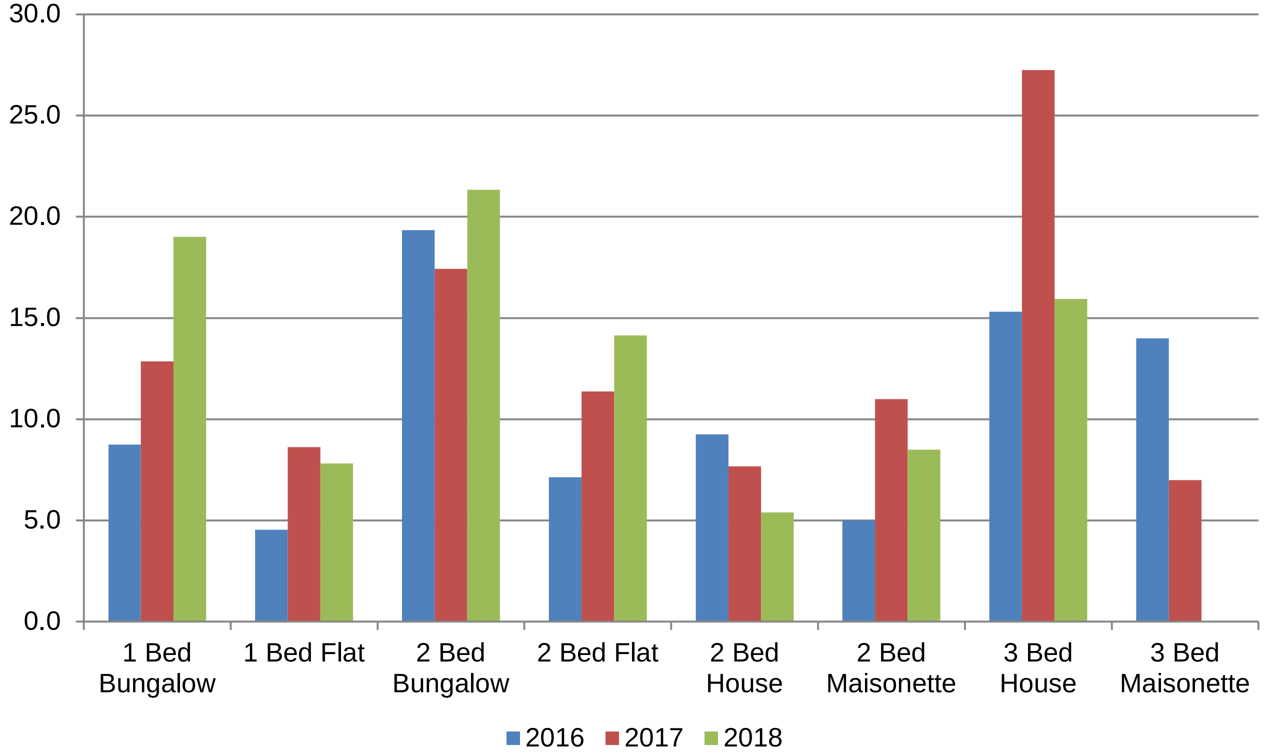
Stock and demand – by area (2018)

Rotherham West Ward	Blackburn		Henley		Holmes		Kimberworth		Kimberworth Park		Masbrough		Meadowbank		Richmond Park		Grand Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
Bedsit							**3**										**3**	
1 Bed Bungalow			12				47	24.0			5	16.5			6		**70**	**19.0**
1 Bed Flat			26	12.0			8				50	5.0			26	6.5	**110**	**7.8**
1 Bed House							1										**1**	
2 Bed Bungalow			8	14.0			2				64	22.8					**74**	**21.3**
2 Bed Flat			5				31	8.0			79	16.0			12	10.0	**127**	**14.1**
2 Bed House			8	4.0	56	2.7	11		6		15	6.0	70	9.9	20		**186**	**5.4**
2 Bed Maisonette							6				13	9.0				8.0	**19**	**8.5**
3 Bed Bungalow											2						**2**	
3 Bed Flat											1						**1**	
3 Bed House	91	21.2	29		1		25	1.0	51		16		147	11.7	48	61.5	**408**	**15.9**
3 Bed Maisonette											11						**11**	
4 Bed House			2														**2**	
4 Bed Maisonette											1						**1**	
Area Total	91	21.2	90	8.7	57	2.7	134	8.4	57		257	14.2	217	11.3	112	23.4	**1,015**	**12.3**

Council housing

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Rotherham West Ward has an above average level of council stock. It is spread amongst several areas in the Ward, the most dense being Masbrough and Kimberworth.

Overall, demand fell from 2017 to 2018, contrary to the Borough wide pattern of increasing demand.

The Ward is the least popular in terms of number of bids per council let (12.3) and has around half the Rotherham average number of bids (23.4).

Turnover at 9% is slightly higher than the Borough average of 8%.

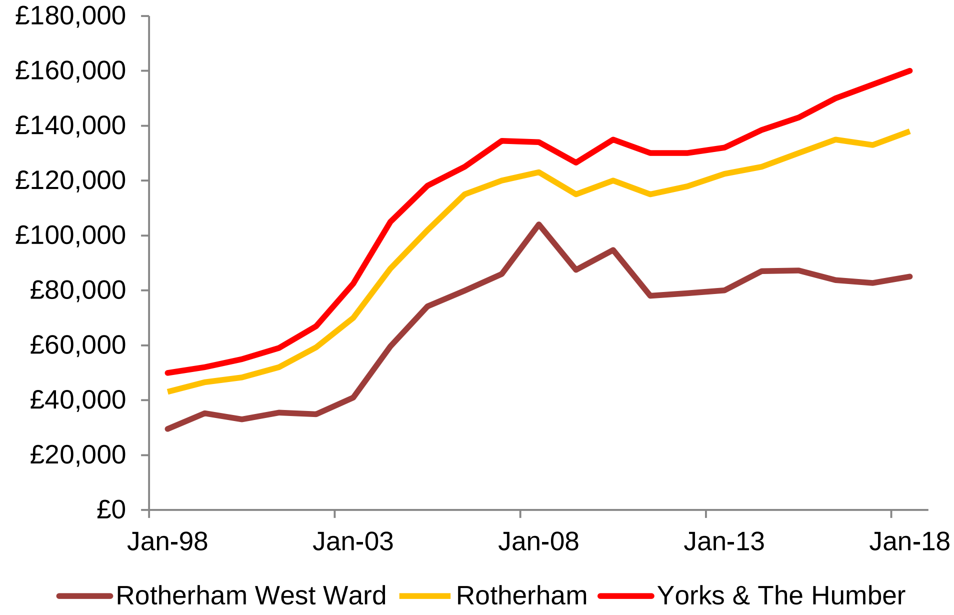
Despite the low level of demand, Right to Buy sales are popular in the Ward, with 29 sales in the past three years.

Housing market and affordability

Current house prices

Overall: £93,500

Detached: £124,000	Semi-detached: £116,100	Terraced: £71,800	Flat: £64,700



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Rotherham West Ward	2.1%	2.4%	2.5%	2.4%	45%	42%	10%	3%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

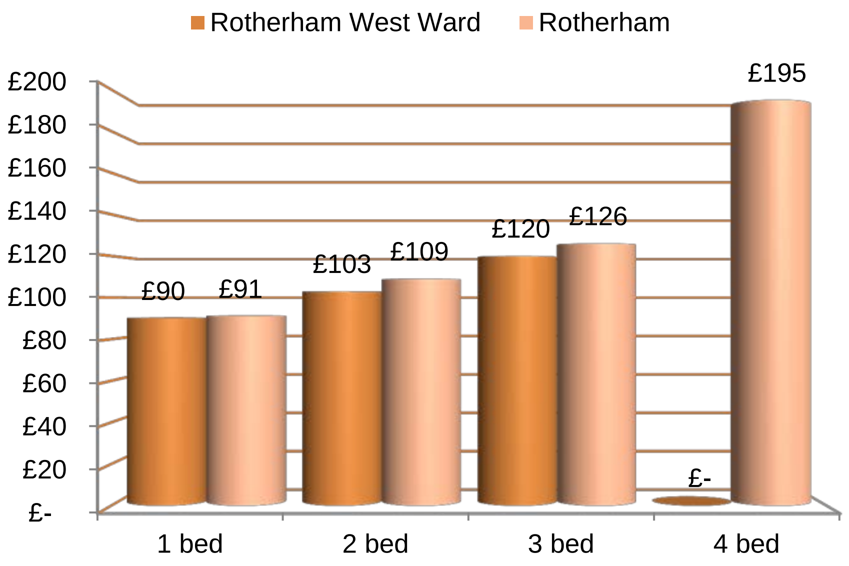
House prices in Rotherham West Ward are below the Rotherham average and are yet to return to pre-Economic Crash levels. Turnover of stock is lower than average and 45% of sales in 2018 were terraced houses, reflecting the high percentage of terraced housing in the Ward.

(Source: Hometrack, unless otherwise stated)

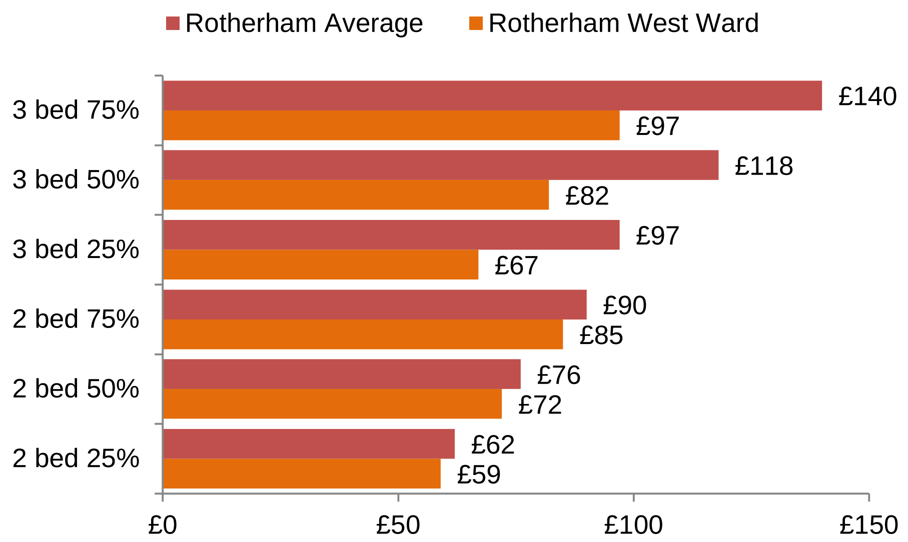
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£90	£72	£79	£66
2 bed	£103	£82	£97	£72
3 bed	£120	£96	£101	£78
4 bed	N/A	N/A	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The average weekly cost of private rent is slightly less than the Borough average for 1, 2 and 3 bed properties.

The estimated cost of shared ownership housing is below average, and appears much more affordable than private rent in the Ward.

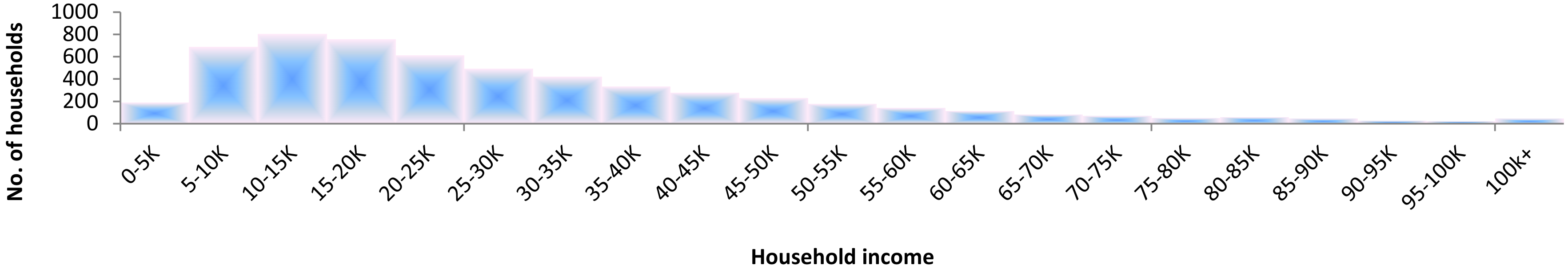
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£23,100**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£13,300**	**Rotherham lower quartile:**	**£15,300**



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25% of private sector is low income households

The borough average is 20%

30% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	3.59
Lower Quartile:	5.28
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	32%
Terraced house	32%
Semi-detached house	46%

Average savings held by all non-owners	North Urban HMA
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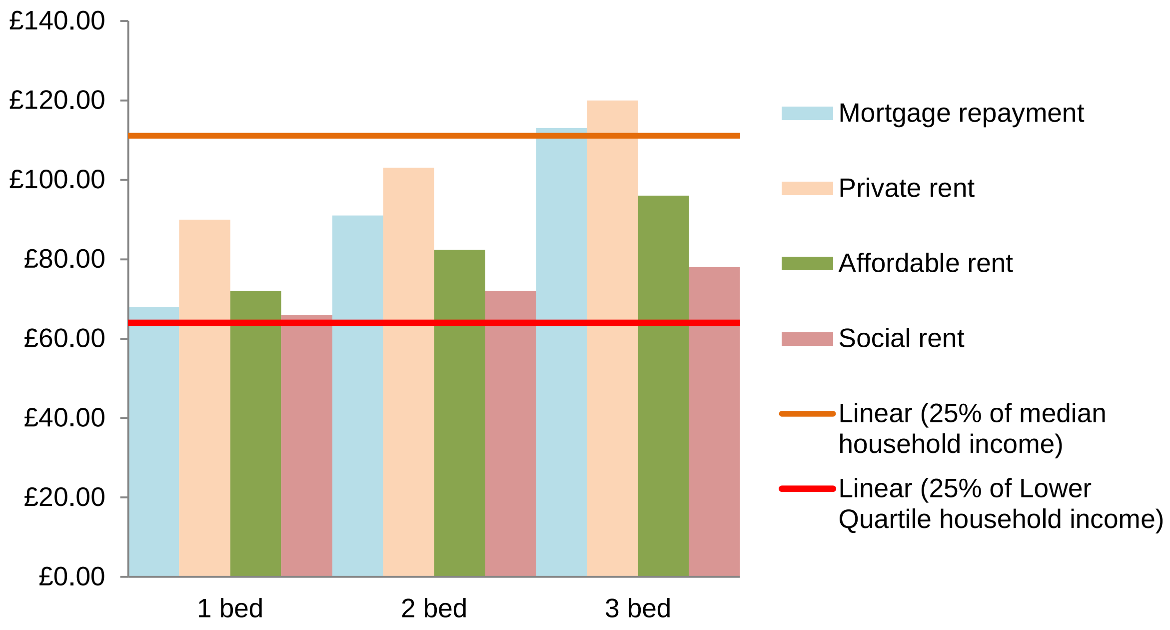


The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income is below average for Rotherham and there is an above average level of low income private sector households.

Average house prices are 3.59 times the median household income. However, the weekly cost of private rent is higher than the weekly cost of a mortgage. The majority of households in the Ward would struggle to find the savings for a mortgage deposit.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

Over the past five years a total of 34 new general needs affordable homes for rent have been delivered by other housing providers and one general needs unit was built by the council.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H1 - Bassingthorpe Farm Strategic Allocation	2,400	Undeveloped – private & council land
H4 - Land Between Fenton Rd And Henley Lane	90	Undeveloped – private & council land
H7 - Land Behind Bradgate Club	15	Undeveloped – council land
H8 - Former Thorn Hill Primary School	13	Undeveloped – council land
H9 - Land Adjoining Ferham Rd And Belmont St	10	Undeveloped – private land

*The majority of the Bassingthorpe allocation is in the Wingfield Ward; 2,400 is the total development figure across both wards.

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of eight new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

Rotherham West Ward has a younger than average demographic so the current offer of smaller, entry level homes for younger households would meet this need. The 2.5% increase in the proportion of over 50s means provision would have to be made in the future to accommodate this and older age groups.

The average sale price of property in Rotherham West Ward is 46% lower than the Borough average and the gap has widened over the last five years. Turnover remains good and, as a result, there are housing options for all.

There are more households who rent, from both private and social landlords, in the Ward and fewer home owners in comparison to the Borough average.

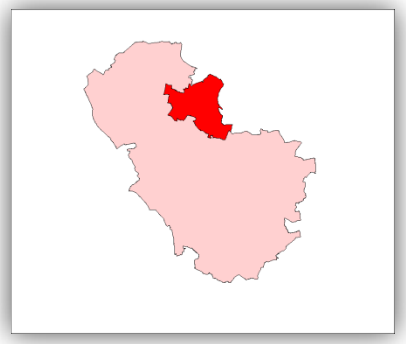
The condition of private sector housing in the Ward is worse than the Borough average with 15% of the private rented sector housing estimated to be in disrepair. An above average number (18%) of households, who rent privately, are in fuel poverty. There is currently a selective licensing scheme operating within Masbrough and consultation has taken place regarding the potential to extend the scheme for a further five years.

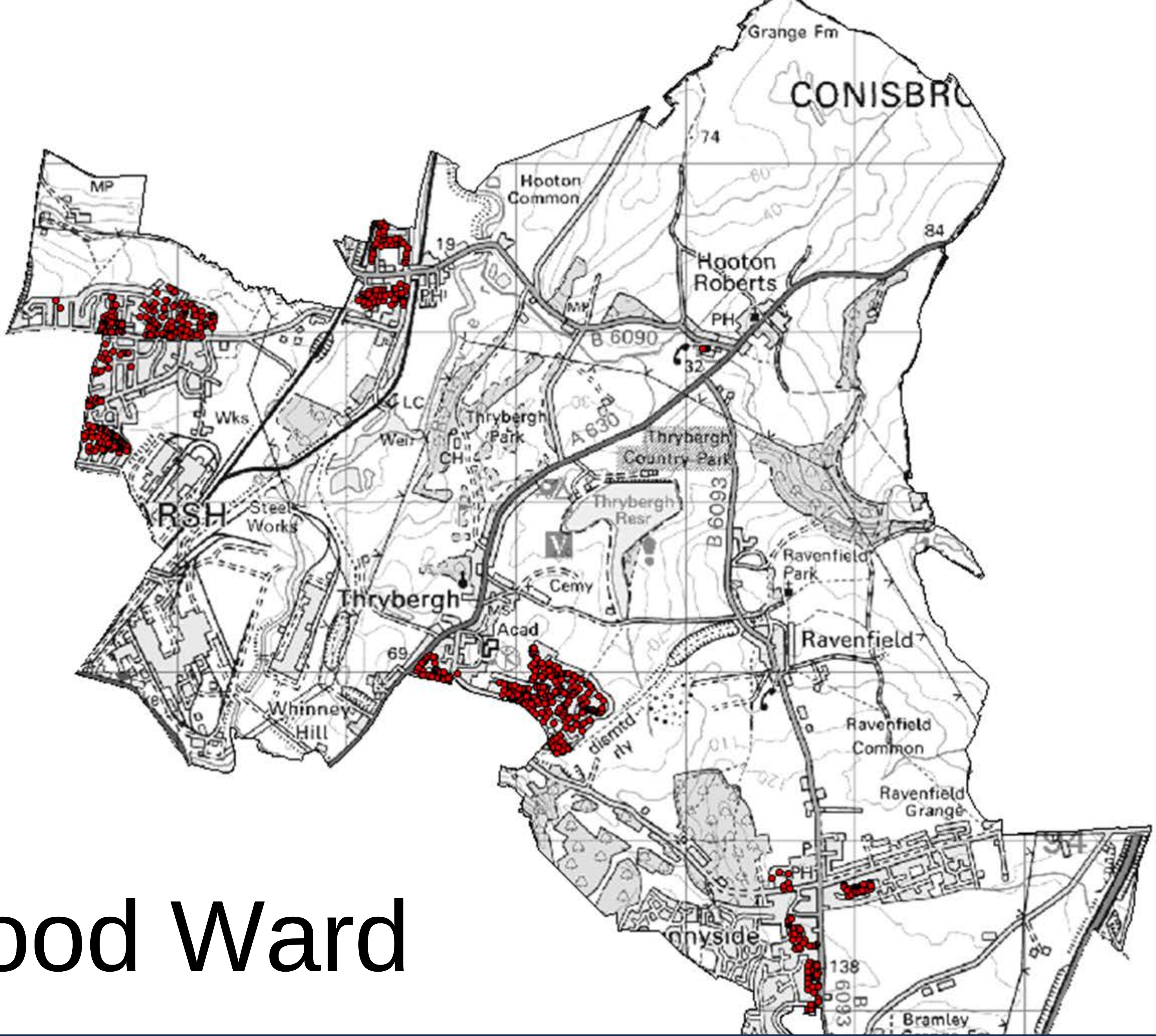
There is a good number and choice of social housing units within the Ward but turnover is high and demand is relatively low.

The number of empty properties is above the Borough average. This can be concentrated and there are areas of the Ward that have above 10% empty properties.

Recommendations

- Work with the private rented sector to ensure there is a supply of private rented accommodation that is well managed and of a good quality
- Developers should consider the need for low cost homeownership across the area
- Understand why demand for some social housing is low – explore opportunities for remodelling/investment
- Explore potential to use modern methods of construction on smaller sites
- Tackle areas with above average numbers of empty properties to prevent issues of low demand affecting neighbourhoods

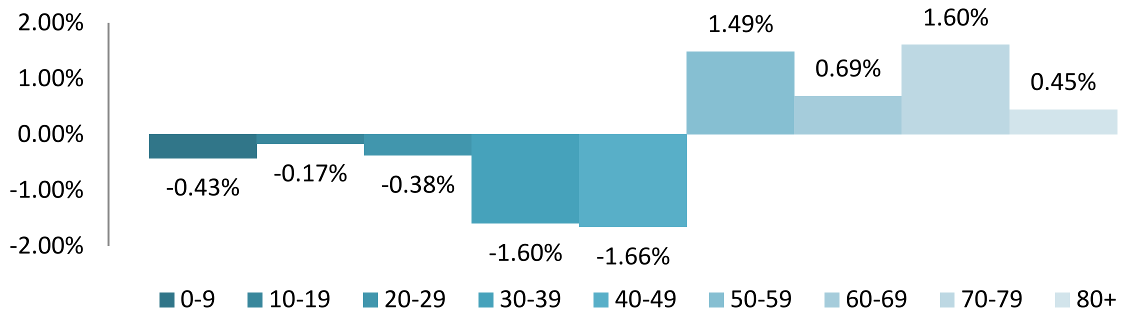




Silverwood Ward

Demographics

Population



Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Silverwood Ward closely matches the age profile of the Borough. The largest group is 50-59, which has increased by 1.49% since the 2011 Census.

Economic Activity

64%	• Employed
4%	• Unemployed
2%	• Students
29%	• Economically Inactive
of which:	
16%	• Retired

Ethnicity

Ward
- White – 97.6%
- Asian or Asian British – 1%
- Mixed – 0.8%
- Black or Black British – 0.4%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

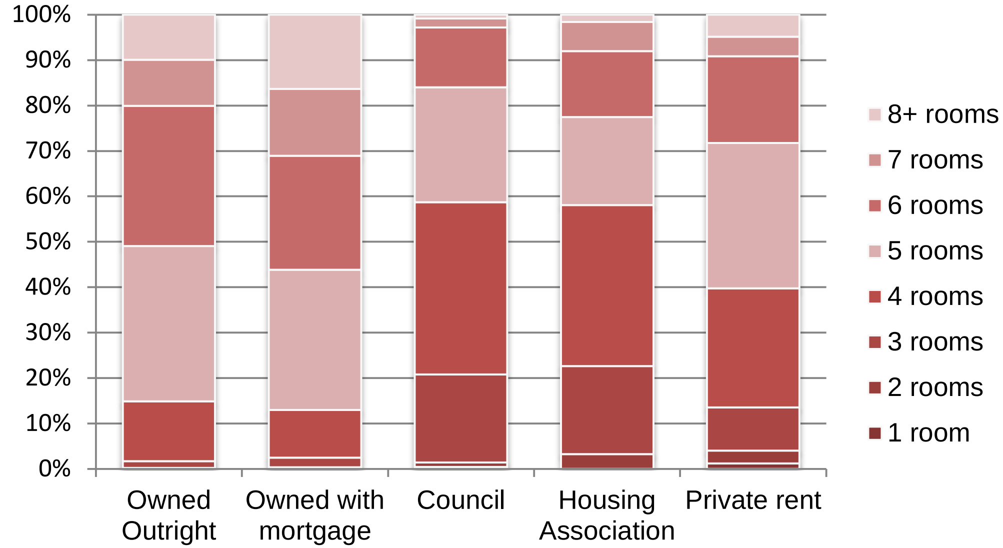
Source: ONS, Census 2011

Tenure

69.0%	• Owner Occupied
13.1%	• Private Rented
17.9%	• Social Housing

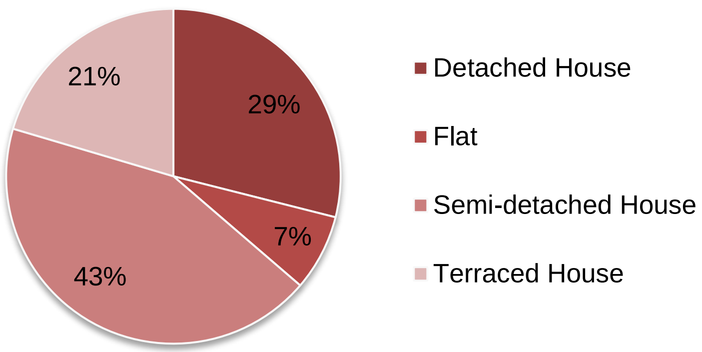
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

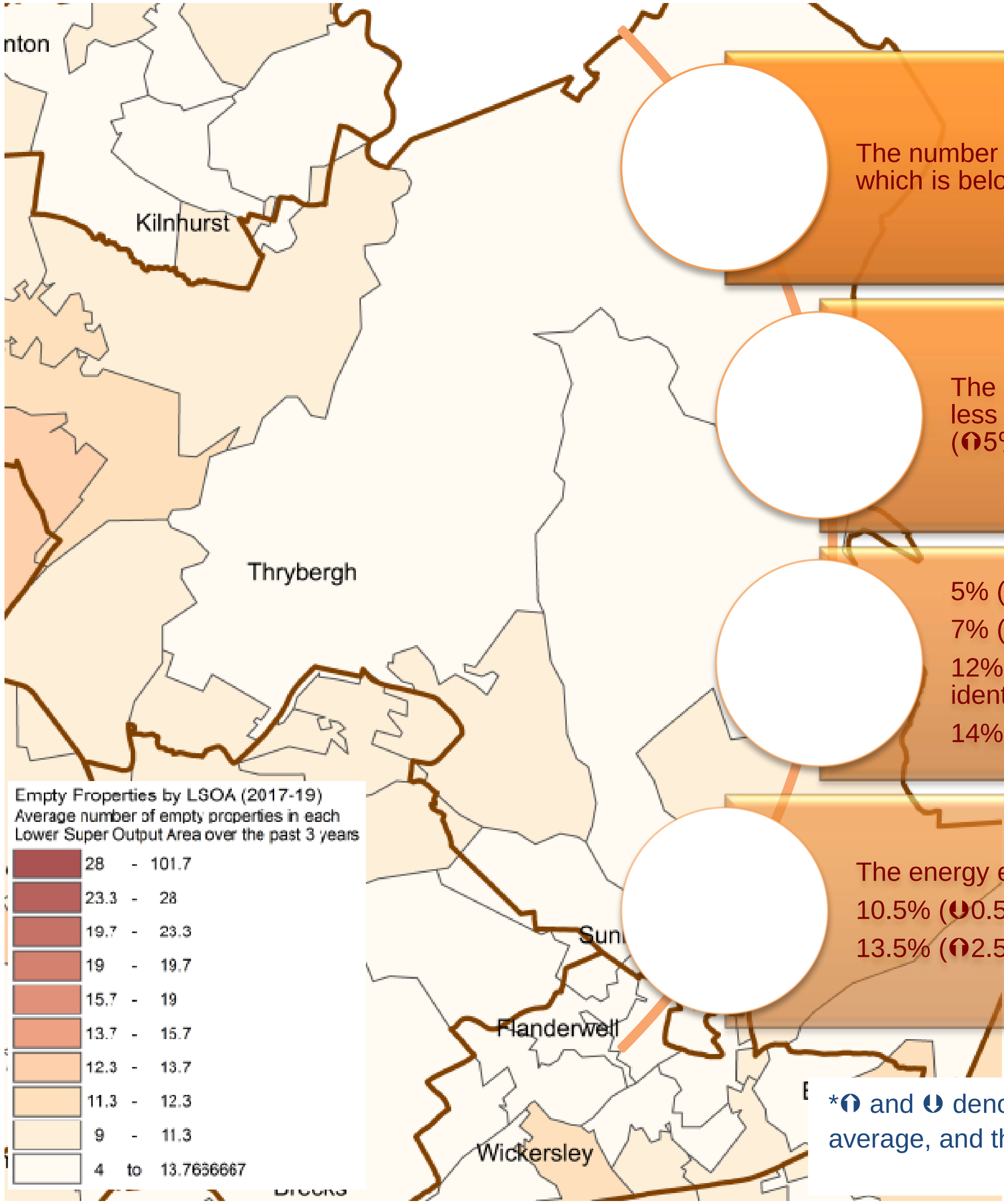


Source: 2018 LLPG figures

The level of owner occupied housing (69%) in Silverwood Ward is above the Rotherham average of 61.5%. The level of social housing (17.9%) and privately rented housing (13.1%) are slightly below the Borough averages of 22.5% and 16% respectively.

The percentage (29%) of detached houses is 8% above the Rotherham average, the level of all other house types are slightly below average.

Private sector stock condition



The number of addresses identified as empty was 1.9% (↓0.3%) of all stock, which is below the Borough average.

The proportion of private rented sector (PRS) properties is 13% (↓3%), less than the Borough average. Of those PRS properties identified, 5% (↑5%) are estimated to be houses of multiple occupation (HMO).

5% (↓2%) of the private sector housing stock is in a state of disrepair

7% (↓3%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

14% (↓2%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 (↑1 point)

10.5% (↓0.5%) of private sector households are experiencing fuel poverty

13.5% (↑2.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

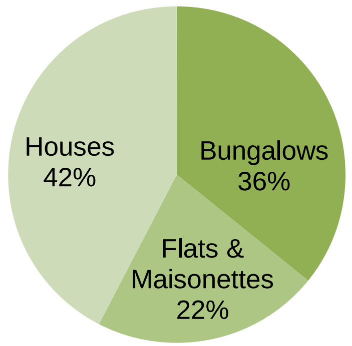
Source: BRE Private Sector Stock Condition Report

Council housing

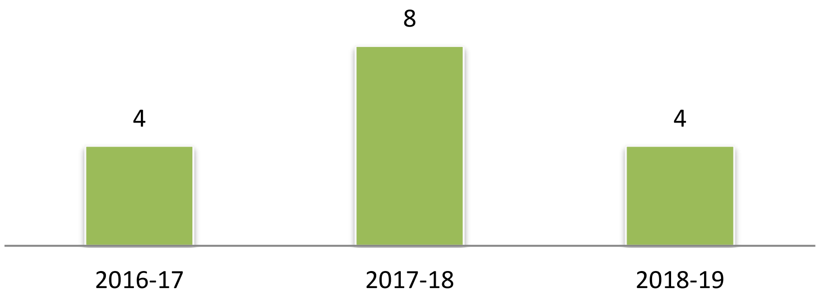
Overview

Silverwood Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	164	7%	15.9
	2 bed	142	7%	47.4
	3 bed	0		
Flats	1 bed	37	16%	11.3
	2 bed	146	10%	20.7
	3 bed	3	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	41	7%	24.3
	3 bed	311	5%	51.5
	4 bed	10	10%	26.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		854	7%	30.8

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

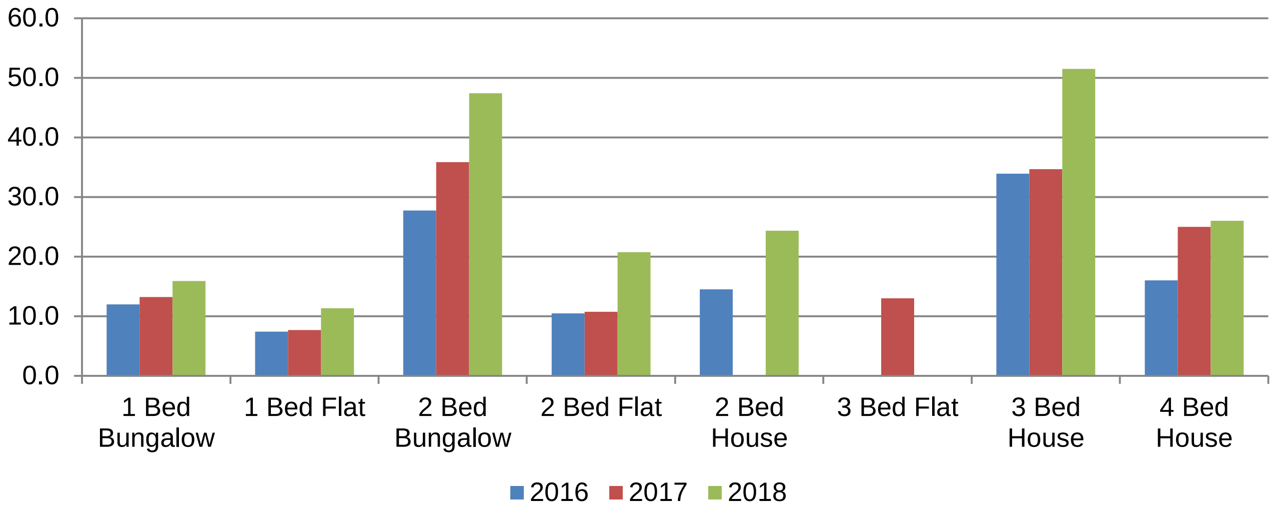
Council housing

Stock and demand – by area (2018)

Silverwood Ward	Hooton Roberts		Kilnhurst		Ravenfield		Rawmarsh		Thrybergh		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow			30	15.3	35	16.0	34	15.0	65	16.6	**164**	**15.9**
1 Bed Flat			10	4.0	3				24	15.0	**37**	**11.3**
2 Bed Bungalow	4		1		28	83.0	45	40.8	64	46.8	**142**	**47.4**
2 Bed Flat					47	37.0	30	19.0	69	18.1	**146**	**20.7**
2 Bed House					1		17	24.3	23		**41**	**24.3**
3 Bed Flat					1				2		**3**	
3 Bed House			70	47.7	20	107.0	135	44.3	86	49.0	**311**	**51.5**
4 Bed House					1		6	26.0	3		**10**	**26.0**
Area Total	4		111	23.6	136	56.0	267	33.3	336	27.4	**854**	**30.8**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Overall demand in the Ward is, on average, 30.8 bids per property let. This is higher than the Rotherham average of 24.3. Demand has continued to increase over the past three years.

The most popular area in the Ward is Ravenfield, attracting an average of 56 bids per letting.

The Ward has a higher proportion of bungalows than average.

Turnover (7%) is below average (8%).

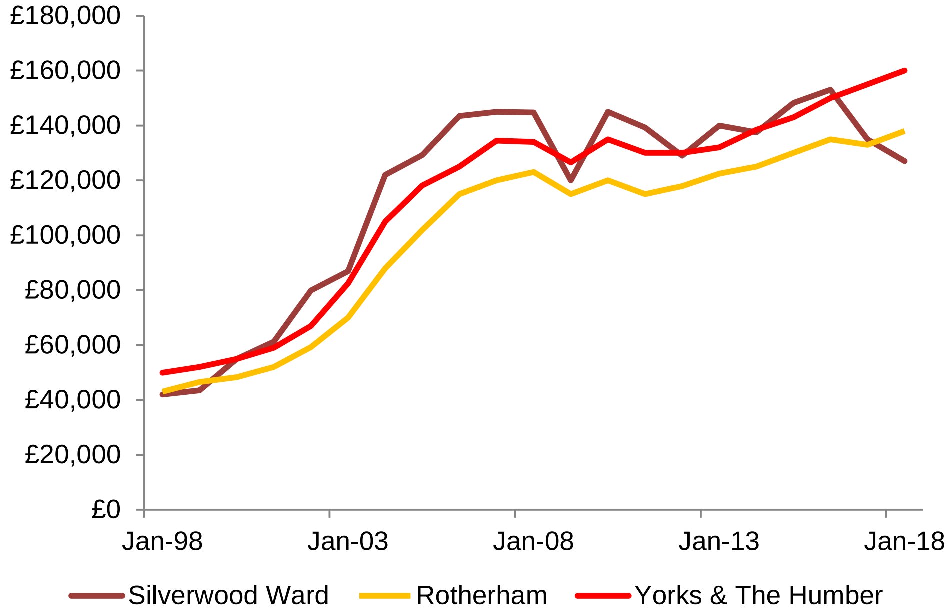
The average age of current Council tenants in the Ward is older than average.

Housing market and affordability

Current house prices

Overall: £135,300

Detached: £210,400	Semi-detached: £125,800	Terraced: £119,300	Flat: £79,250



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Silverwood Ward	4.5%	5.4%	4.1%	4.9%	31%	44%	21%	4%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

Although historically house prices in Silverwood Ward have been above the Rotherham average, they were below the Rotherham average for the three months up to July 2019. Terraced house prices are however, above average.

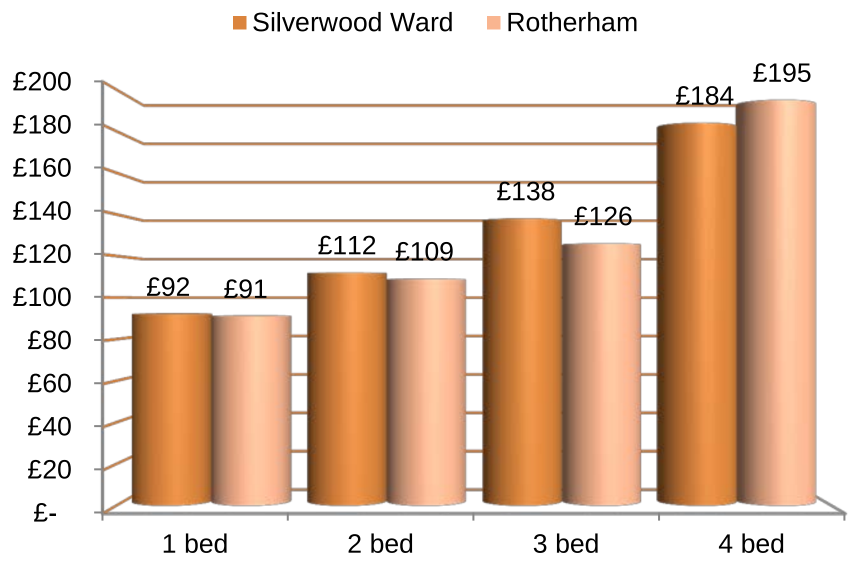
Turnover of stock is above average with a relatively high number of terraced houses sold in 2018.

(Source: Hometrack, unless otherwise stated)

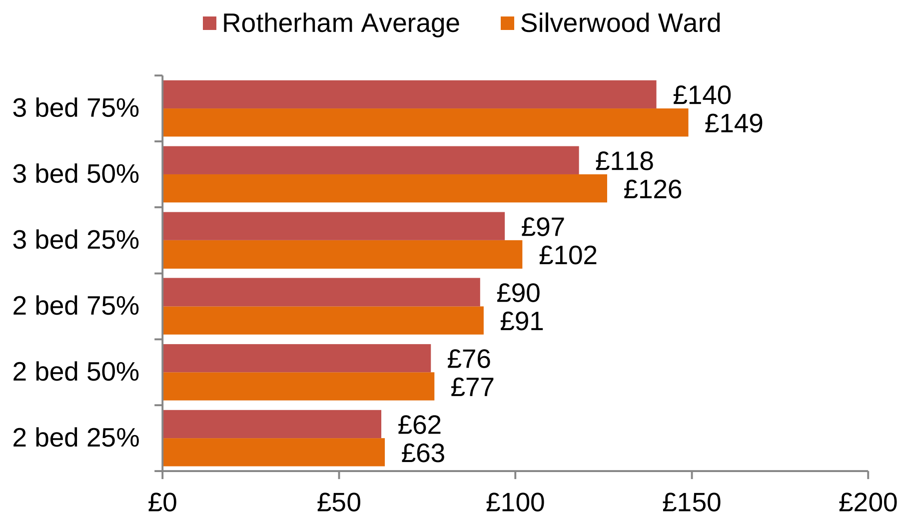
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£92	£74	£79	£66
2 bed	£112	£90	£97	£72
3 bed	£138	£110	£101	£78
4 bed	£184	£147	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent for 1, 2 and 3 beds is higher than the Borough average.

Shared ownership weekly costs are slightly above the Borough average but is a more affordable option than private rent.

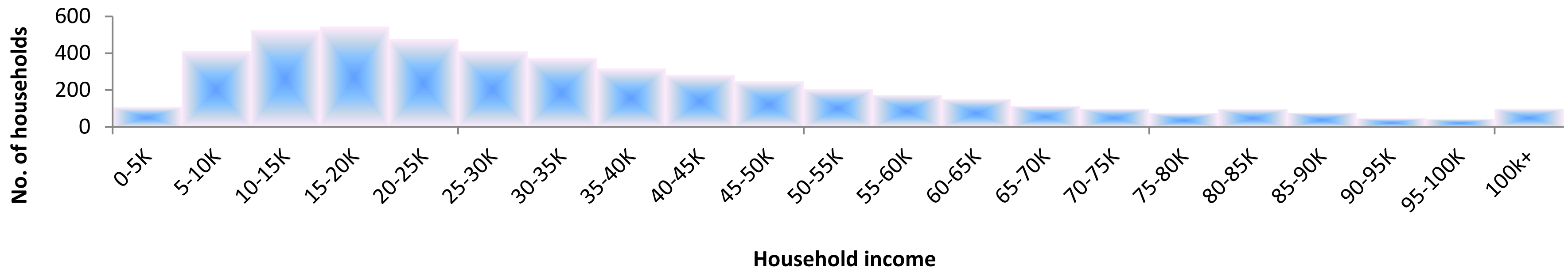
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£30,000** **Rotherham median:** **£27,600**
Lower Quartile: **£16,800** **Rotherham lower quartile:** **£15,300**



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21% of private sector is low income households

The borough average is 20%

27% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.11
Lower Quartile:	6.02
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

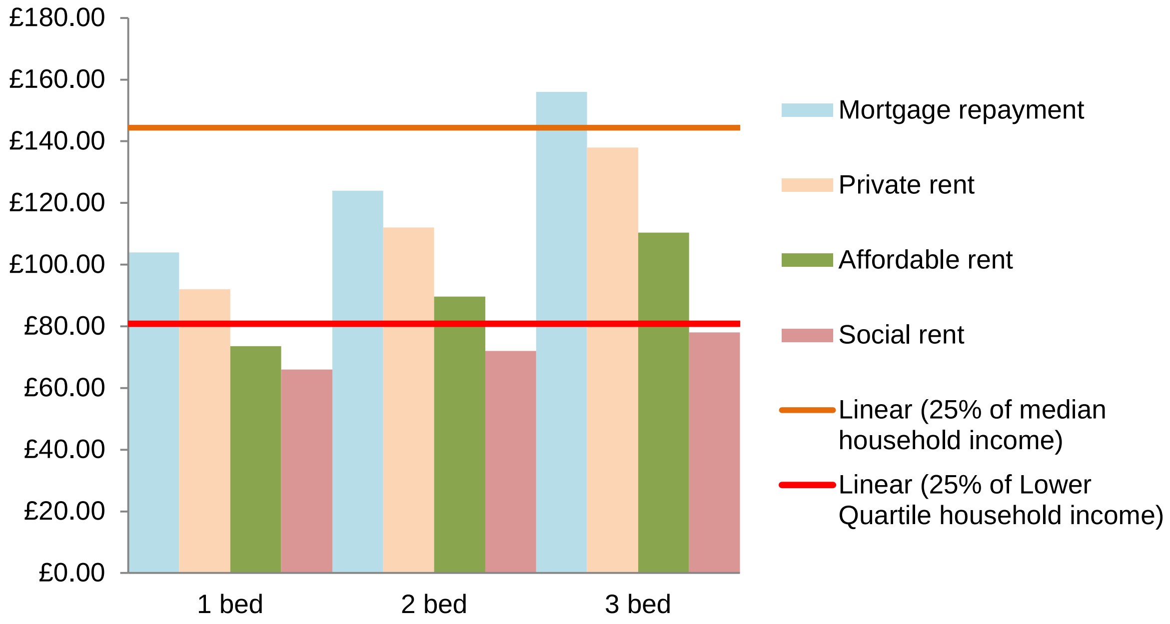
Affordability

% of first time buyers priced out of the market for a:

Flat	33%
Terraced house	33%
Semi-detached house	43%

Average savings held by all non-owners	North Urban HMA
Up to £5k	85.7%
£5-£10k	5.2%
£10-£20k	7.8%
£20-£40k	1.3%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The weekly cost of a mortgage for a 3 bed could be a financial stretch for those with a median household income. House prices are, on average, 4.11 times the median household income, which is lower than the Borough average of 4.54. House prices are six times the lower quartile household income; those needing 2 and 3 bed properties may be limited to social rent.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

Five specialist units (supported housing for young people) have already been built by other housing providers and a further five specialist units at Ravenfield will be delivered as part of Shared Ownership and Affordable Housing Programme for council / affordable rent.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H15 - Land North Of Kilnhurst Rd, Rawmarsh	97	Undeveloped – private land
H26 - Land To North Of St Gerard's Catholic Primary School	351	Undeveloped – private land
H27 - Fosters Garden Centre	40	Undeveloped – private land
H64 - Land Off Allott Close	22	Undeveloped – private land
H65 - Land East Of Moor Lane South	320	Undeveloped – private land

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of five new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

The level of home ownership is high in Silverwood Ward, as are the number of people who are employed. The housing market is buoyant and there is a good supply of property for sale at slightly below average prices.

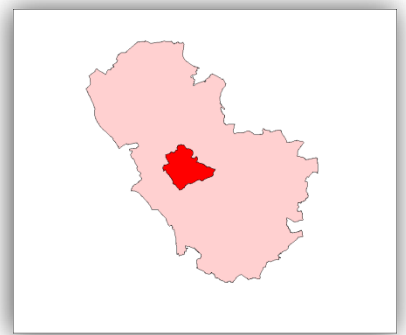
The demand for social housing is greater than the Borough average, across all property types except 2 bed houses; 2 bed bungalows are highly sought after.

The age profile of Silverwood's residents tracks the Borough average. However, council housing tenants are older than the Borough average.

New build development in the Ward has been limited; however with the adoption of the Local Plan there is potential for 830 units to be delivered across a number of sites.

Recommendations

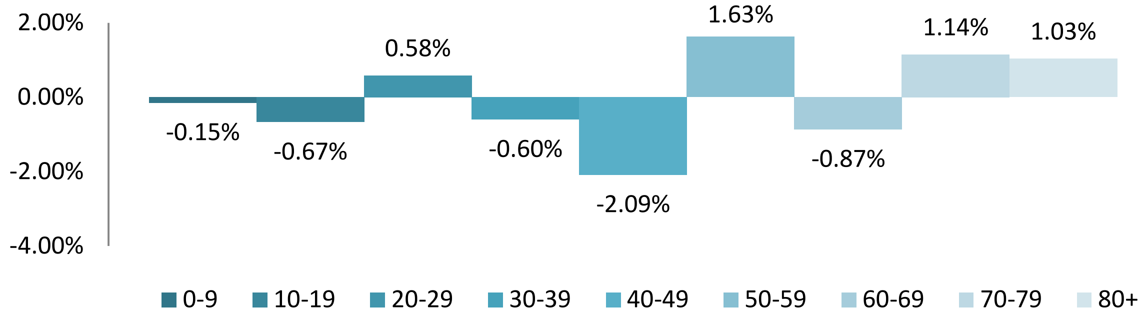
- Increase accessible housing across all tenures to meet the needs of ageing tenants
- Engage with developers to bring forward stalled sites
- Increase social/affordable housing stock; particularly 2 bed bungalows and 3 bed houses
- Encourage more new homes across a range of affordable home ownership options
- Explore the potential to use modern methods of construction on smaller sites



Sitwell Ward

Demographics

Population



Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Sitwell Ward is, on the whole, older than the Borough average. It is the Ward with the largest percentage of over 80s (7.23%) which has increased by over 1% since 2011.

Economic Activity

- 62% — Employed
- 3% — Unemployed
- 2% — Students
- 33% — Economically Inactive

of which:

- 20% — Retired

Ethnicity

Ward
- White – 89.7%
- Asian or Asian British – 7.8%
- Mixed – 1.3%
- Black or Black British – 0.7%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

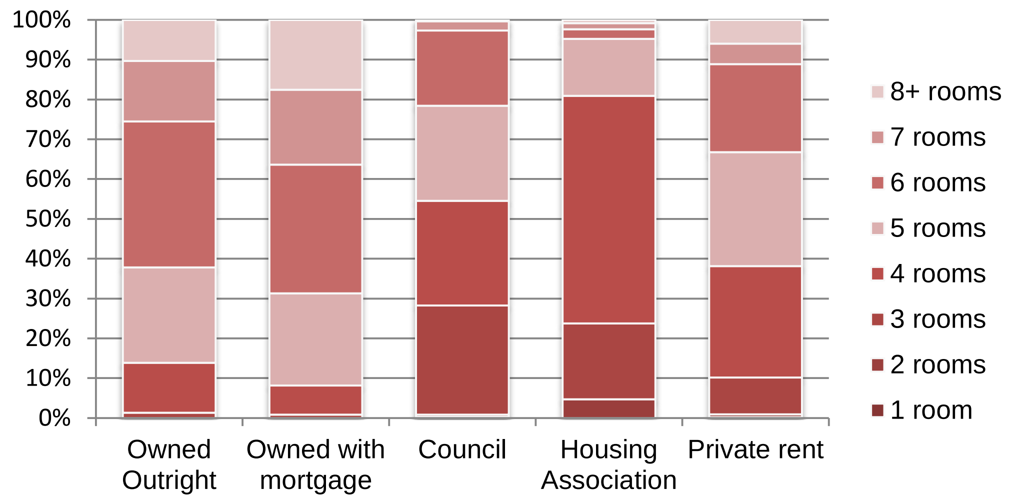
Source: ONS, Census 2011

Tenure

81.2%	• Owner Occupied
8.8%	• Private Rented
10.0%	• Social Housing

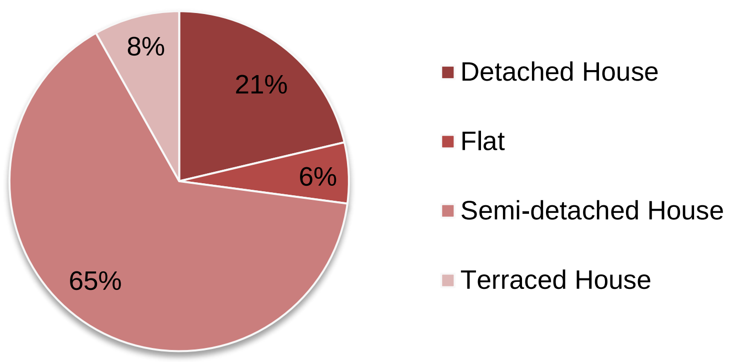
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

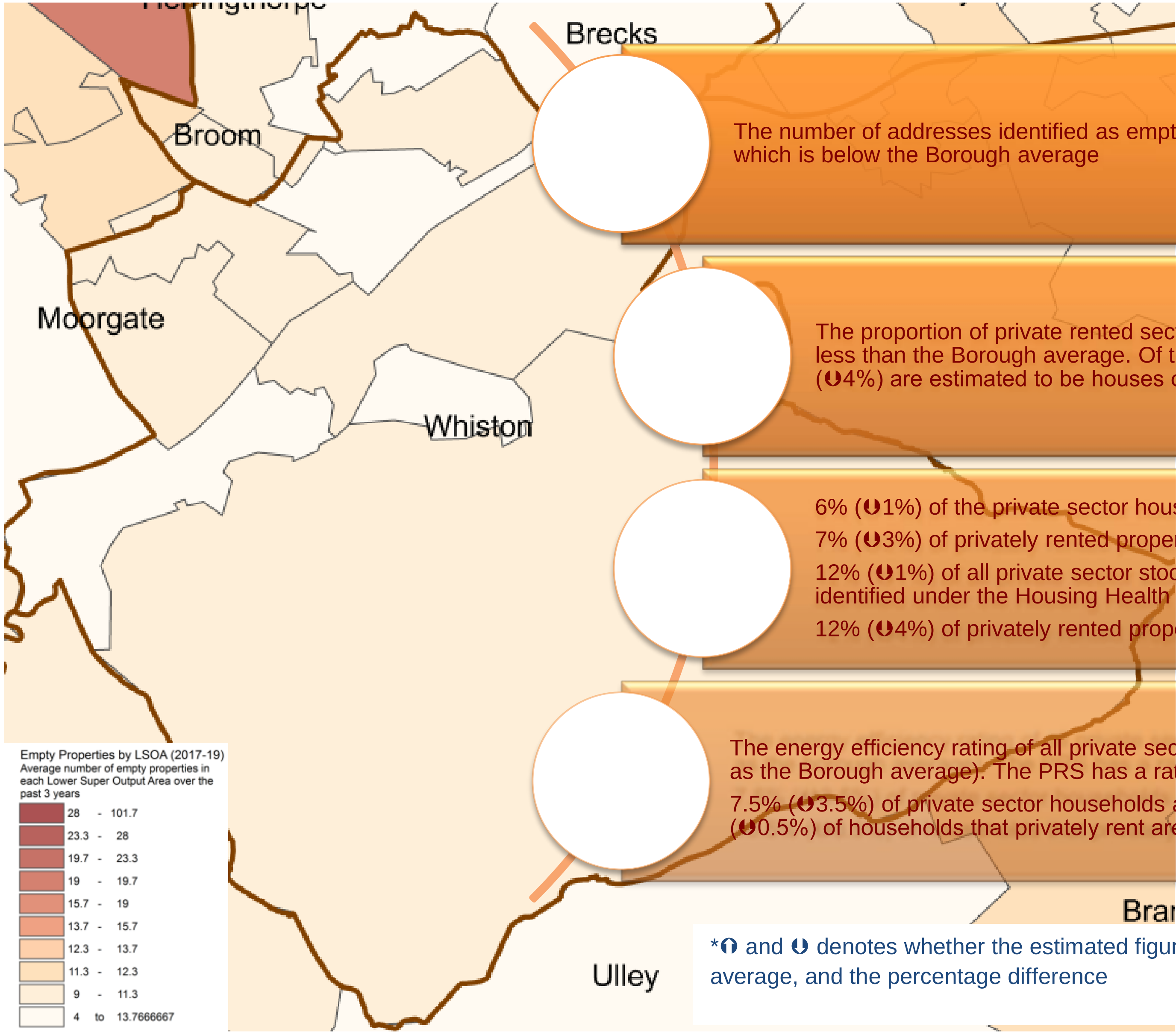


Source: 2018 LLPG figures

Sitwell Ward has the highest level of owner occupied households (81.2%) and the lowest level of private rented (8.8%) households in the Borough. The level of social housing (10%) is less than half the Borough average (22.5%).

Semi-detached houses make up 65% of total stock in the Ward, which is the second highest of all Wards. The level of terraced housing (8%) is the lowest in the Borough.

Private sector stock condition



The number of addresses identified as empty was 1.6% (↓0.6%) of all stock, which is below the Borough average

The proportion of private rented sector (PRS) properties is 9% (↓7%), less than the Borough average. Of those PRS properties identified, 6% (↓4%) are estimated to be houses of multiple occupation (HMO)

6% (↓1%) of the private sector housing stock is in a state of disrepair

7% (↓3%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

12% (↓4%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61 points (same as the Borough average). The PRS has a rating of 62 points

7.5% (↓3.5%) of private sector households are experiencing fuel poverty. 10.5% (↓0.5%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

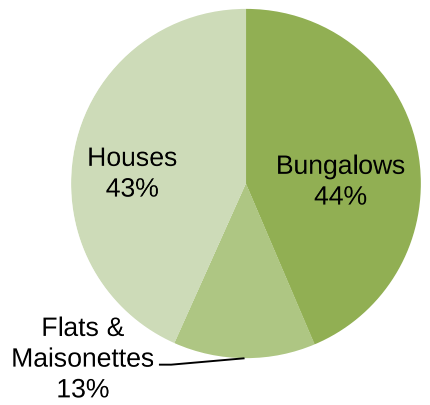
Source: BRE Private Sector Stock Condition Report

Council housing

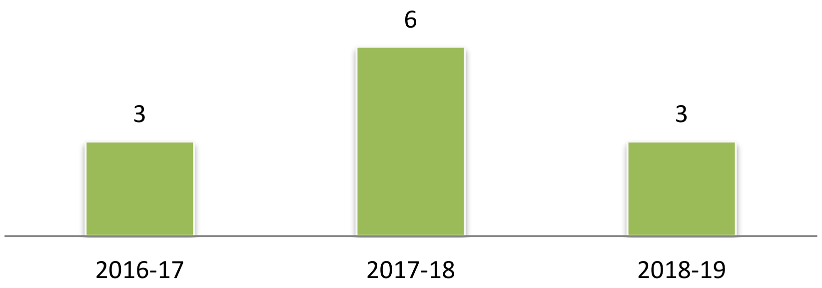
Overview

Sitwell Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	90	7%	22.2
	2 bed	52	10%	58.4
	3 bed	4	25%	52.0
Flats	1 bed	19	11%	28.5
	2 bed	23	13%	33.0
	3 bed	1	0%	0.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	1	0%	0.0
	2 bed	16	6%	27.0
	3 bed	121	2%	85.5
	4 bed	7	14%	53.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	1	0%	0.0
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		335	6%	42.1

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

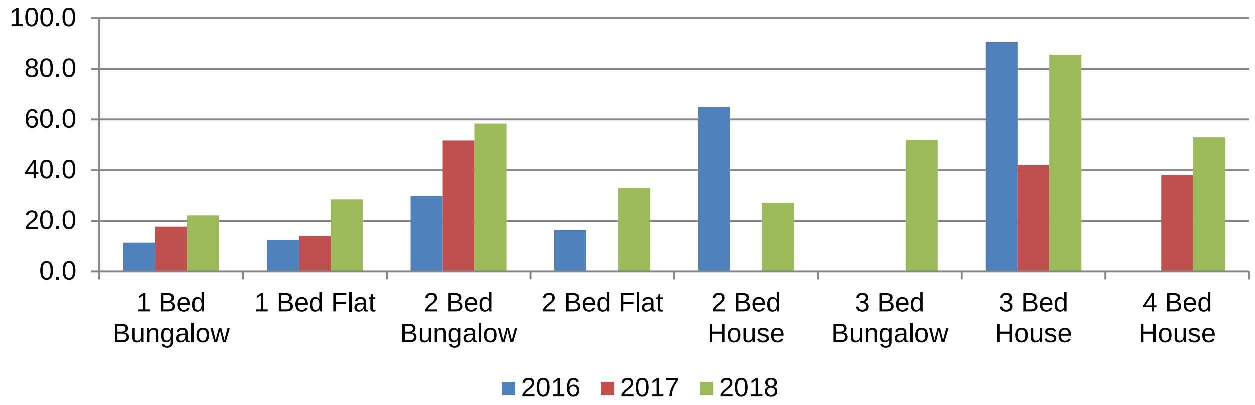
Council housing

Stock and demand – by area (2018)

Sitwell Ward	Herringthorpe		Whiston		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow			90	22.2	**90**	**22.2**
1 Bed Flat			19	28.5	**19**	**28.5**
1 Bed House			1		**1**	
1 Bed Maisonette			1		**1**	
2 Bed Bungalow			52	58.4	**52**	**58.4**
2 Bed Flat			23	33.0	**23**	**33.0**
2 Bed House			16	27.0	**16**	**27.0**
3 Bed Bungalow			4	52.0	**4**	**52.0**
3 Bed Flat			1		**1**	
3 Bed House	1		120	85.5	**121**	**85.5**
4 Bed House			7	53.0	**7**	**53.0**
Area Total	1		334	42.1	**335**	**42.1**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Sitwell Ward has one of the lowest levels of council stock in the Borough.

As a result, the 12 Right to Buy sales over the past three years is also low.

Turnover of stock in the Ward is low at 6%, 2% lower than the average.

Overall demand has increased from 2017 to 2018.

In 2018 the average number of bids per letting was 42.1 – Sitwell Ward is the most popular Ward in the Borough and has been so over a three year average.

As with most other Wards, the most popular types of property in the Ward are 2 bed bungalows and 3 bed houses.

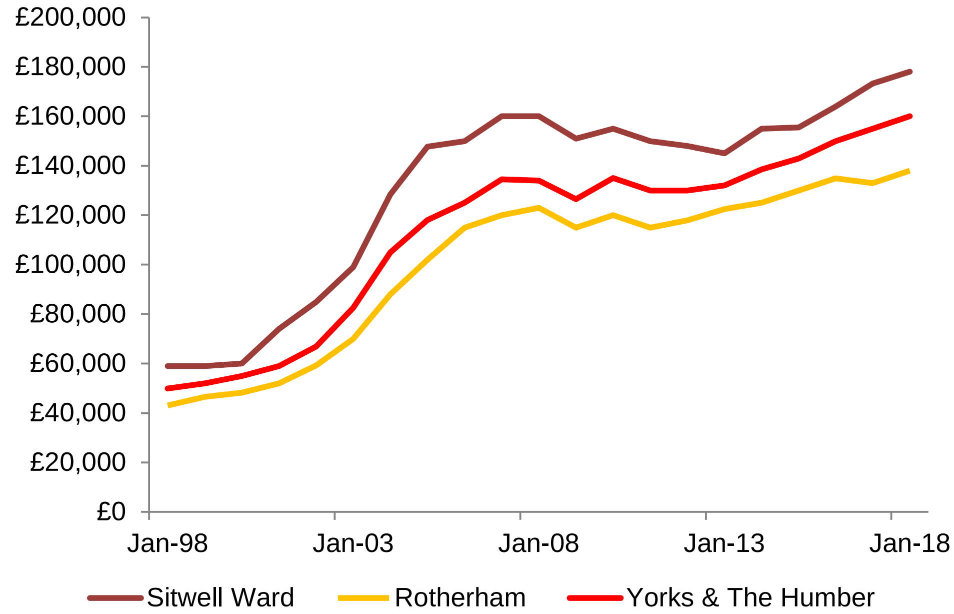
The average age of current council tenants is older than the Borough average.

Housing market and affordability

Current house prices

Overall: £192,100

Detached: £296,300	Semi-detached: £177,200	Terraced: £226,300	Flat: £87,000



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Sitwell Ward	3.3%	3.5%	3.6%	2.7%	8%	69%	22%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

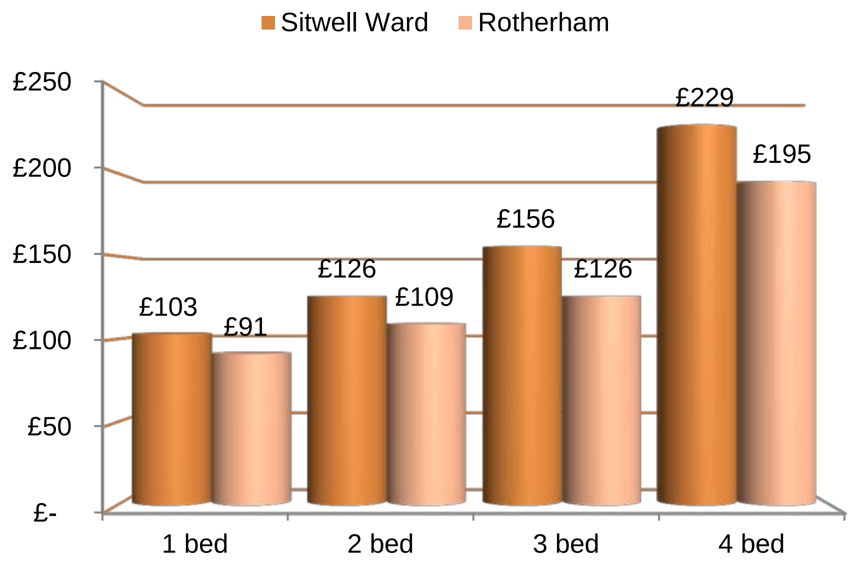
House prices in Sitwell Ward are much higher than the Borough average; detached, semi-detached and terraced houses have the highest average prices in Rotherham over the three months up to July 2019. Over two thirds of sales in 2018 were semi-detached houses.

(Source: Hometrack, unless otherwise stated)

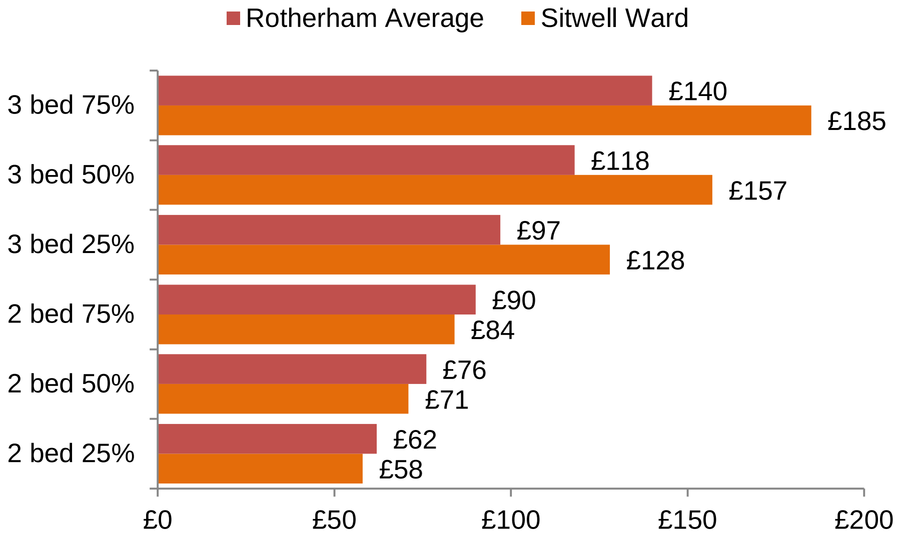
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£103	£82	£79	£66
2 bed	£126	£101	£97	£72
3 bed	£156	£125	£101	£78
4 bed	£229	£183	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent is higher than average. Local Housing Allowance does not cover the affordable rent levels for any number of rooms.

Shared ownership estimated costs are higher than average, although a 2 bed shared ownership property at 75% ownership appears more affordable than private rent.

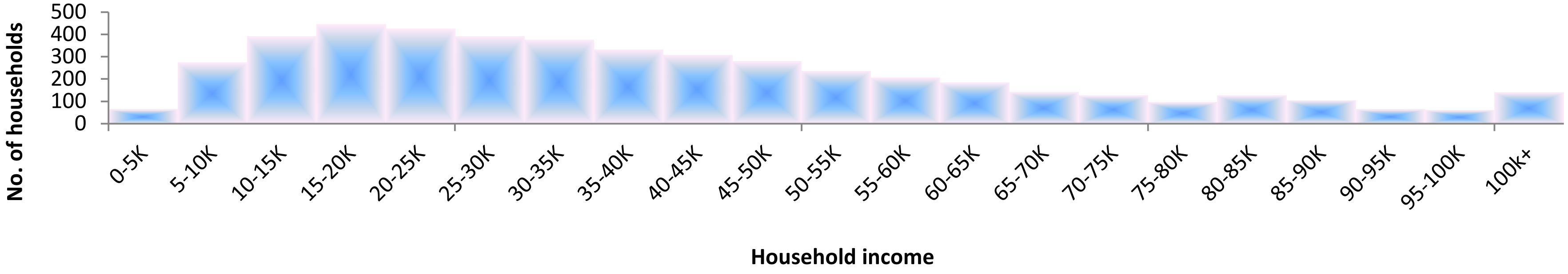
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median:	**£36,200**	**Rotherham median:**	**£27,600**
Lower Quartile:	**£20,600**	**Rotherham lower quartile:**	**£15,300**



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10% of private sector is low income households

The borough average is 20%

16% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.66
Lower Quartile:	7.14
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

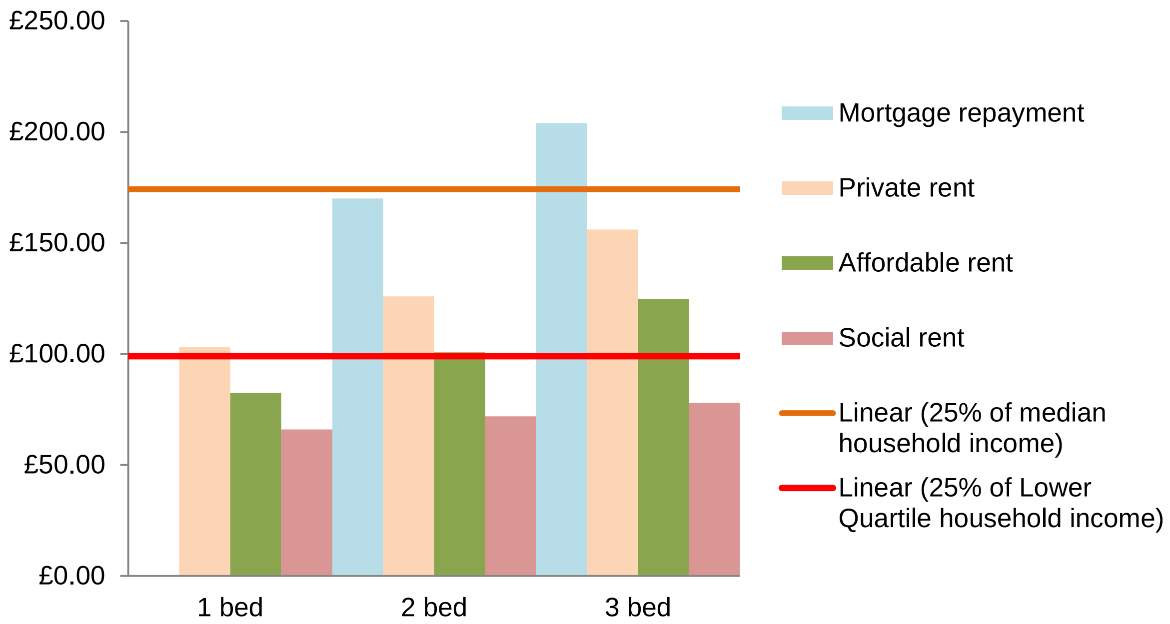
Affordability

% of first time buyers priced out of the market for a:

Flat	23%
Terraced house	32%
Semi-detached house	48%

Average savings held by all non-owners	South Urban HMA
Up to £5k	86.4%
£5-£10k	4.5%
£10-£20k	0.0%
£20-£40k	2.3%
£40k and over	6.8%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Sitwell Ward has one of the highest median household incomes in Rotherham.

The average weekly cost of a mortgage for a 3 bed is £204 a week, which could be unaffordable for those with median household income. Those on lower quartile household income may be limited to social rent for 2 and 3 beds as house prices are over seven times their income.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

A total of four general needs council homes have been delivered in the last few years.

Land availability in this area is quite limited, and no sites have been identified as part of the HRA land review.

Private sector sites will be key in securing much needed affordable housing in this area. A number of sites such as Lathe Road and Shrogswood Road may provide future opportunities. There are ongoing planning discussions around the Swinden Labs site at Moorgate which could deliver a large number of new homes in the area.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H34 - Off Lathe Road/ Worry Goose Lane	450	Undeveloped – private land
H35 - Off Shrogswood Road	217	Undeveloped – private land
H96 - Swinden Technology Lab	219	Undeveloped – private land

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

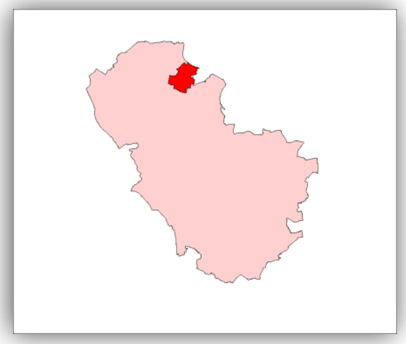
Summary

The demand for social housing has increased since 2017, with a particularly high demand for 3 bed houses. However, there is limited availability of housing owned land to develop so opportunities for additional, affordable housing would most likely come via private developers or strategic acquisitions.

The Ward has an older demographic with a higher percentage in employment and high median household income levels. House prices are the highest in the Borough. 65% of properties in the Ward are semi-detached with a relatively low number of terraced houses. This may, in part, contribute towards the higher house prices. Affordability is an issue in the Ward for those in the lower quartile of household income, with house prices over seven times the household income.

Recommendations

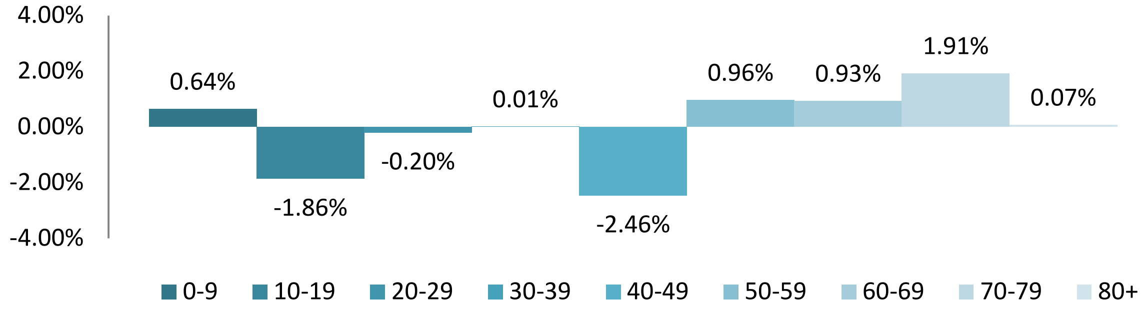
- Seek opportunities to acquire land for development
- Explore the possibility of delivering more flexible ‘life time homes’ to suit the older demographic
- Increase levels of affordable housing through strategic acquisitions or collaborative work with private developers/ Housing Associations
- Consider increasing affordable home ownership options, including a shared ownership offer
- Explore potential to use modern methods of construction on smaller sites to deliver level access accommodation e.g. bungalows.
- Work with landlords to remove the health and safety risks from private rented properties.



Swinton Ward

Demographics

Population



Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Swinton Ward is, on the whole, older than the Borough average. Almost 15% of the Ward is 50-59yrs old. The number of over 50s has increased by 3% since the 2011 Census.

Economic Activity

58%	• Employed
5%	• Unemployed
2%	• Students
35%	• Economically Inactive
19%	• Retired

Ethnicity

Ward

- White – 98.3%
- Asian or Asian British – 0.6%
- Mixed – 0.6%
- Black or Black British – 0.3%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

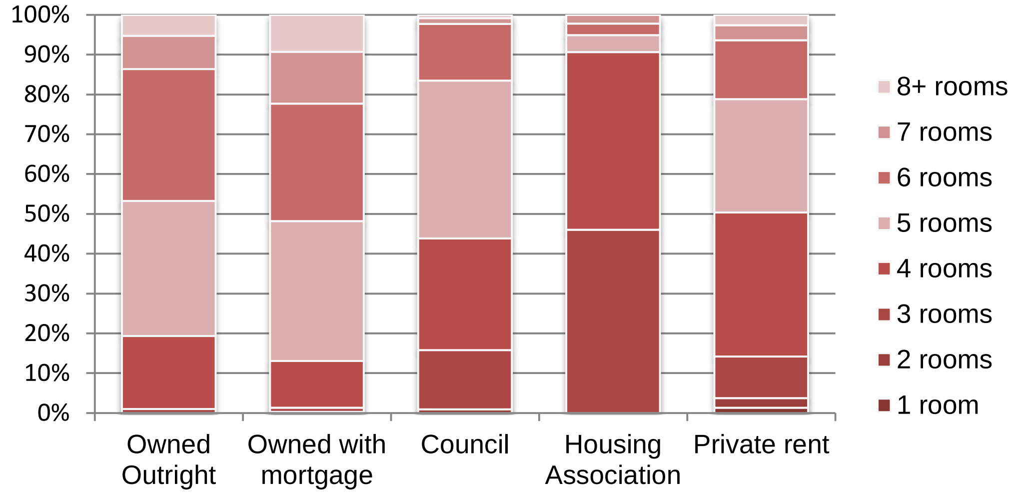
Source: ONS, Census 2011

Tenure

- **61.6%** • Owner Occupied
- **13.0%** • Private Rented
- **25.4%** • Social Housing

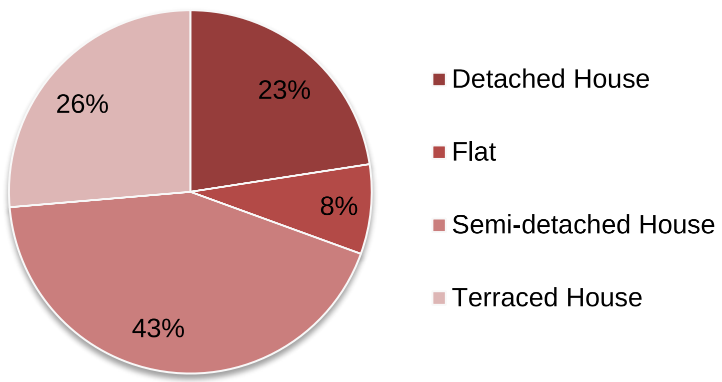
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

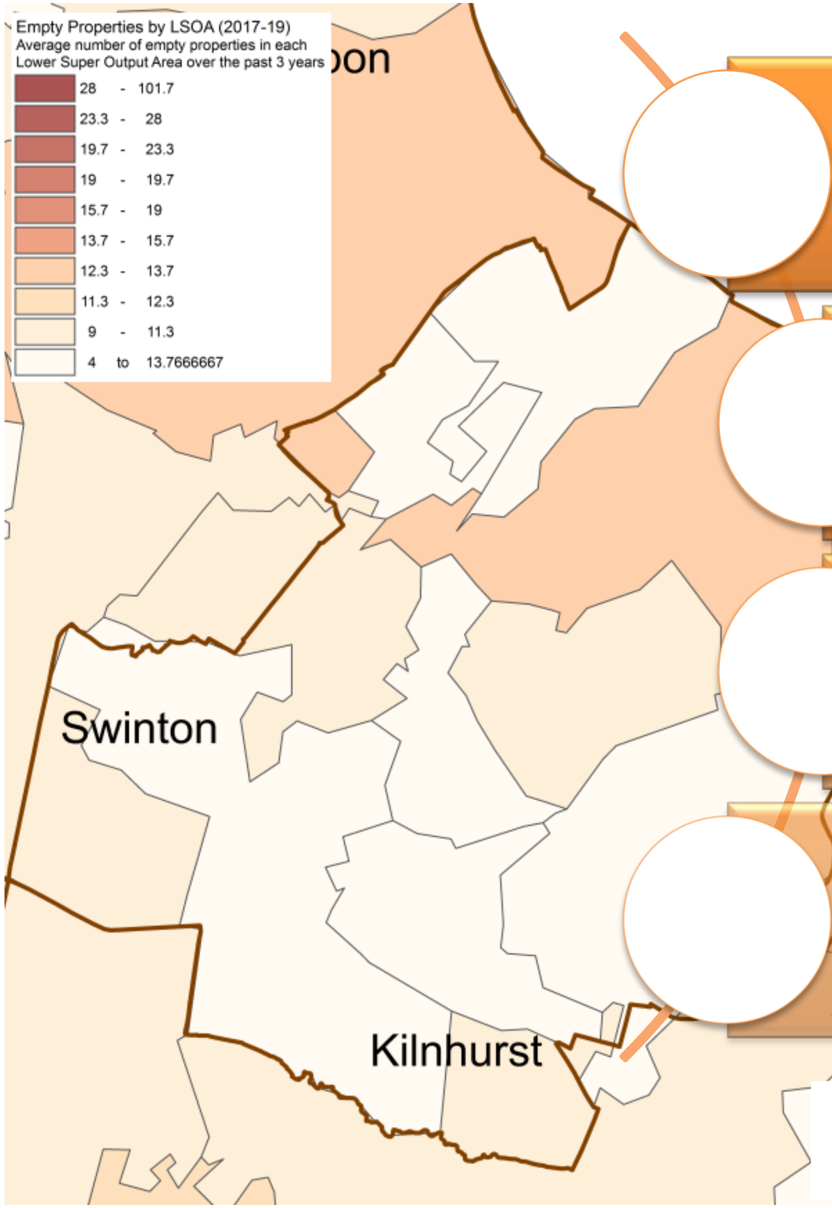


Source: 2018 LLPG figures

The tenure makeup of Swinton Ward is broadly similar to the Borough average, with slightly less private rented (13%, compared to the 16% average) and a slightly higher level of social housing (25.4%, compared to the 22.5% average).

The type of housing mix in Swinton Ward is reflective of the Borough.

Private sector stock condition



The number of addresses identified as empty was 1.8% (↓0.4%) of all stock, which is below the Borough average.

The proportion of private rented sector (PRS) properties is 13% (↓3%) and less than the Borough average. Of those PRS properties identified, 6% (↓4%) are estimated to be houses of multiple occupation (HMO).

6% (↓1%) of the private sector housing stock is in a state of disrepair

12% (↑2%) of privately rented properties are in disrepair

13% (←0%→) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

18% (↑2%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61 points (same as the Borough average). The PRS has a score of 60 points.

11% (←0%→) of private sector households are experiencing fuel poverty

16.5% (↑5.5%) of households that privately rent are in fuel poverty.

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

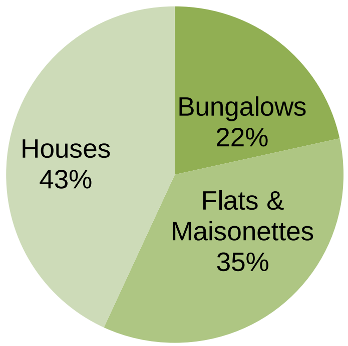
Source: BRE Private Sector Stock Condition Report

Council housing

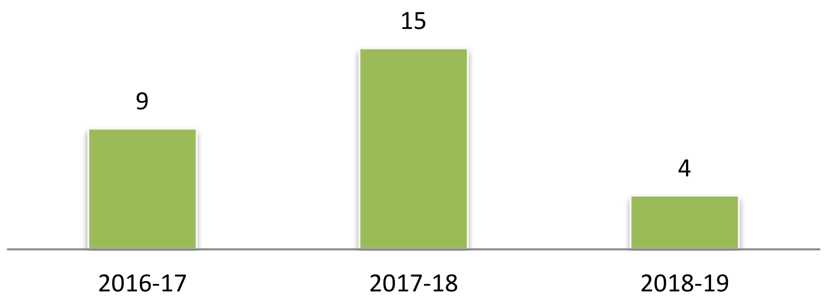
Overview

Swinton Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	156	7%	18.8
	2 bed	72	10%	43.7
	3 bed	8	0%	0.0
Flats	1 bed	26	27%	12.4
	2 bed	159	11%	15.2
	3 bed	173	11%	13.9
	4 bed	5	0%	0.0
	5 bed	0		
Houses	1 bed	0		
	2 bed	117	11%	29.5
	3 bed	350	4%	49.0
	4 bed	5	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	15	40%	3.6
	3 bed	9	11%	3.0
	4 bed	0		
Total		1,095	9%	23.2

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

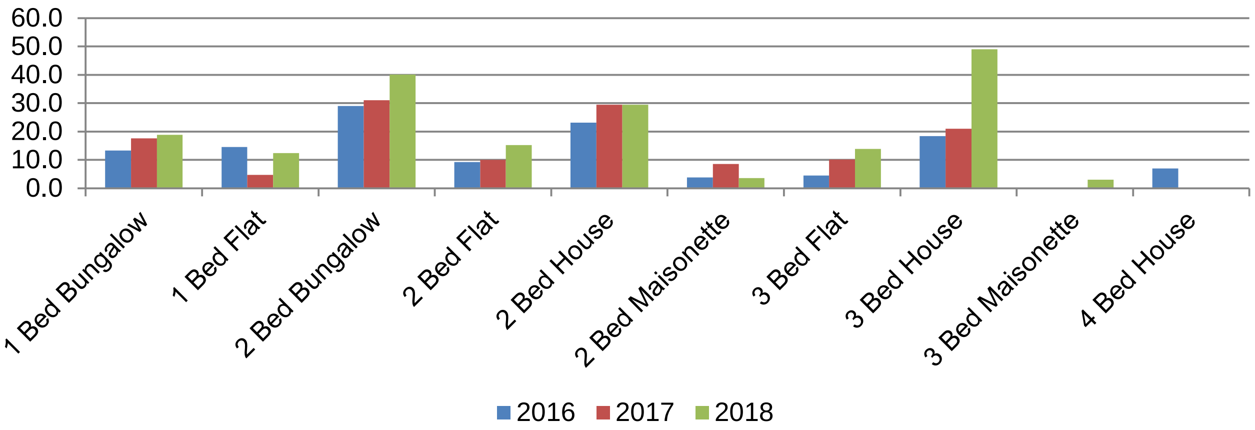
Council housing

Stock and demand – by area (2018)

Swinton Ward	Kilnhurst		Swinton		**Ward Total**	
	Stock	Bids	Stock	Bids	**Stock**	**Bids**
1 Bed Bungalow	10	8.0	146	21.2	**156**	**18.8**
1 Bed Flat			26	12.4	**26**	**12.4**
2 Bed Bungalow			72	40.1	**72**	**40.1**
2 Bed Flat	17	11.0	142	15.5	**159**	**15.2**
2 Bed House	26		91	29.5	**117**	**29.5**
2 Bed Maisonette			15	3.6	**15**	**3.6**
3 Bed Bungalow			8		**8**	
3 Bed Flat			173	13.9	**173**	**13.9**
3 Bed House	100	45.5	250	50.6	**350**	**49.0**
3 Bed Maisonette			9	3.0	**9**	**3.0**
4 Bed Flat			5		**5**	
4 Bed House	5				**5**	
Area Total	158	29.9	937	22.6	**1,095**	**23.2**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Swinton Ward has an above (Borough) average level of council stock.

35% of stock in the Ward is flats or maisonettes. This is the second highest level in the Borough, after Wingfield Ward.

Demand has continued to increase over the past three years, whilst remaining slightly below the Borough average.

The average number of bids for Swinton Ward in 2018 was 23.2, which is slightly lower than the Borough average of 24.3.

The most popular type of property, as with most Wards, is 2 bed bungalows and 3 bed houses.

There has been an above average amount (28) of Right to Buy sales over the past three years.

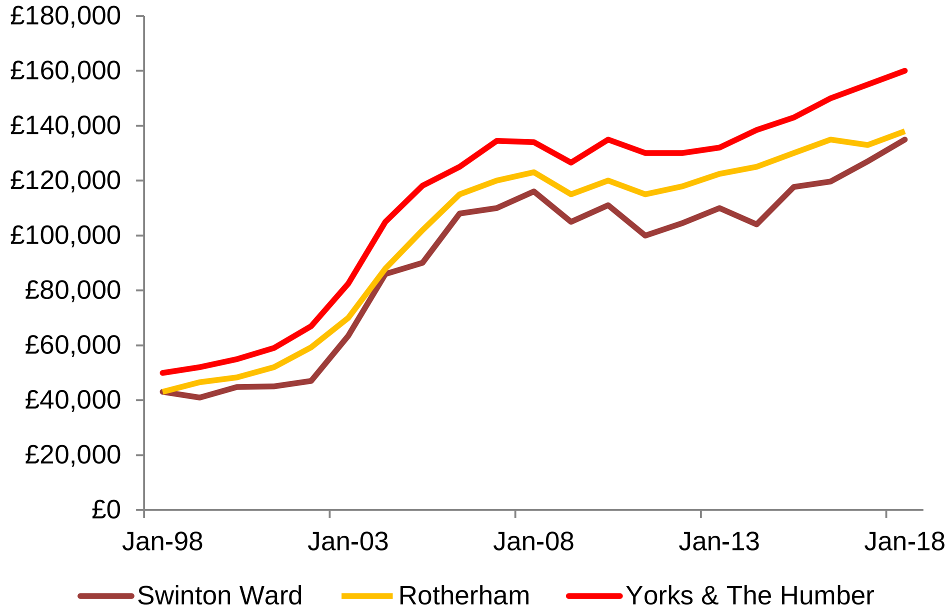
There is an above average number of families in existing council tenancies in the Ward.

Housing market and affordability

Current house prices

Overall: £142,800

Detached: £192,100	Semi-detached: £123,700	Terraced: £79,600	Flat: £64,250



Source: ONS

Sales

	Turnover as a proportion of total private stock				2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Swinton Ward	2.8%	3.2%	3.6%	3.4%	17%	48%	34%	1%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

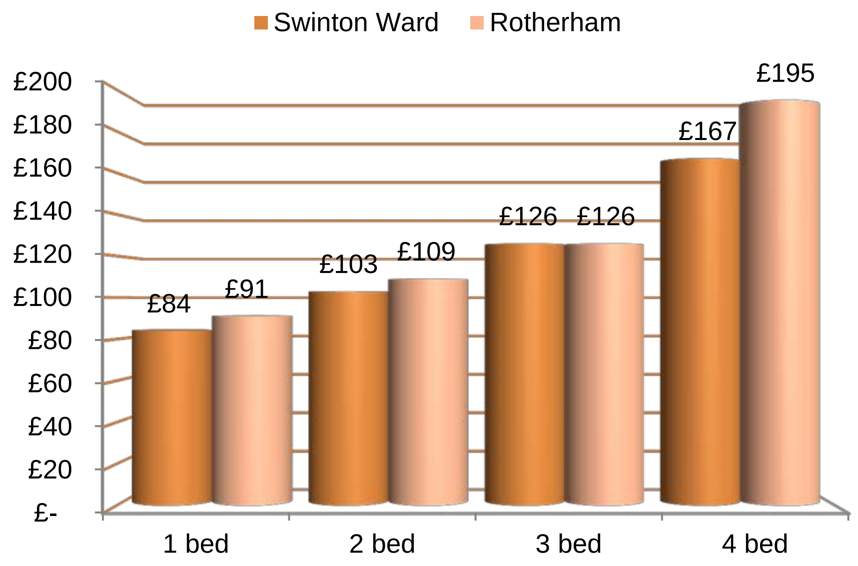
House prices in Swinton Ward are slightly below the Rotherham average for the three months up to July 2019 but have become closer over recent years. Only 17% of sales in 2018 were terraced houses, despite terraced housing making up 26% of total stock in the Ward.

(Source: Hometrack, unless otherwise stated)

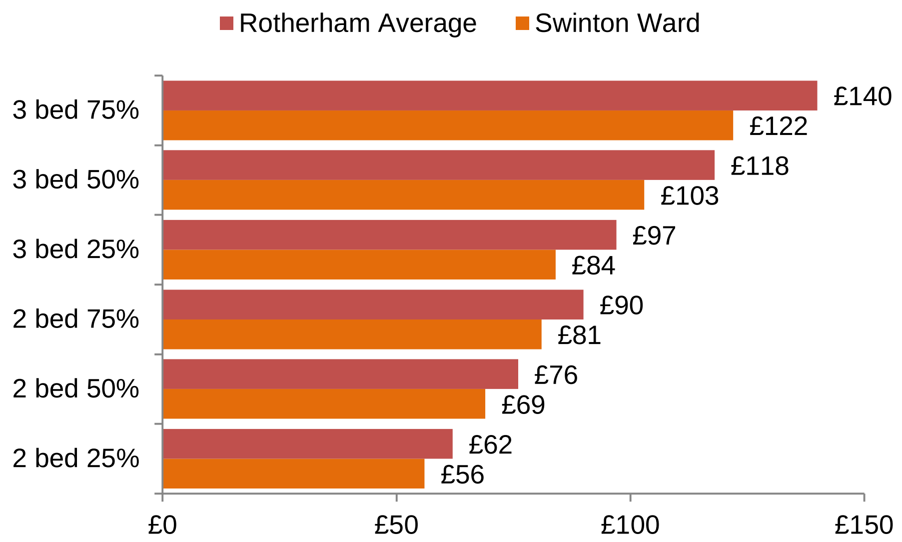
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£84	£67	£79	£66
2 bed	£103	£82	£97	£72
3 bed	£126	£101	£101	£78
4 bed	£167	£134	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

Private rent and shared ownership average costs in Swinton Ward are lower than the Borough average.

Shared ownership estimated costs appear less expensive than the equivalent private rent property.

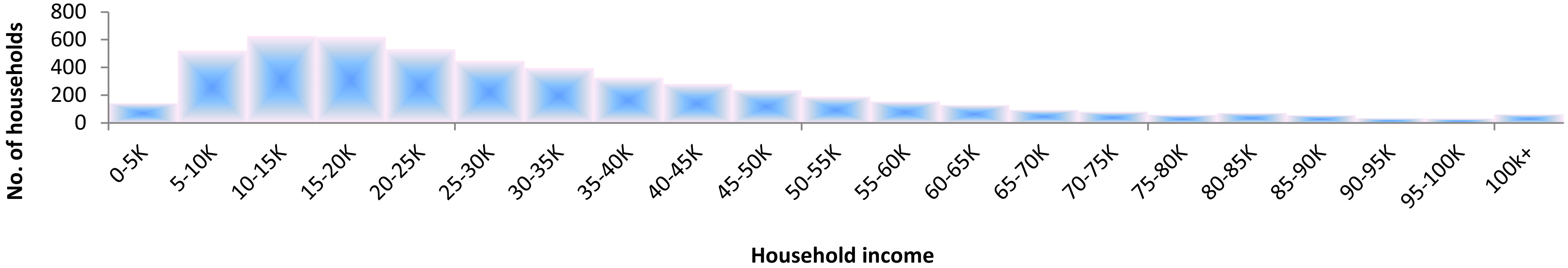
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£26,300** **Rotherham median:** **£27,600**
Lower Quartile: **£14,900** **Rotherham lower quartile:** **£15,300**



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21% of private sector is low income households

The borough average is 20%

28% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.35
Lower Quartile:	6.60
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

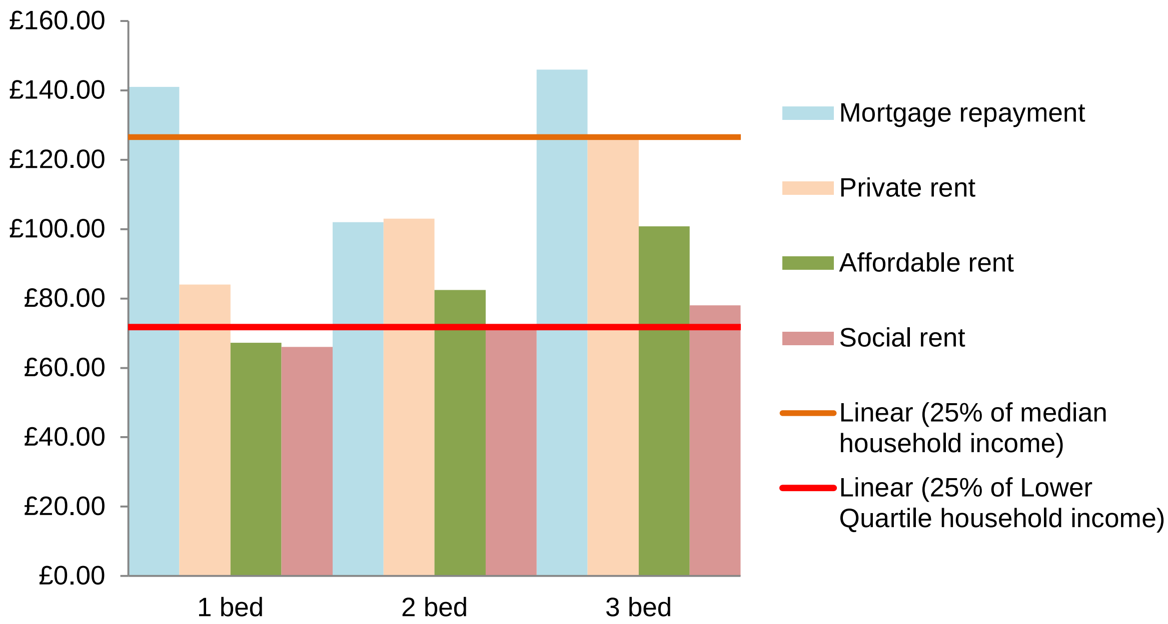
Housing market and affordability

Affordability

% of first time buyers priced out of the market for a:	
Flat	26%
Terraced house	39%
Semi-detached house	49%

Average savings held by all non-owners	Dearne HMA
Up to £5k	55.6%
£5-£10k	7.4%
£10-£20k	0.0%
£20-£40k	37.0%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income in Swinton Ward is slightly below the Borough average.

The average house price is 4.35 times the median household income, which is slightly less than the 4.54 Rotherham average.

Those in the lower quartile of household income may be limited to social rent as house prices are six times their income.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

In the past ten years there has been 20 new general needs affordable units built by other housing providers including nine for the over 55s. A further two disabled person units have been built by the Council.

The Council are currently in negotiations over the redevelopment of Swinton Town Centre site, which is almost seven acres of land and has the potential to provide new commercial and residential opportunities.

Recent remodelling at Grange Road is now complete – unpopular 3 bed flats were successfully remodelled into smaller units to meet local need. All homes are now occupied.

A Gleeson private development of 300 new homes at Carlisle Park is currently in build and provides a mix of 2, 3 and 4 bed houses for sale. The development is proving popular because of the lower than average new build prices and various products in place to support those who traditionally struggle to access large deposits such as first time buyers, young people and those on low incomes.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H49 - Civic Hall Site	50	Undeveloped – council land
H50 - Charnwood House	20	Undeveloped – council land
H51 - Croda Site	317	Private development
H52 - Off Lawrence Drive, Piccadilly	32	Undeveloped – council land

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

In many aspects, the statistics for Swinton Ward compare with the Borough's average figures, although the Ward has a slight older age profile.

There is a healthy supply of social housing which may balance the lack of available housing across the private rented sector.

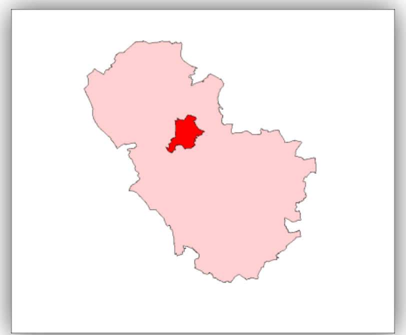
There is a relatively low number of smaller, council flats, which are in demand, along with 3 bed houses. 2 and 3 bed maisonettes are in relatively low demand.

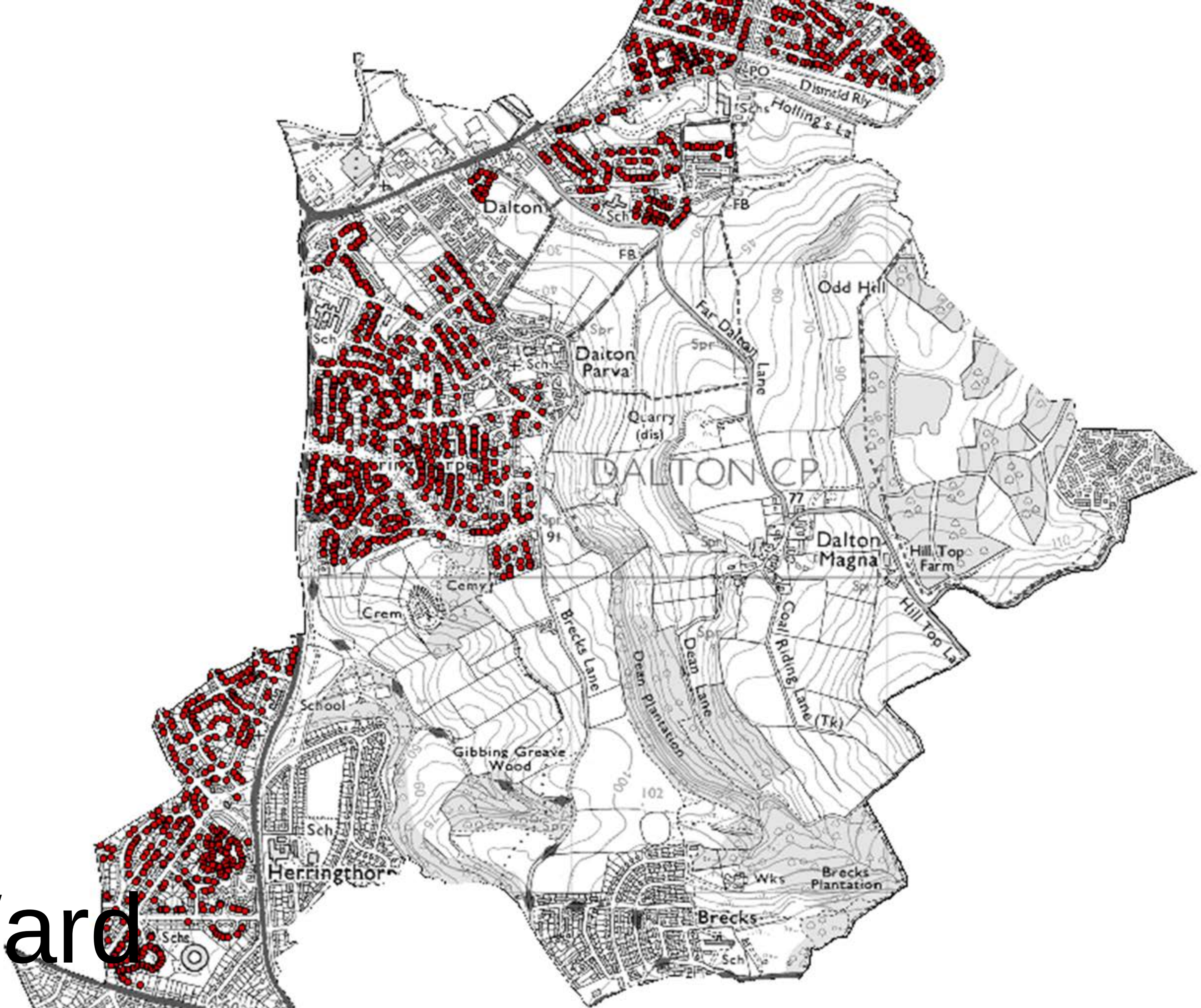
The number of empty properties across the Ward is low.

The number of flats which have been sold on the open market is particularly low which may limit the opportunities for young, single people to take the first step on the property ladder.

Recommendations

- Increase opportunities to develop a range of high quality affordable homes for rent and sale
- Seek opportunities to increase social and affordable housing to meets the needs of an ageing population
- Explore further opportunities to remodel existing stock (larger maisonettes) to better meet need
- A wider range of home ownership products to support first time buyers and downsizers is needed
- Explore potential to use modern methods of construction on smaller sites

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DALTON CP
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Dalton Magna
Hill Top Farm
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Spr. 91
Cemy
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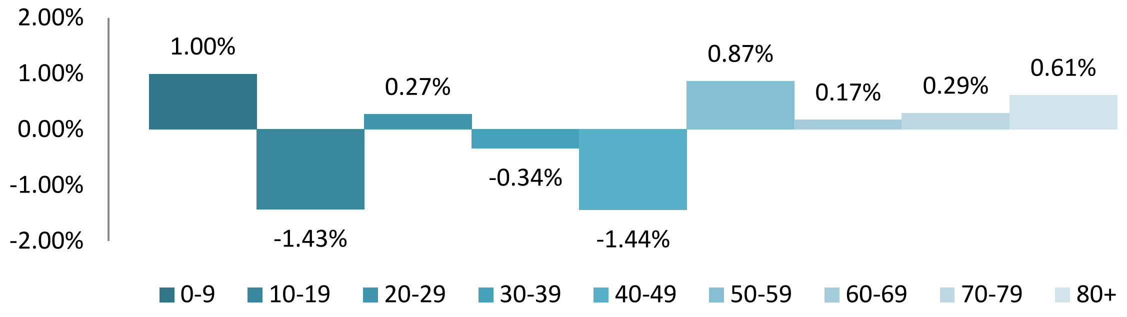
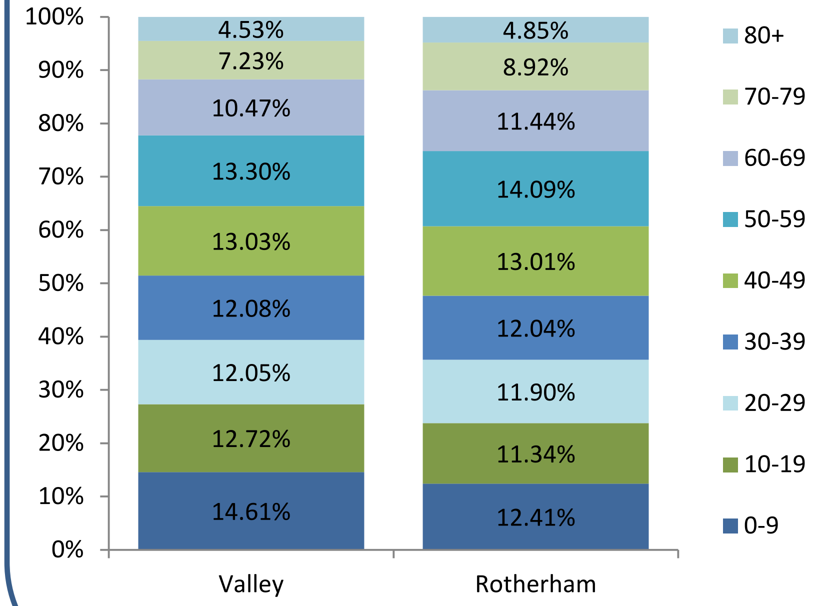
Brecks Lane
Dean Plantation
Dean Lane
Coal Riding Lane (Tk)
School
Gibbing Greave Wood
102
Sch
Herringthorpe
Wks
Brecks Plantation
Brecks

Valley Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Valley Ward is younger than the Borough average. The 0-9 (14.61%) group is the largest age group in Valley Ward and has increased by 1% since the 2011 Census.

Economic Activity

53%	• Employed
7%	• Unemployed
2%	• Students
38%	• Economically Inactive
of which:	
15%	• Retired

Ethnicity

Ward
- White – 93.8%
- Asian or Asian British – 3.5%
- Mixed – 1.4%
- Black or Black British – 1%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

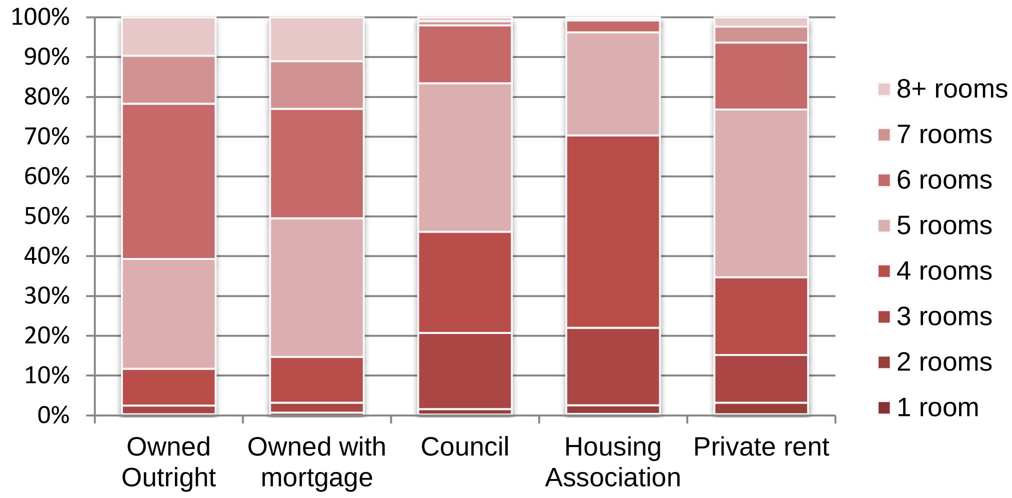
Source: ONS, Census 2011

Tenure

- **46.5%** Owner Occupied
- **12.8%** Private Rented
- **40.7%** Social Housing

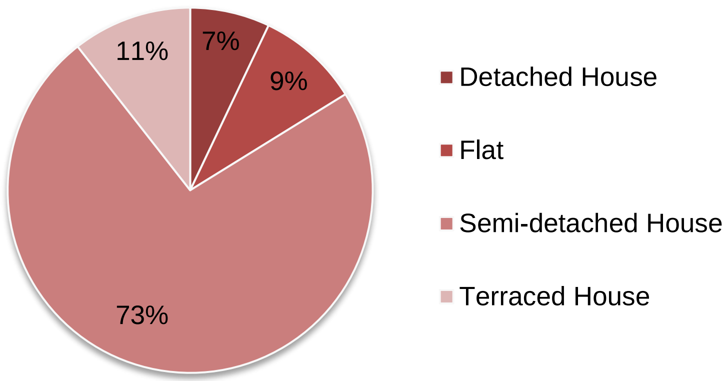
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

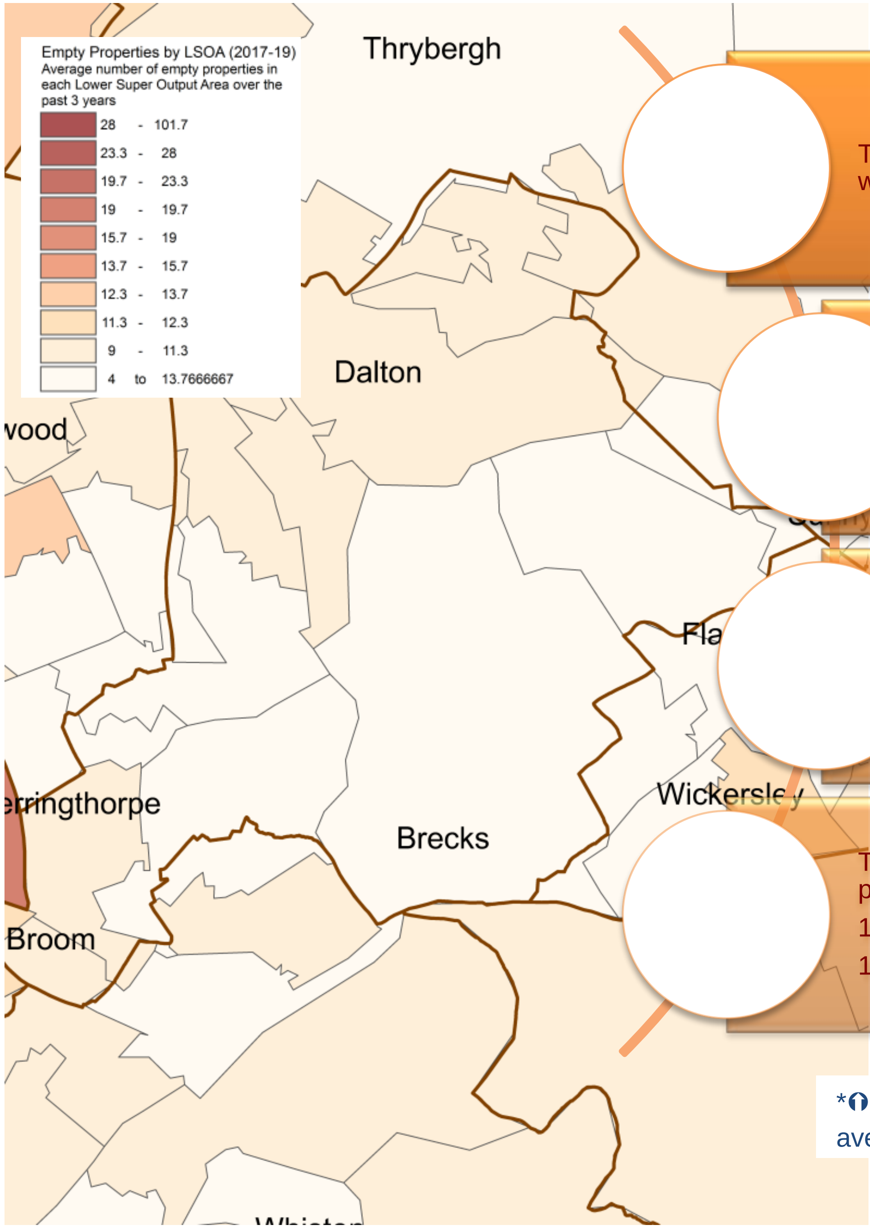


Source: 2018 LLPG figures

Valley Ward has a low level of home ownership (46.5%) and a high level of social housing (40.7%). Private rent in the Ward (12.8%) is lower than the Borough average (16%).

73% of Valley Ward is semi-detached housing, mainly due to large council estates in East Herringthorpe and Thrybergh. There is therefore below average levels of flats, terraced and detached properties in the Ward.

Private sector stock condition



The number of addresses identified as empty was 1.8% (↓0.4%) of all stock, which is slightly less than the Borough average.

The proportion of private rented sector (PRS) properties is 13% (↓3%), less than the Borough average. Of those PRS properties identified, 5% (↓5%) are estimated to be houses of multiple occupation (HMO).

7% (↔0%↔) of the private sector housing stock is in a state of disrepair

8% (↓2%) of privately rented properties are in disrepair

13% (↔0%↔) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↓3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 points (↑1 point). The PRS has a score of 63 points.

11.5% (↑0.5%) of private sector households are experiencing fuel poverty

14% (↑3%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

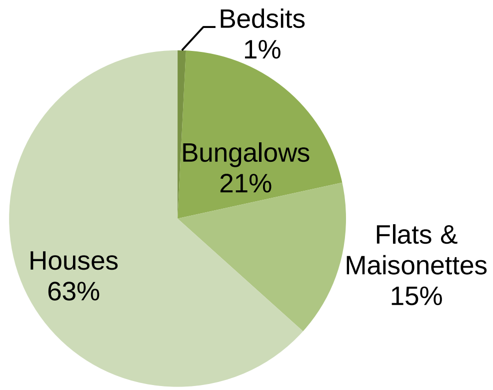
Source: BRE Private Sector Stock Condition Report

Council housing

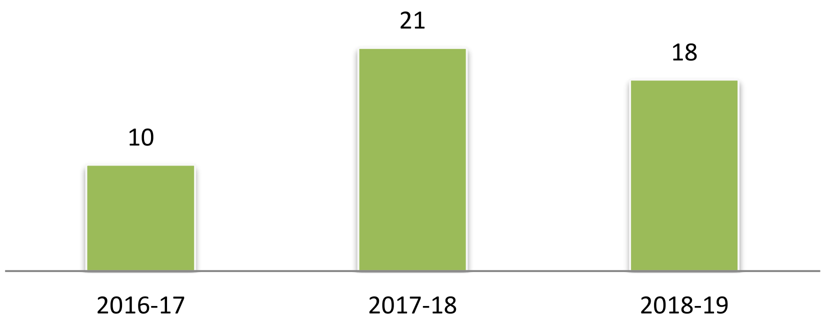
Council Housing

Valley Ward		Stock	Turnover	Demand
Bedsit		15	33%	7.6
Bungalows	1 bed	270	5%	24.5
	2 bed	119	11%	41.9
	3 bed	0		
Flats	1 bed	85	15%	22.8
	2 bed	159	13%	17.3
	3 bed	3	33%	2.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	203	6%	42.5
	3 bed	929	5%	46.2
	4 bed	53	2%	38.0
	5 bed	0		
	6 bed	1	0%	0.0
Maisonette	1 bed	0		
	2 bed	35	6%	7.5
	3 bed	0	0%	0.0
	4 bed	0		
Total		1,872	7%	33.7

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

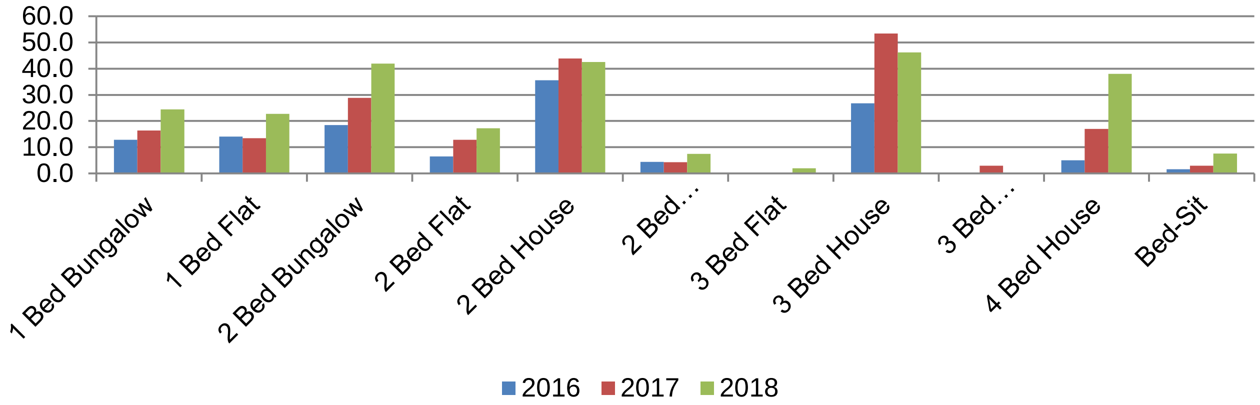
Council housing

Stock and demand – by area (2018)

Valley Ward	Dalton		East Dene		East Herringthorpe		Herringthorpe		Thrybergh		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
Bedsit					**15**						**15**	
1 Bed Bungalow	36	16.3			54		119	39.4	61	16.2	**270**	**24.5**
1 Bed Flat	12	15.0	8		65	23.3		41.0			**85**	**22.8**
2 Bed Bungalow	40	54.3			1				78	38.2	**119**	**41.9**
2 Bed Flat	27	12.3	16		107	18.0		16.5	9	23.0	**159**	**17.3**
2 Bed House	17	38.0			48	21.0	105	54.8	33	46.7	**203**	**42.5**
2 Bed Maisonette					35	7.5					**35**	**7.5**
3 Bed Flat	1	2.0							2		**3**	**2.0**
3 Bed House	95	52.5			445	39.4	154	92.0	235	35.4	**929**	**46.2**
4 Bed House	2				45		3	38.0	3		**53**	**38.0**
6 Bed House	1					7.6					**1**	**7.6**
Area Total	231	30.6	24		815	27.4	381	56.8	421	33.2	**1,872**	**33.7**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Valley Ward has the second highest amount of Council homes in the Borough and the highest amount of houses.

The average number of bids in 2018 was 33.7, higher than the Borough average of 23.4. The most popular area of the Ward is Herringthorpe.

The 49 Right to Buy sales is the second highest in the Borough over the last three years.

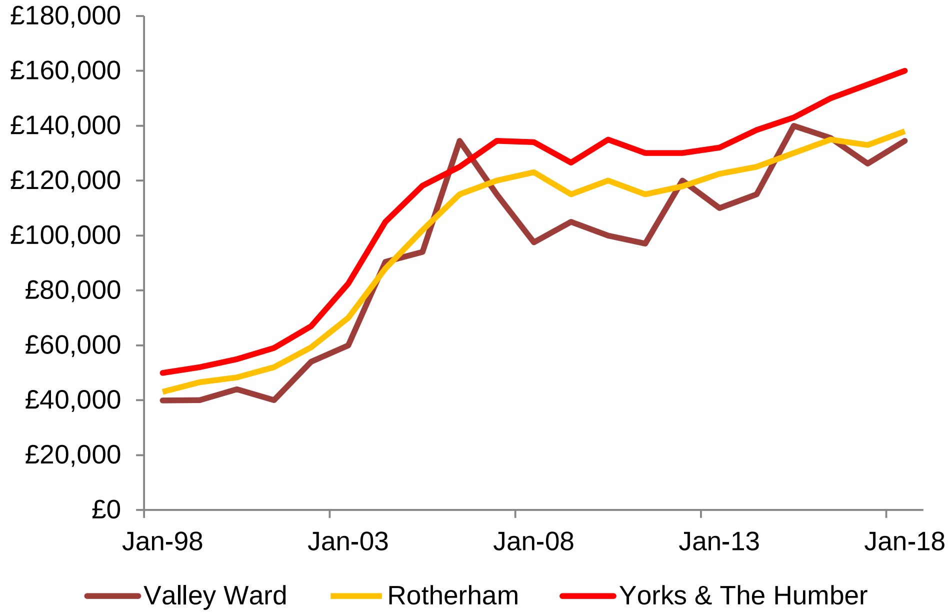
Valley Ward has a younger than average base of current tenants.

Housing market and affordability

Current house prices

Overall: £114,300

Detached: £192,000	Semi-detached: £113,200	Terraced: £75,800	Flat: £43,500



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Valley Ward	1.4%	1.6%	1.5%	1.5%	11%	73%	13%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

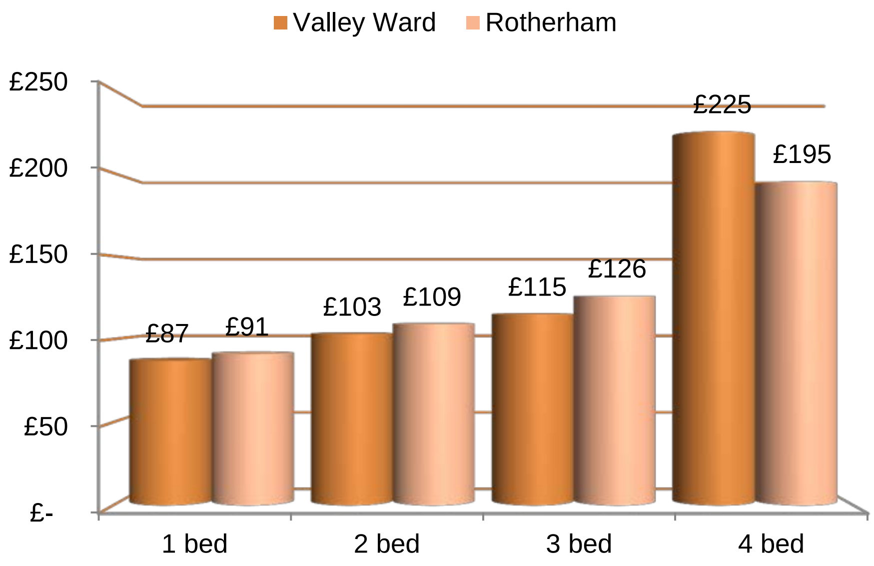
House prices in Valley Ward (£114,300) are below the Rotherham average (£151,400) over the three months up to July 2019, but historically are much closer to the average. Turnover of stock in the Ward is around half the rate of the Rotherham average. 73% of the turnover in 2018 was semi-detached houses, which is much higher than average, however this matches the total level of semi-detached houses in the Ward.

(Source: Hometrack, unless otherwise stated)

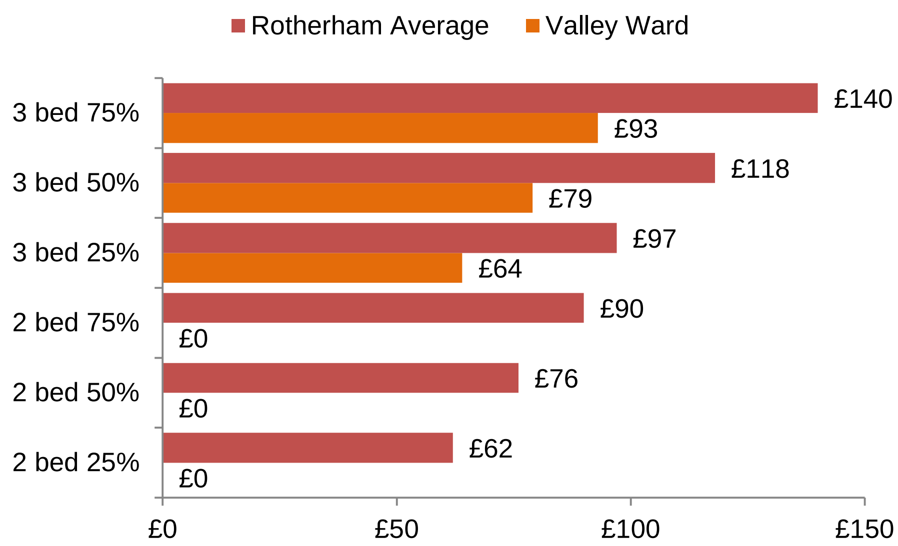
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£103	£82	£97	£72
3 bed	£115	£92	£101	£78
4 bed	£225	£180	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The average cost of private rent is lower than average for 1, 2 and 3 beds.

Data is only available for 3 bed shared ownership estimated costs, which is well below the Rotherham average.

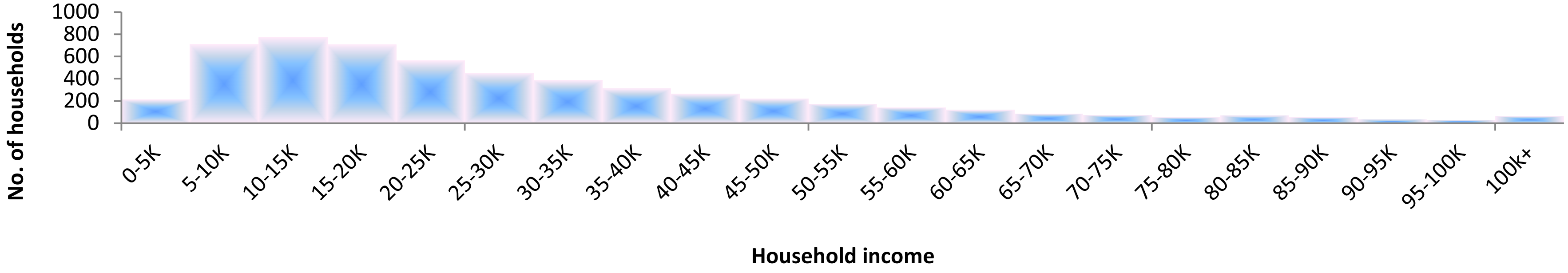
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£23,300** **Rotherham median:** **£27,600**
Lower Quartile: **£13,000** **Rotherham lower quartile:** **£15,300**



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23% of private sector is low income households

The borough average is 20%

29% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.43
Lower Quartile:	6.79
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

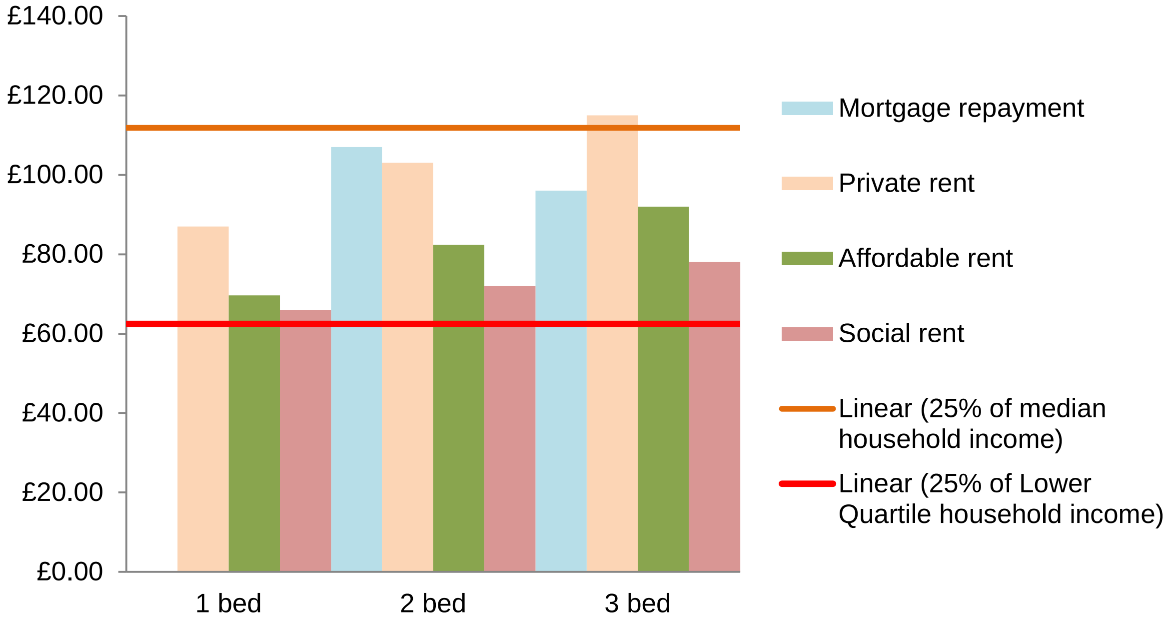
Affordability

% of first time buyers priced out of the market for a:

Flat	18%
Terraced house	46%
Semi-detached house	46%

Average savings held by all non-owners	North Urban HMA	South Urban HMA
Up to £5k	85.7%	86.4%
£5-£10k	5.2%	4.5%
£10-£20k	7.8%	0.0%
£20-£40k	1.3%	2.3%
£40k and over	0.0%	6.8%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Median household income in Valley Ward is below the Rotherham average. Nearly three quarters of houses in Valley Ward are semi-detached but 46% of first time buyers in the Ward are priced out of the market for this type of home.

Shared ownership housing in this Ward could be the most affordable housing option, in particularly for those in the lower quartile of household income who may struggle to afford a full mortgage.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

14 new general needs homes and one older persons unit has been built by the Council in recent years.

Chesterhill Avenue and Whinney Hill are large sites that are currently under negotiation for new development.

30 new homes have been completed at two sites at Conway Crescent and Farnworth Road, East Herringthorpe, as part of the Site Clusters programme. This has provided 21 shared ownership homes, six general needs and three specialist needs Council homes.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H24 - Dalton Allotment Site	150	Private development
H25 - Land To North West Of Doncaster Road Dalton	38	Undeveloped – private land
H31 - Chesterhill Ave, Thrybergh	148	Undeveloped – council land
H32 - Whinney Hill Site A	75	Undeveloped – council land
H33 - East Of Brecks Lane, R/O Belcourt Road	70	Undeveloped – private land

A further four Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 20 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

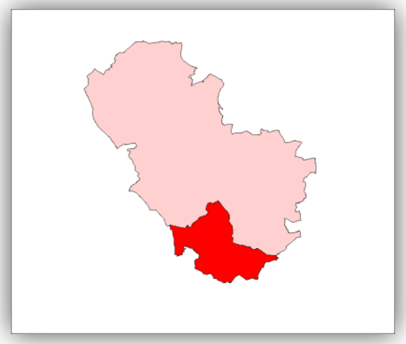
Homeownership levels are quite low as there is a large percentage of council housing; Right to Buy is seen as an attractive and very affordable route to homeownership. Due to the prevalence of social housing, the private rented market is smaller than average and the number of empty homes is also at a low level.

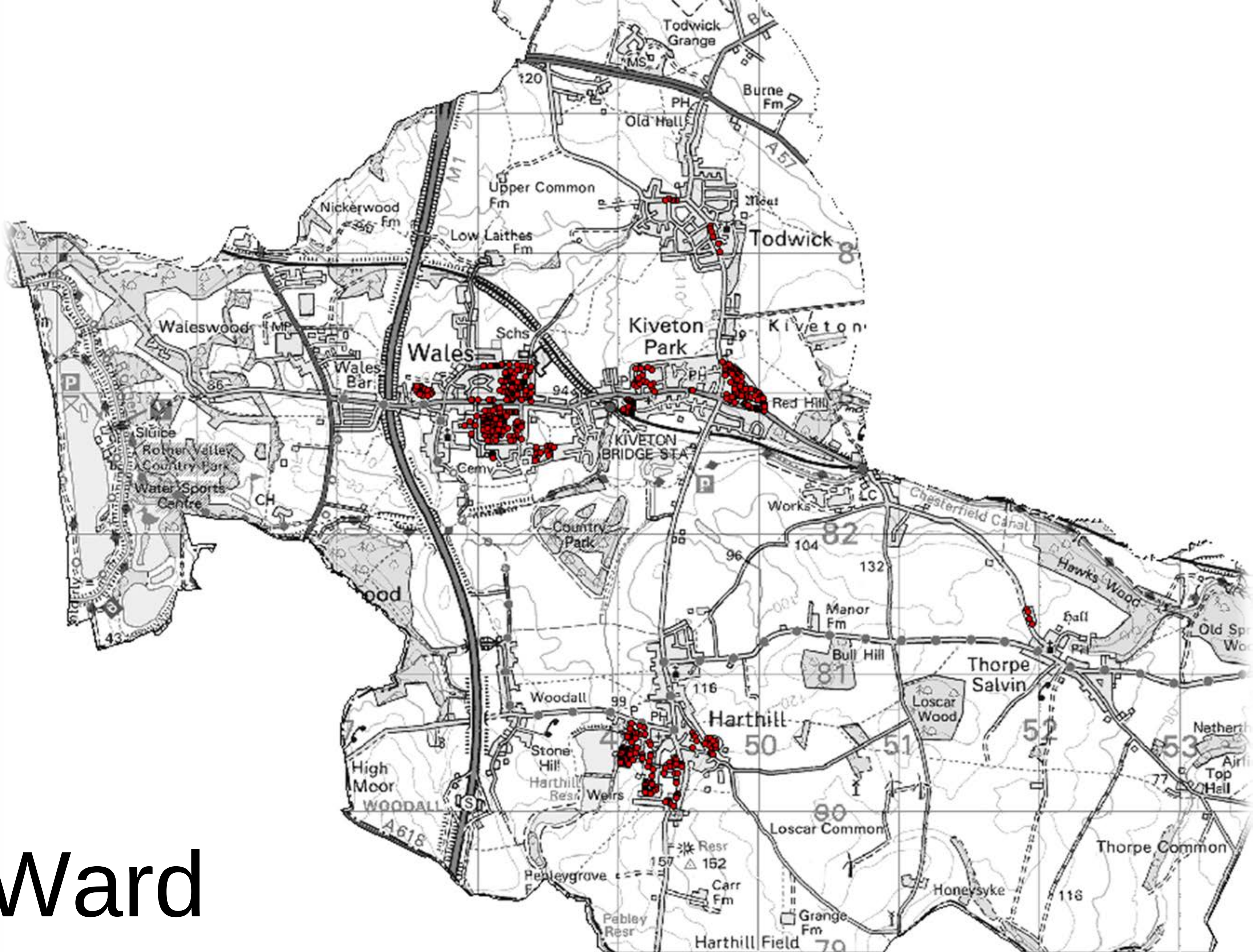
House prices and private rent levels are below the Borough average; however median household income levels are one of the lowest in the Borough. 46% of first time buyers in the Ward are priced out of buying a semi-detached house. As 73% of the homes in Valley Ward are semi-detached, options are limited for a population which is younger than the Borough average and the lack of choice of house type could fuel the high demand for other property types and sizes, especially smaller units.

The area benefits from a number of large and small development sites, within the HRA and in private ownership.

Recommendations

- Consideration should be given to the future housing needs of young people; development sites should be used to improve the housing offer, including diversifying tenure, including shared ownership products, and a mix of house types and number of bedrooms
- Develop and encourage a broader range of housing suitable for older people, which could provide an opportunity for those looking to downsize
- Section 106 opportunities should be maximised to increase affordable / social housing
- Explore potential to use modern methods of construction on smaller sites



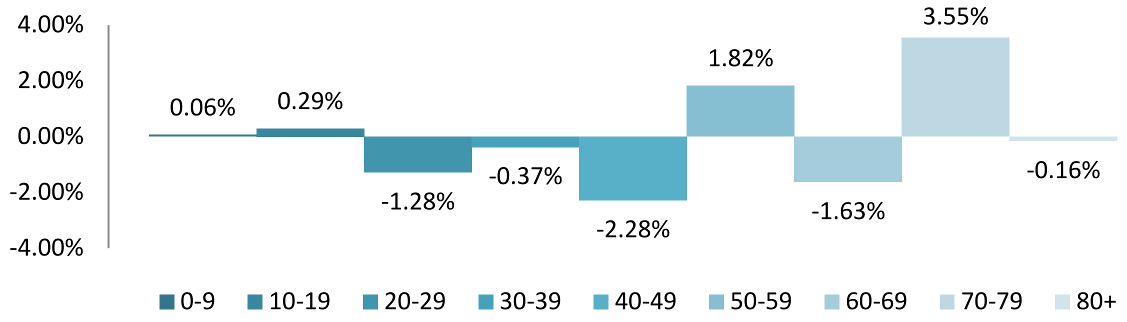


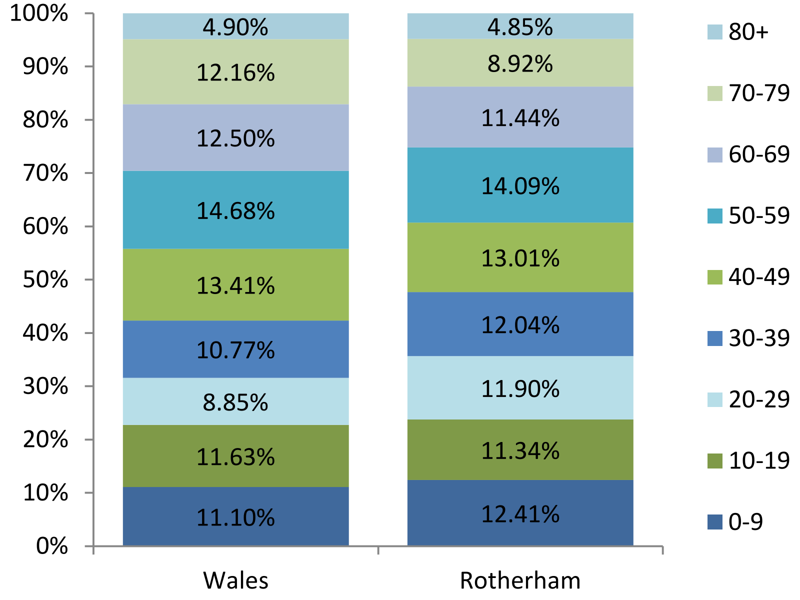
Todwick Grange
Burne Fm
Old Hall
A57
Upper Common Fm
Nickerwood Fm
Low Laithes Fm
Todwick
Moat
Waleswood
Wales
Wales Bar
Schs
Kiveton Park
Kiveton
Red Hill
KIVETON BRIDGE STA
Cemy
Sluice
Rother Valley Country Park
Water Sports Centre
CH
Country Park
Works
Chesterfield Canal
Hawks Wood
Manor Fm
Bull Hill
Thorpe Salvin
Loscar Wood
Woodall
Harthill
Stone Hill
Harthill Resr
Weirs
High Moor
WOODALL
A618
Loscar Common
Netherthorpe Airfield
Top Hall
Thorpe Common
Pebleygrove
Carr Fm
Pebley Resr
Honeysyke
Grange Fm
Harthill Field

Wales Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Wales Ward has an older population than the Borough average, and has the smallest percentage of 20-29s (8.85%) of all Wards. The percentage of 70-79s has increased by 3.55% since the 2011 Census.

Economic Activity

64%	• Employed
3%	• Unemployed
2%	• Students
31%	• Economically Inactive
of which:	
19%	• Retired

Ethnicity

Ward

- White – 98.2%
- Asian or Asian British – 0.8%
- Mixed – 0.6%
- Black or Black British – 0.3%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

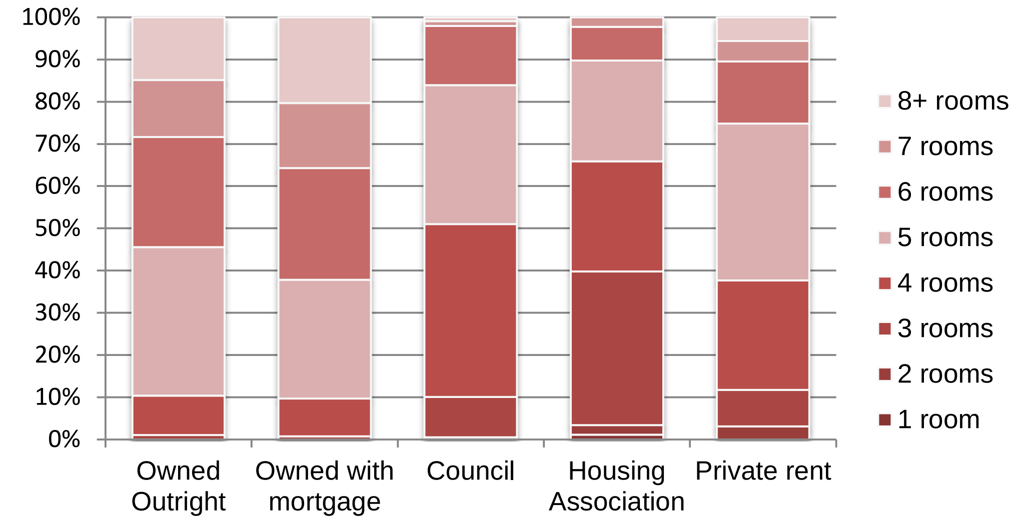
73.0% • Owner Occupied

13.4% • Private Rented

13.6% • Social Housing

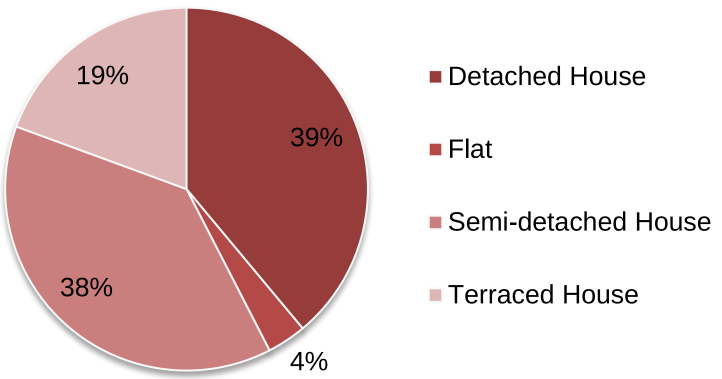
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

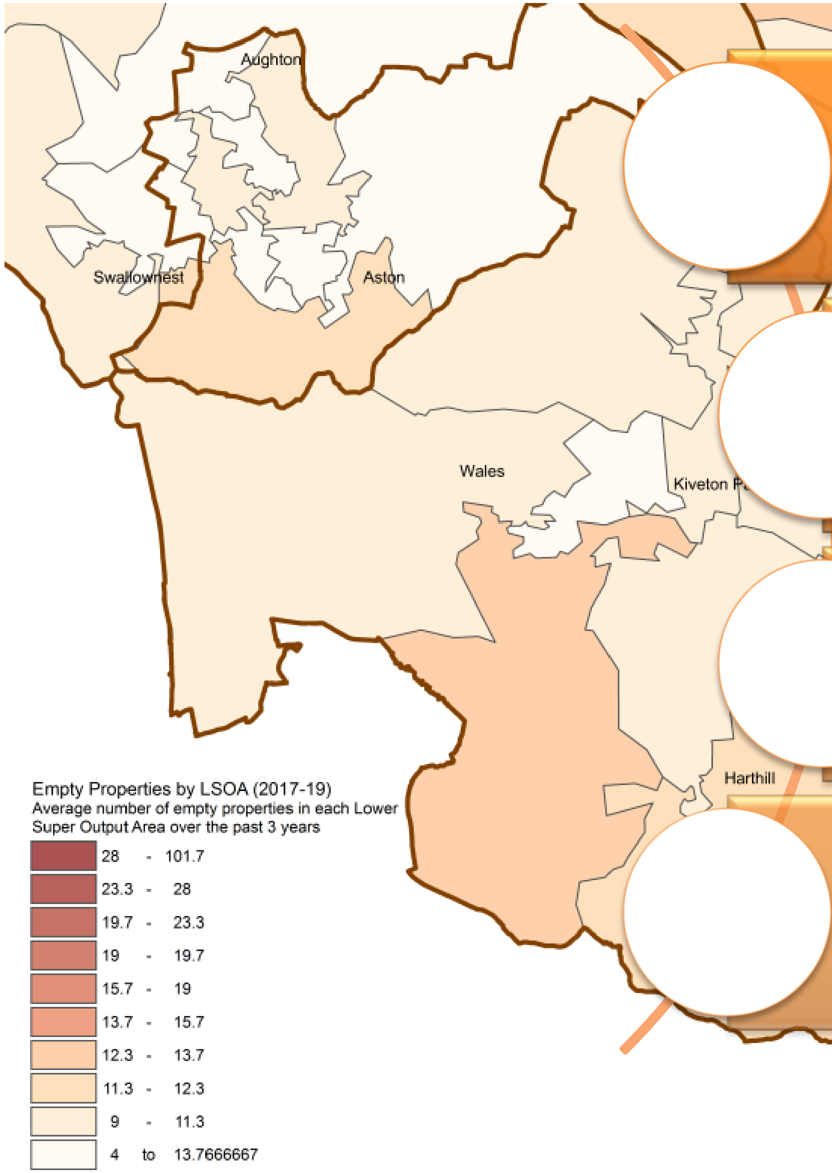


Source: 2018 LLPG figures

Wales Ward has a high level of home ownership and a low level of social housing. The private rented sector (13.6%) is below the Borough average (16%).

The Ward is made up of a number of rural villages and has one of the highest percentages of detached housing in the Borough. The percentage of all other house types in the Ward is below average.

Private sector stock condition



The number of addresses identified as empty was 2.2% of all stock, which is the same as the Borough average.

The proportion of private rented sector (PRS) properties is 13% (↓3%), less than the Borough average. Of those PRS properties identified, 4% (↓6%) are estimated to be houses of multiple occupation (HMO).

6% (↓1%) of the private sector housing stock is in a state of disrepair

9% (↓1%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↓3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 60 points (↓1 point). The PRS has a score of 61 points.

10% (↓1%) of private sector households are experiencing fuel poverty

15% (↑4%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

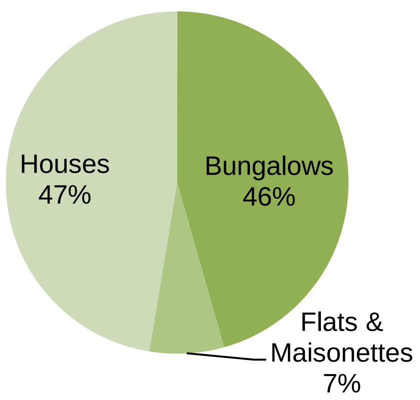
Source: BRE Private Sector Stock Condition Report

Council housing

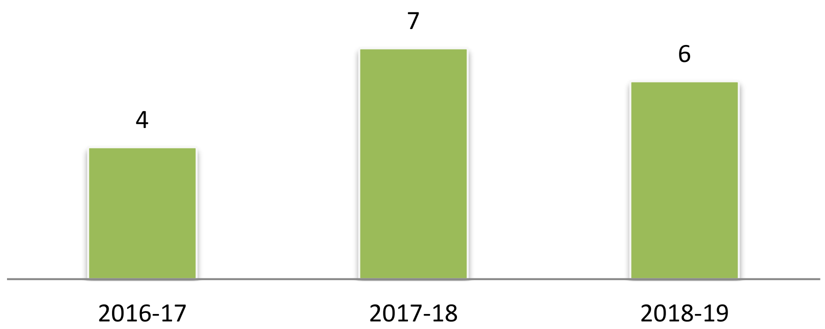
Overview

Wales Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	52	6%	8.0
	2 bed	201	6%	26.5
	3 bed	0		
Flats	1 bed	0		
	2 bed	39	8%	14.7
	3 bed	0		
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	31	29%	53.2
	3 bed	231	1%	44.0
	4 bed	1	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		555	5%	32.6

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

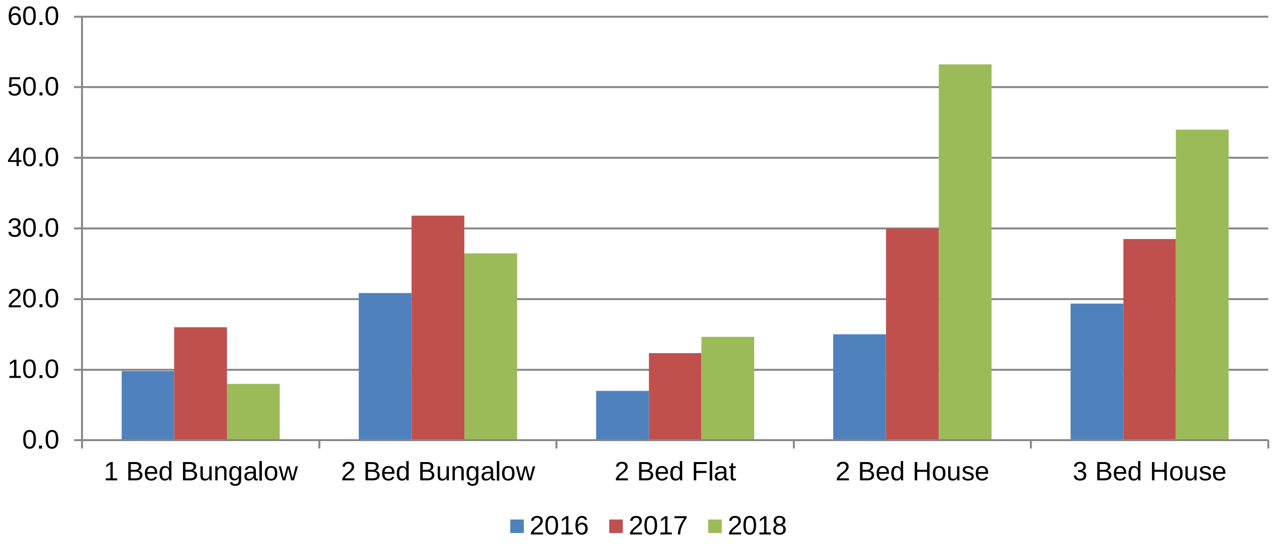
Council housing

Stock and demand – by area (2018)

Wales Ward	Harthill		Kiveton Park		Thorpe Salvin		Todwick		Wales		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	22	8.0	30								**52**	**8.0**
2 Bed Bungalow	34	22.5	153	30.8			6		8	24.0	**201**	**26.5**
2 Bed Flat	12	14.0	7						20	15.0	**39**	**14.7**
2 Bed House	2		25	53.2			2		2		**31**	**53.2**
3 Bed House	60	44.0	158	44.0	6		7				**231**	**44.0**
4 Bed House			1								**1**	
Area Total	130	19.7	374	44.3	6		15		30	18.0	**555**	**32.6**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Wales Ward has a below Borough average amount of Council stock. The majority of the stock is in the Kiveton Park area.

The average number of bids for 2018 was 32.6, which is above the Rotherham average of 24.3.

Demand has continued to increase over the past three years, with 2 bed houses the most popular.

Turnover at 5% is lower than the Borough average of 8%.

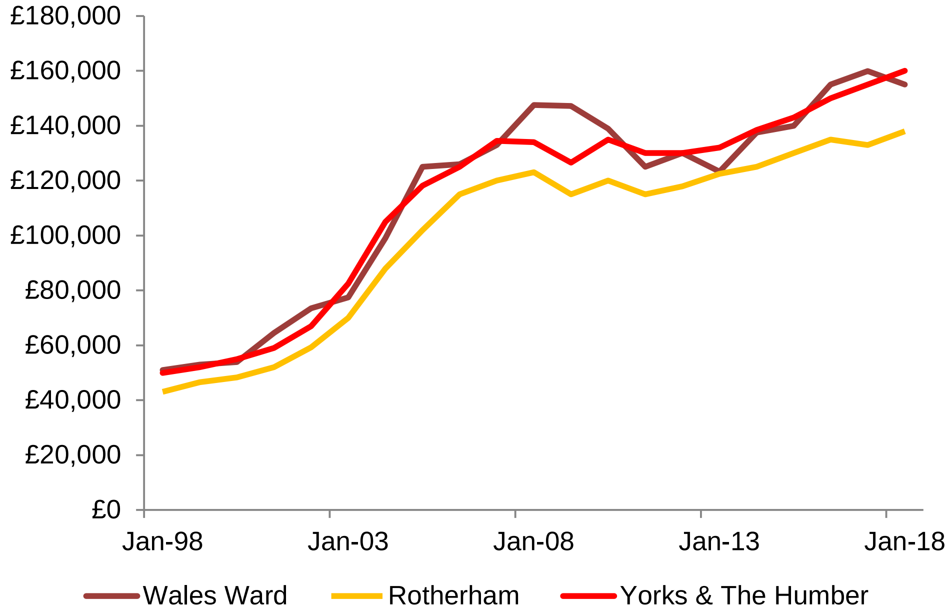
Wales Ward has the highest percentage of tenants over 70 years old (38%). Only 16% of tenant households are families.

Housing market and affordability

Current house prices

Overall: £205,300

Detached: £280,800	Semi-detached: £159,300	Terraced: £114,000	Flat: N/A



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Wales Ward	3.4%	4.0%	3.9%	4.3%	25%	38%	35%	2%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

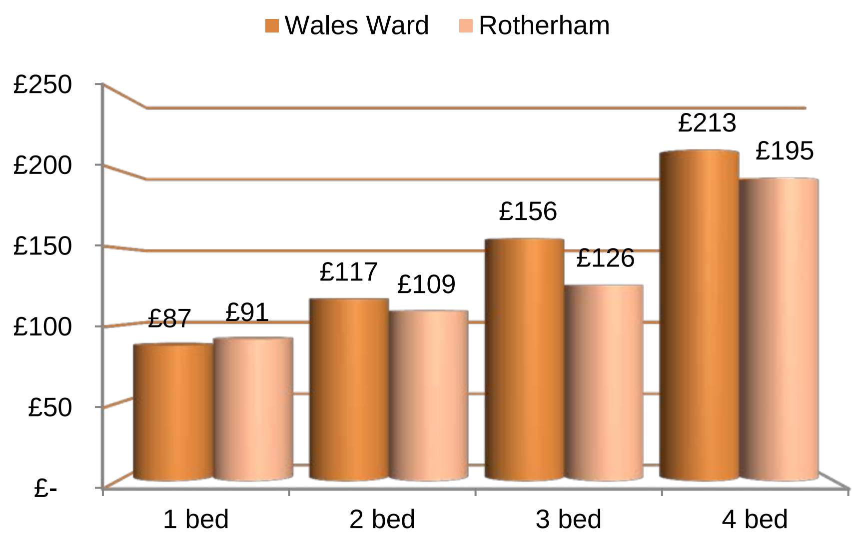
Wales Ward has the highest overall house prices in the Borough for the three months leading up to July 2019. Turnover is usually above the Borough average, with sales of detached houses accounting for 35% of all sales in 2018, well above the Rotherham average. There is an above average level of detached housing stock in Wales Ward however.

(Source: Hometrack, unless otherwise stated)

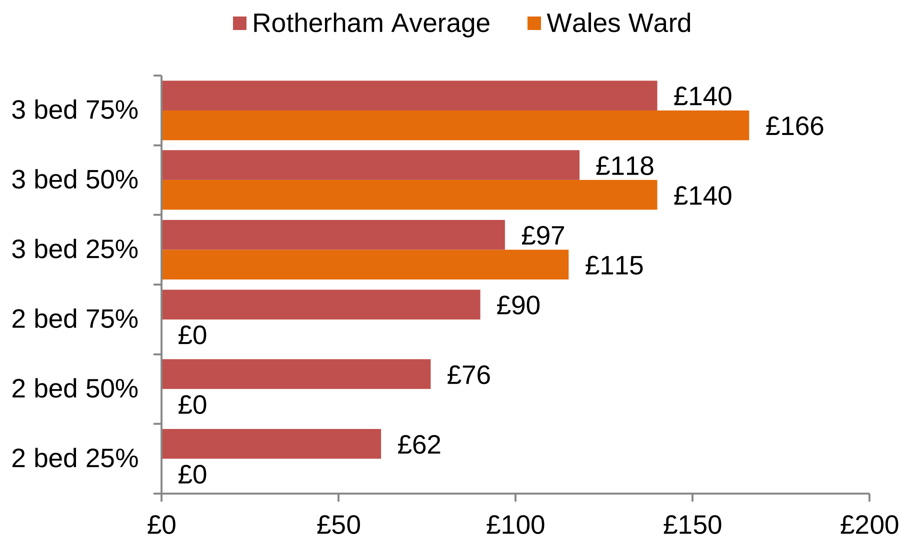
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£117	£94	£97	£72
3 bed	£156	£125	£101	£78
4 bed	£213	£170	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The average weekly cost for private rent is well above average with the exception of 1 bed properties.

Shared ownership estimated costs are also above average, although it compares favourably with the cost of 3 bed private rent in the Ward.

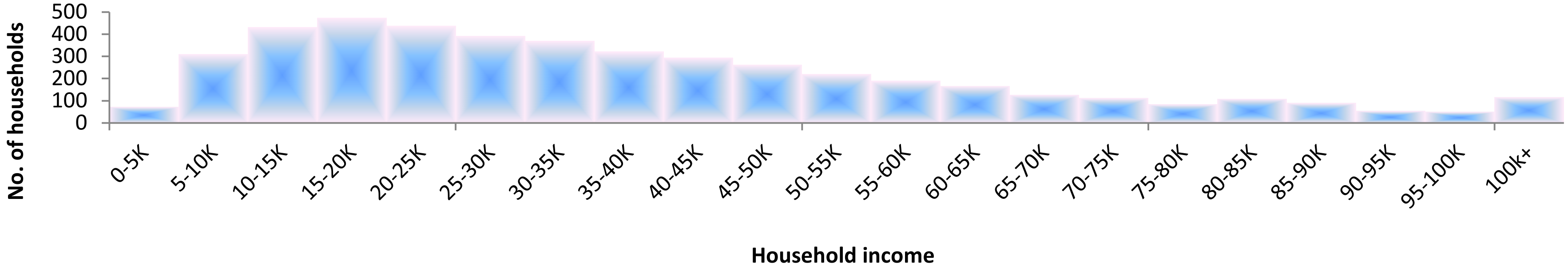
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£33,700** **Rotherham median:** **£27,600**
Lower Quartile: **£19,000** **Rotherham lower quartile:** **£15,300**



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13% of private sector is low income households

The borough average is 20%

21% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.53
Lower Quartile:	6.13
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

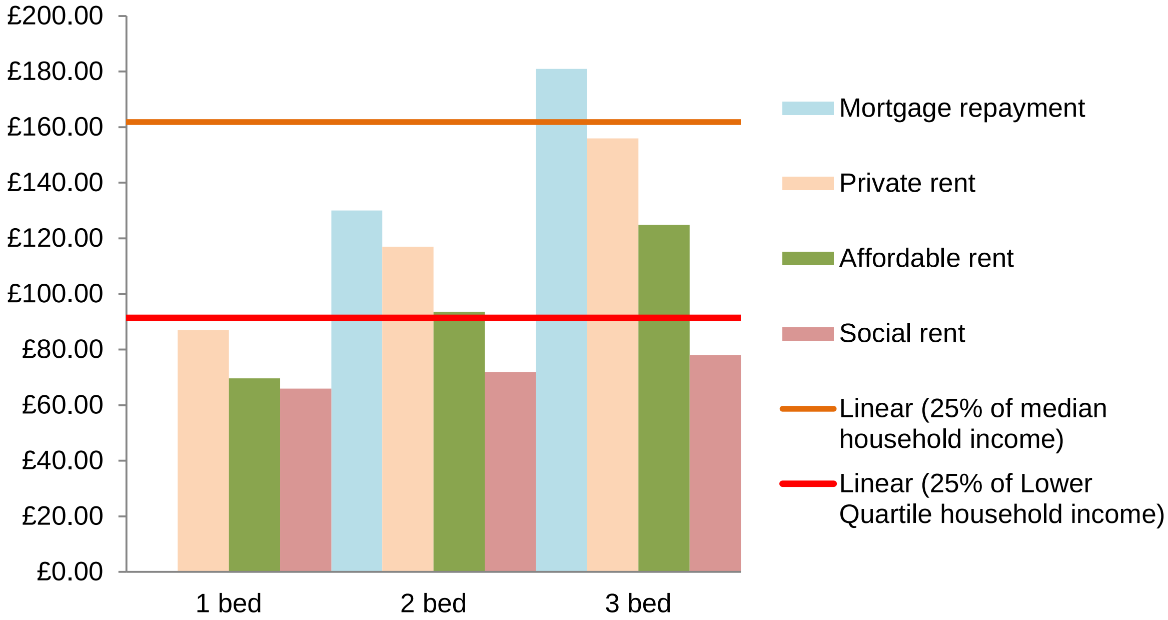
Affordability

% of first time buyers priced out of the market for a:

Flat	26%
Terraced house	26%
Semi-detached house	44%

Average savings held by all non-owners	South West HMA
Up to £5k	96.2%
£5-£10k	3.8%
£10-£20k	0.0%
£20-£40k	0.0%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The median household income in Wales Ward is above the Rotherham average and the weekly cost of a one bed property appears affordable to those in the lower quartile of household income. However, the average savings held by non-owners in the South West HMA, and the high house prices suggest that home ownership may be out of reach for first time buyers in the Ward.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

Local land opportunities are limited to the private sector and much of the area is restricted by green belt. A private development at Queens Avenue has led to the Council acquiring 12 homes under a Section 106 agreement.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H91 - Chapel Way	268	Undeveloped – council land
H92 - Hard Lane	14	Undeveloped – private land
H93 - Keeton Hall Road	100	Undeveloped – council land
H94 - North Farm Close	40	Undeveloped – private land
H95 - Land Off Winney Hill	47	Private development

A further three Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of eight new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

Wales Ward has an older population than average, which has grown older since the Census in 2011. The level of owner occupation is high in the ward (73%) compared to the Borough average and the Ward has one of the lowest percentages of social housing (13.6%).

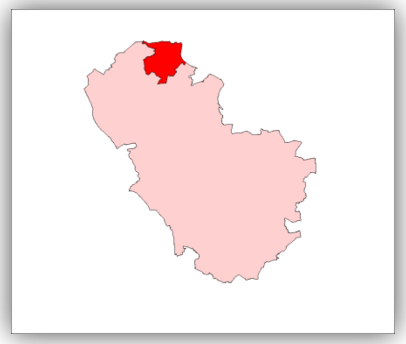
Nearly half of the Council stock in Wales is bungalows, of which by far the majority are 2 bed bungalows. As a result, the Ward has the highest percentage of over 70 year old tenants (38%) and there is low turnover of these bungalows. There is very little opportunity to remodel any of the Council owned stock; planning of future housing will need to take this into account. There are only 39 council owned flats but 26% of the households are single.

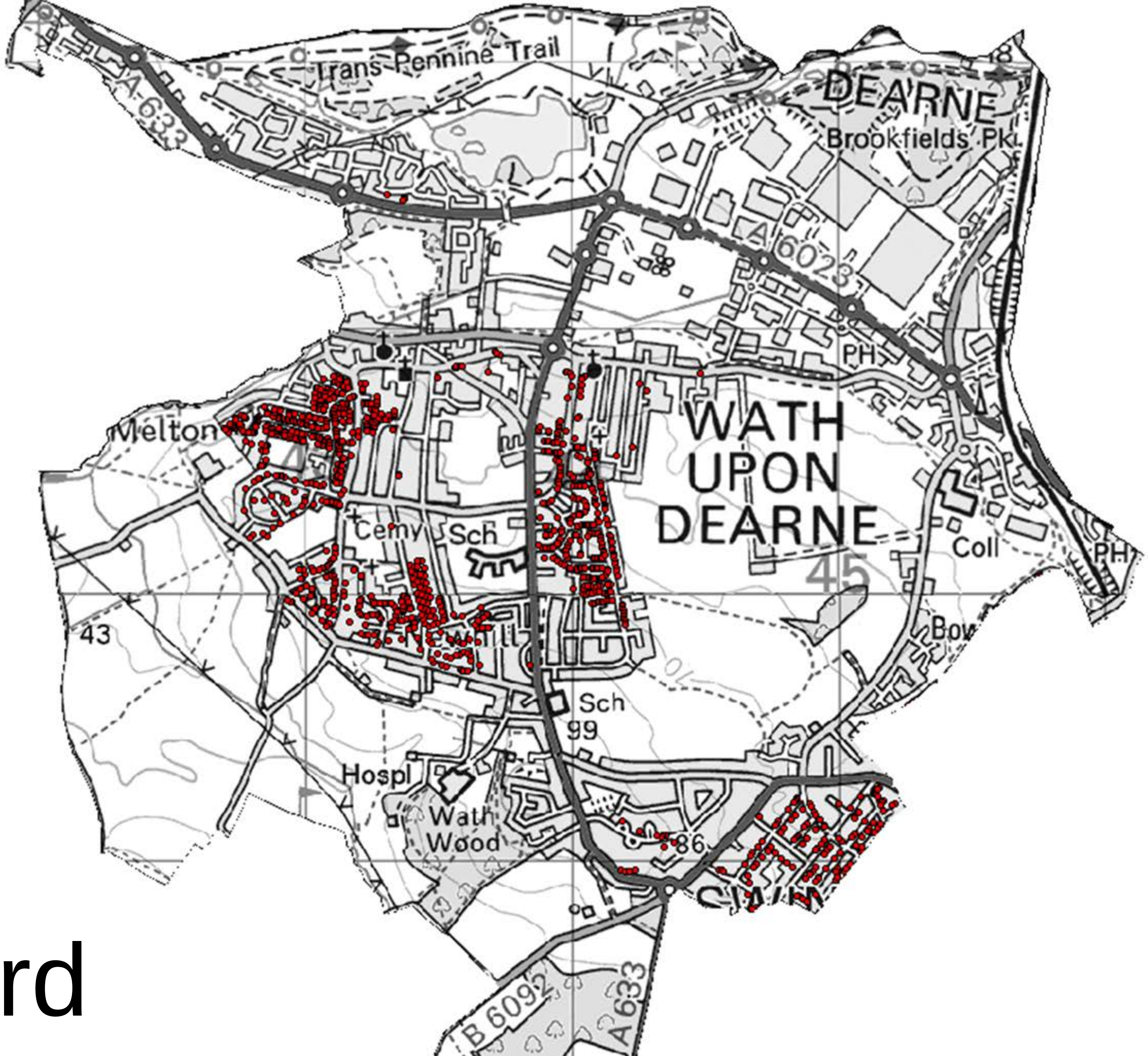
House prices in the Ward are one of the highest in the Borough and this causes difficulties for people to access home ownership. Private rent levels for 2 and 3 bed properties are also high.

It appears that smaller pockets of deprivation may be hidden between a spread of more affluent and attractive rural communities. Despite a below average percentage of private households experiencing fuel poverty, the percentage of those in privately rented properties in fuel poverty is actually higher than average.

Recommendations

- Explore opportunities to increase social stock via private developments (Section 106)
- Develop HRA land available with a mix of housing types
- Shared ownership properties may help older people to downsize and first time buyers bridge the cost of expensive home ownership
- Look into ways of reducing fuel poverty within the private rented sector





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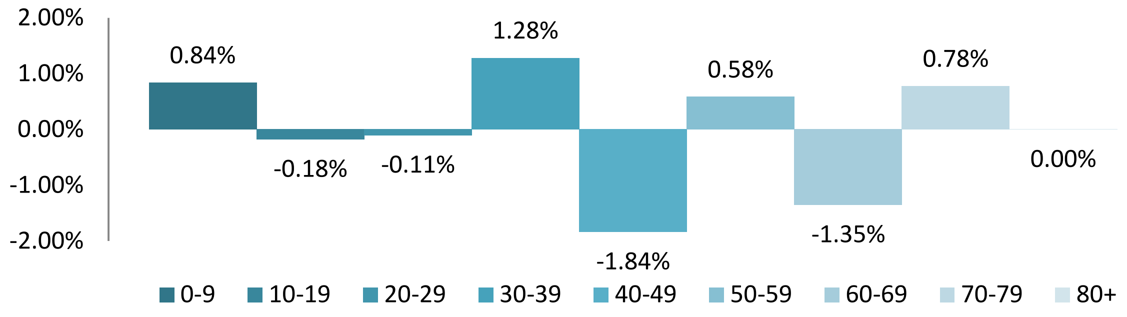
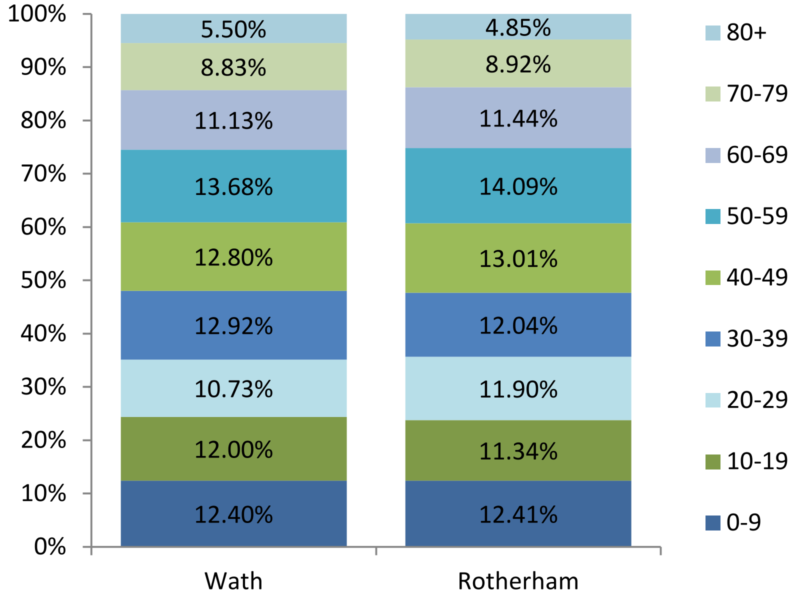
Wath Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

The age profile of Wath Ward is broadly similar to that of the Borough as a whole. The largest group is 50-59 (13.68%). The biggest increases since the Census are the 0-9 and 30-39 groups.

Economic Activity

- 59% – Employed
- 5% – Unemployed
- 2% – Students
- 34% – Economically Inactive

of which:

- 18% – Retired

Ethnicity

Ward

- White – 97.5%
- Asian or Asian British – 0.8%
- Mixed – 0.8%
- Black or Black British – 0.7%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

Source: ONS, Census 2011

Tenure

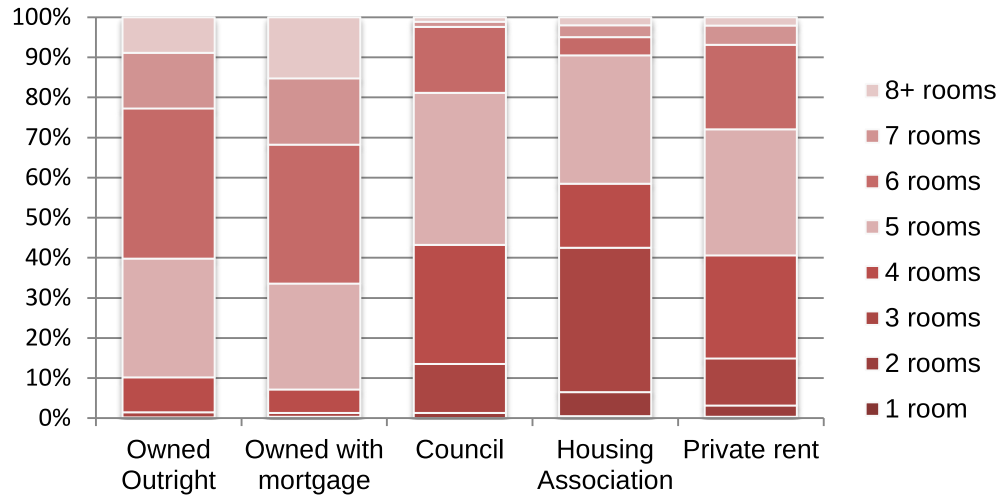
58.9% • Owner Occupied

15.6% • Private Rented

25.5% • Social Housing

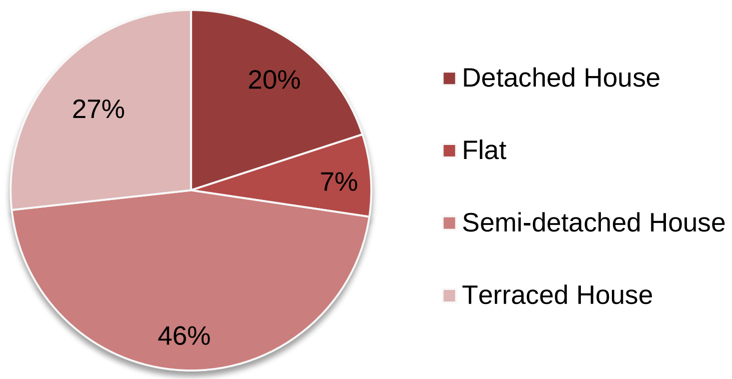
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

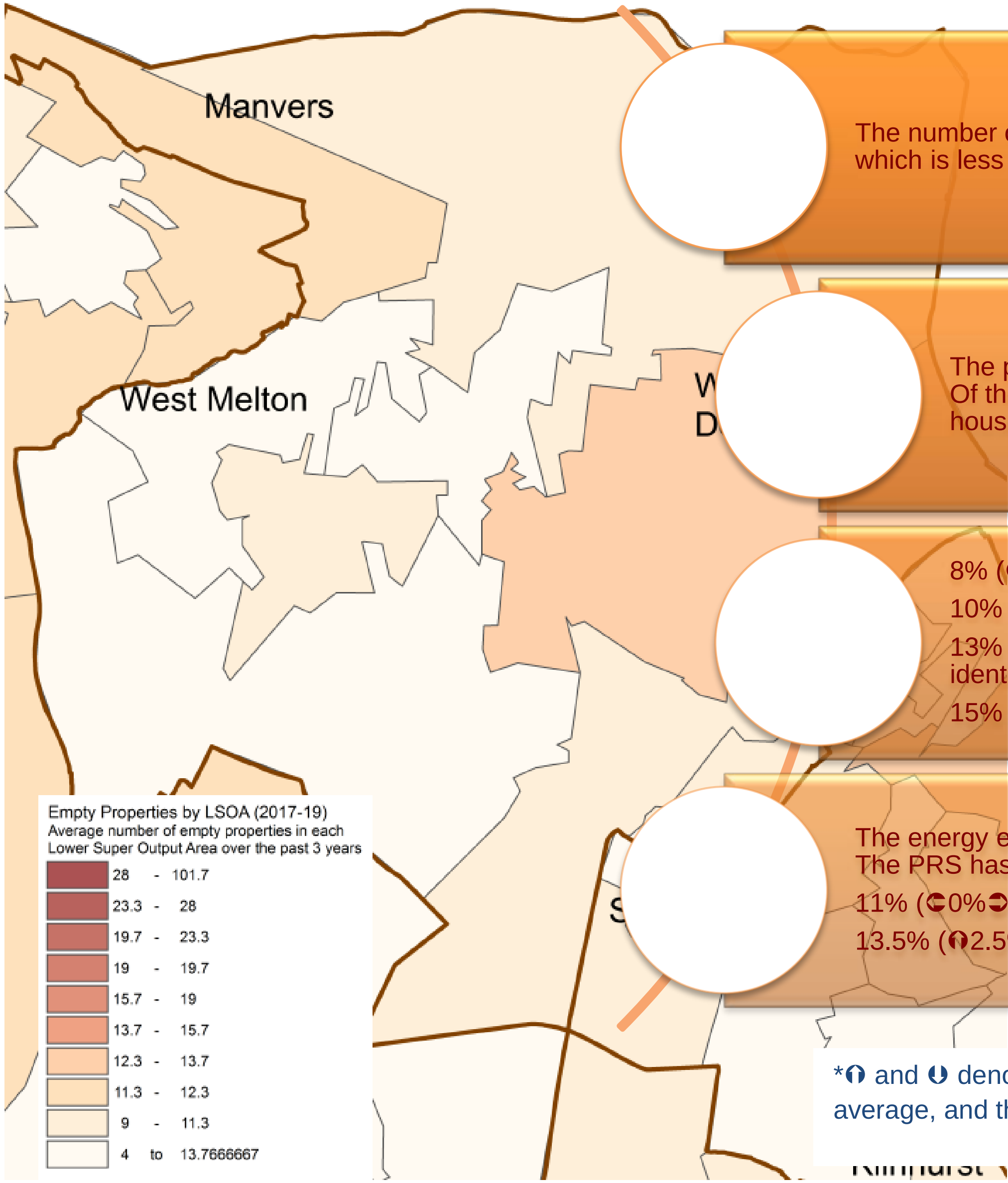


Source: 2018 LLPG figures

The level of home ownership in Wath Ward (58.9%) is slightly below the Rotherham average (61.5%). The level of social housing (25.5%) is 3% higher than average.

The makeup of house type in the Ward is broadly similar to that of the Borough. There is a slightly higher level of terraced housing and a lower level of flats.

Private sector stock condition



The number of addresses identified as empty was 1.7% (⬇0.5%) of all stock, which is less than the Borough average.

The proportion of private rented sector (PRS) properties is 16% (⬅0%➡). Of those PRS properties identified, 7% (⬇3%) are estimated to be houses of multiple occupation (HMO).

8% (⬆1%) of the private sector housing stock is in a state of disrepair

10% (⬅0%➡) of privately rented properties are in disrepair

13% (⬅0%➡) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

15% (⬇1%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 61 points (⬅0➡). The PRS has a score of 62 points.

11% (⬅0%➡) of private sector households are experiencing fuel poverty

13.5% (⬆2.5%) of households that privately rent are in fuel poverty

*⬆ and ⬇ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

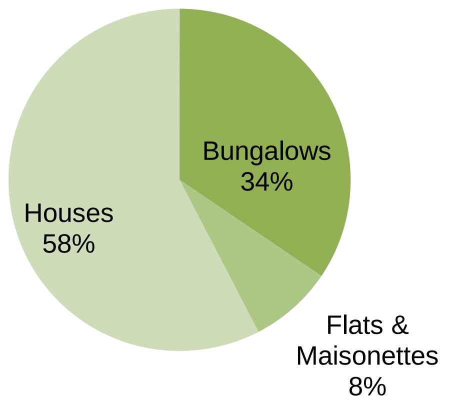
Source: BRE Private Sector Stock Condition Report

Council housing

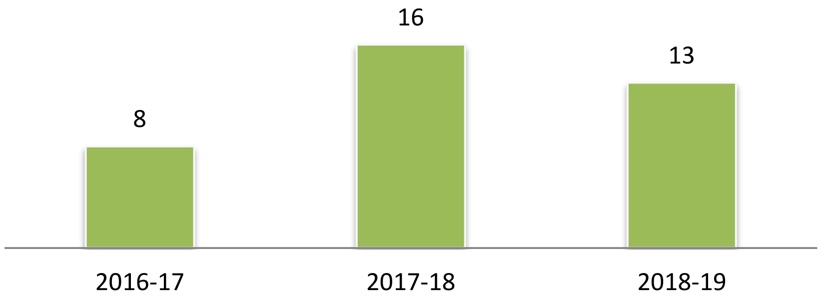
Overview

Wath Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	122	6%	17.4
	2 bed	244	6%	40.9
	3 bed	1	0%	0.0
Flats	1 bed	39	8%	7.3
	2 bed	45	11%	12.4
	3 bed	0		
	4 bed	0		
	5 bed	0		
Houses	1 bed	0		
	2 bed	52	13%	15.1
	3 bed	548	5%	45.8
	4 bed	13	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	0		
	3 bed	0		
	4 bed	0		
Total		1,064	6%	33.2

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

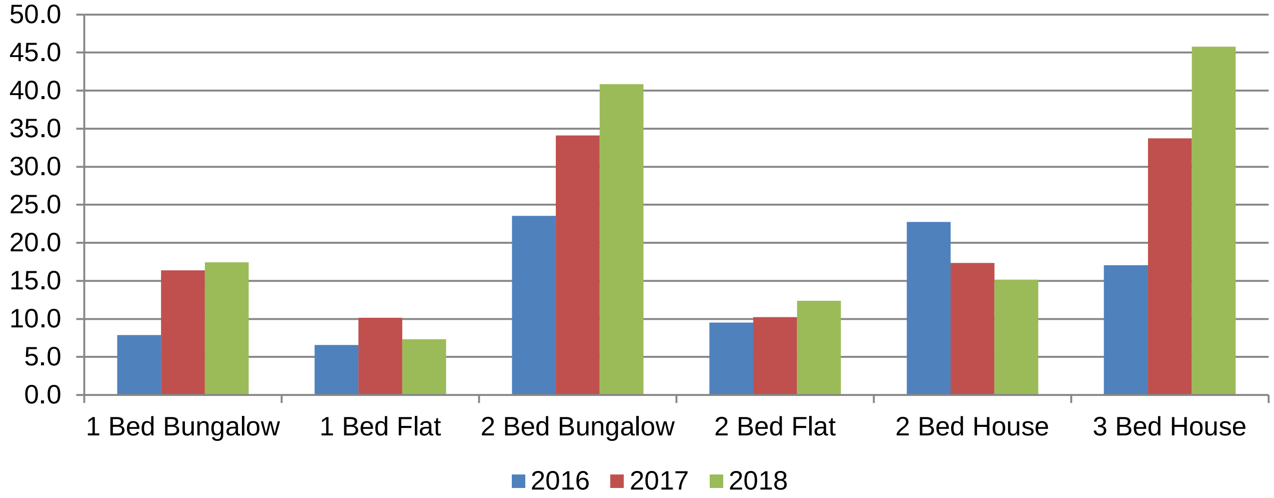
Council housing

Demand – by area (2018)

Wath Ward	Swinton		Wath-Upon-Dearne		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow			122	17.4	**122**	**17.4**
1 Bed Flat	16	10.0	23	6.0	**39**	**7.3**
2 Bed Bungalow			244	40.9	**244**	**40.9**
2 Bed Flat	6	11.0	39	12.8	**45**	**12.4**
2 Bed House	2		50	15.1	**52**	**15.1**
3 Bed Bungalow			1		**1**	
3 Bed House	120	62.4	428	41.6	**548**	**45.8**
4 Bed House	2		11		**13**	
Area Total	146	47.6	918	31.4	**1,064**	**33.2**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



There is an above average amount of bungalows in the Ward; it has the highest number of 2 bed bungalows in the Borough.

The average number of bids in the Ward in 2018 was 33.2, above the Rotherham average of 24.3.

The most popular type of housing is 2 bed bungalows and 3 bed houses.

Demand has continued to rise in the Ward over the past three years.

The Ward is very popular for Right to Buys, with 37 sales over the past three years.

Turnover of stock is low at 6%, with the Rotherham average at 8% for 2018.

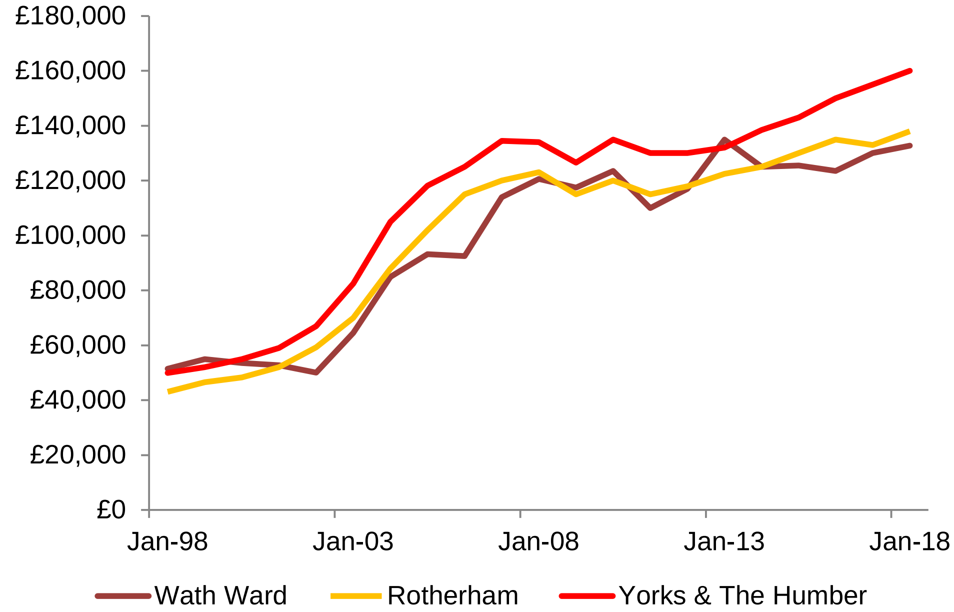
The Ward has a fairly even split of single households, couples and families in council housing.

Housing market and affordability

Current house prices

Overall: £129,900

Detached:	Semi-detached:	Terraced:	Flat:
£210,300	£130,700	£88,600	£51,000



Source: ONS

Sales

Turnover as a proportion of total private stock | **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Wath Ward	2.9%	2.7%	2.9%	3.5%	32%	33%	21%	14%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

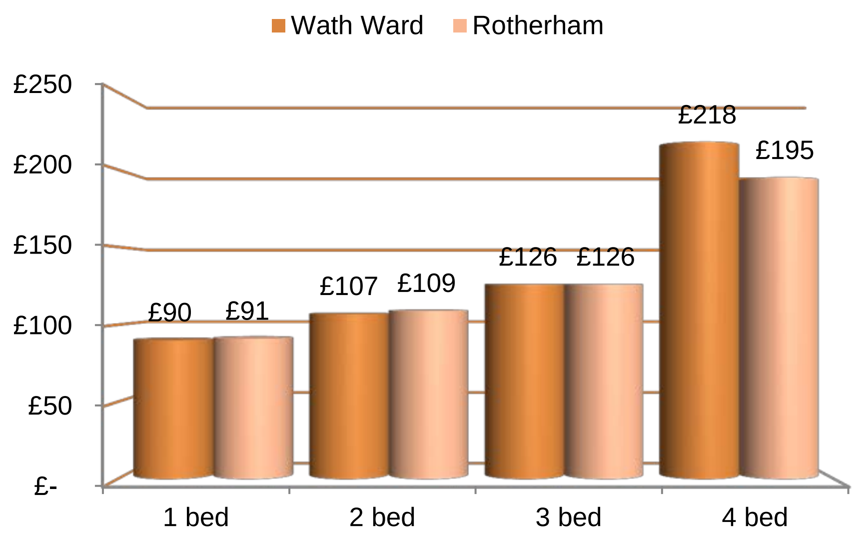
House prices in Wath Ward are below the Rotherham average for the three months up to July 2019. Sales of terraced houses in 2018 made up 32% of all sales, which is higher than the percentage of total stock in the Ward (27%). Sales of flats were 14% of sales, double the proportion of total flats in the Ward (7%).

(Source: Hometrack, unless otherwise stated)

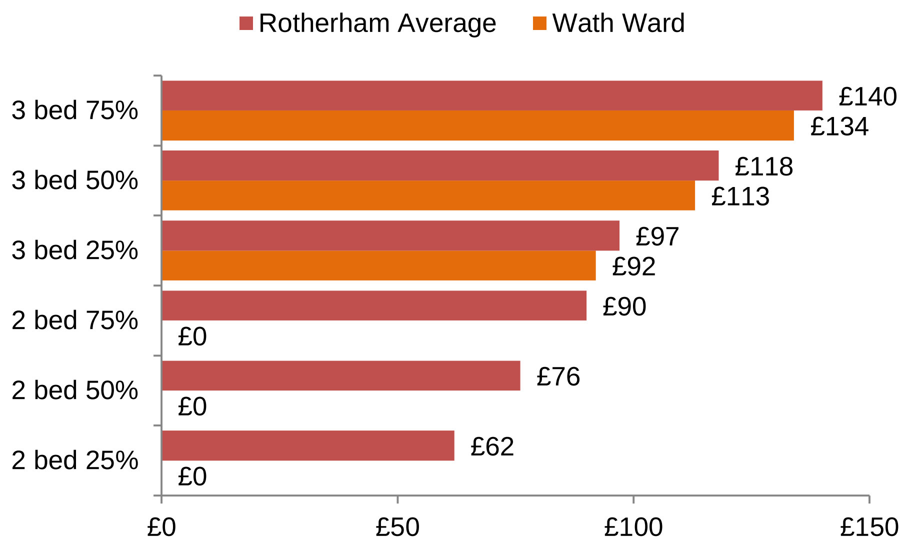
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£90	£72	£79	£66
2 bed	£107	£86	£97	£72
3 bed	£126	£101	£101	£78
4 bed	£218	£174	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent and shared ownership is very similar to the Rotherham average. Local Housing Allowance levels will cover the average affordable rent levels for 1,2 and 3 beds.

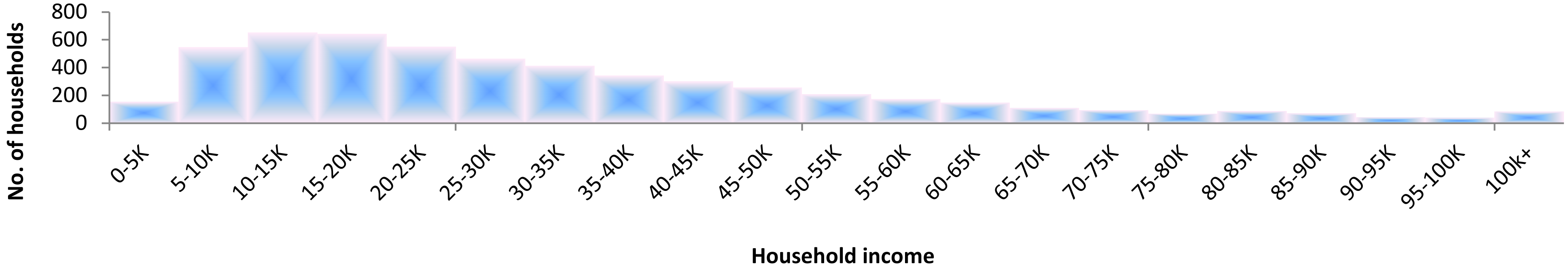
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£27,200** **Rotherham median:** **£27,600**
Lower Quartile: **£15,200** **Rotherham lower quartile:** **£15,300**



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21% of private sector is low income households

The borough average is 20%

28% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.15
Lower Quartile:	5.81
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

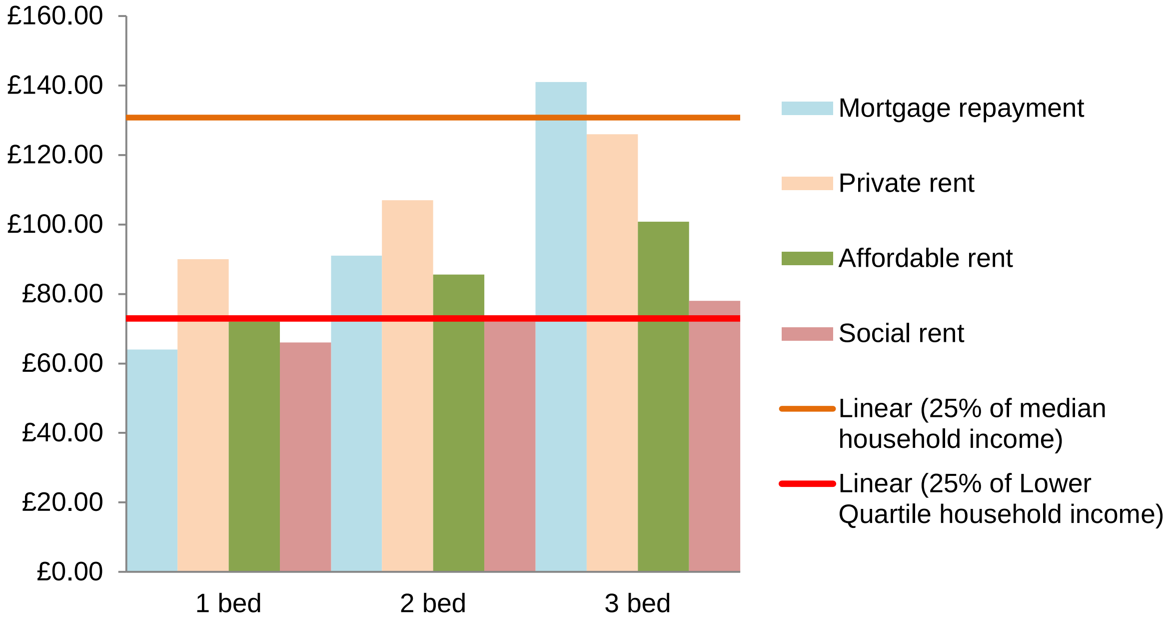
Affordability

% of first time buyers priced out of the market for a:

Flat	24%
Terraced house	24%
Semi-detached house	46%

Average savings held by all non-owners	Dearne HMA
Up to £5k	55.6%
£5-£10k	7.4%
£10-£20k	0.0%
£20-£40k	37.0%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The median household income is very similar to the Rotherham average, as is the level of low income households in the private sector.

The weekly cost of mortgage repayment is lower than the private rent averages for 1 and 2 bed properties.

The house price to income ratio is 4.15, which is lower than the Rotherham average of 4.54.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

A total of 67 new general needs affordable homes have been built in this area over the past five years by other housing providers, including 16 specialist homes for individuals with learning disabilities. A further 17 new homes have been built by the Council.

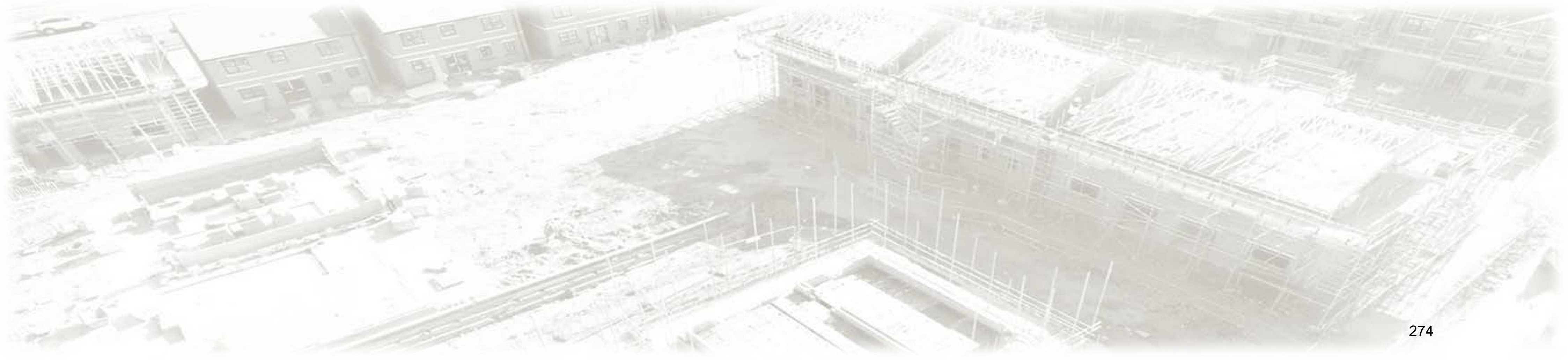
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H48 - Brameld Road	32	Private development
H97 - Land Off Farfield Lane	242	Undeveloped – private land

A further two Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of six new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

Much of Wath Ward closely reflects the Borough picture, including household earnings, property tenure and rent, and age demographics. House prices are usually similar, although are currently below the Borough average.

Rotherham and Wath have lower than average house prices both regionally and nationally, which does provide a level of affordable housing but choice can be limited to older properties which may require an increased level of investment and maintenance.

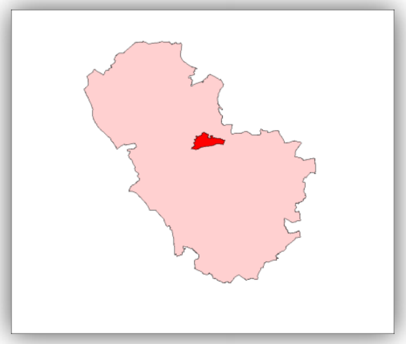
There is a good level of social housing supply across the Ward but Right to Buy remains a popular and affordable option for tenants wishing to enter home ownership.

Age estimates for 2017 indicate that the percentage of 0-9 year olds and 30-39 year olds has increased since 2011 suggesting a need for family housing; 3 bed Council houses are popular, attracting over 45 bids per property. Around half the council stock in Wath Ward is 3 bed houses (548), there are only 52, 2 bed houses.

The area has benefited from a large development of new build housing in recent years which has provided an improved mix of property size and types to the market, though opportunities to secure additional social housing have been limited.

Recommendations

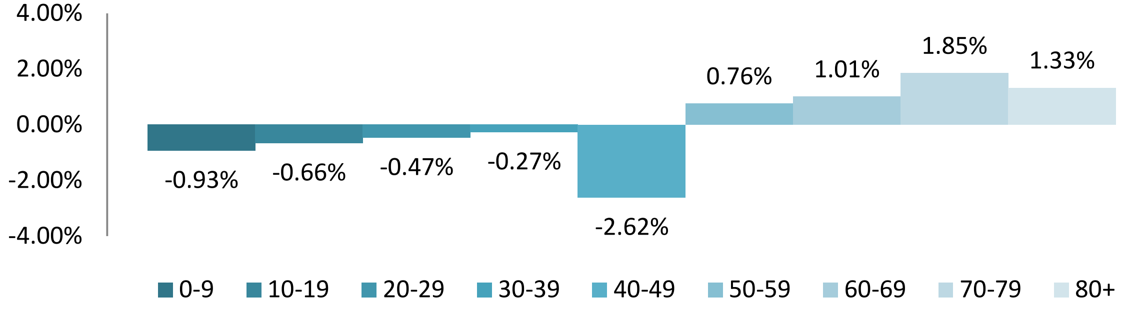
- More high quality, affordable family homes should be provided for rent and sale, including affordable home ownership options
- A greater range of homeownership products should be developed to support first time buyers and household seeking to downsize
- The Council’s ongoing investment in existing stock should ensure its social housing continues to meet the Ward’s needs
- Explore potential to use modern methods of construction on smaller sites

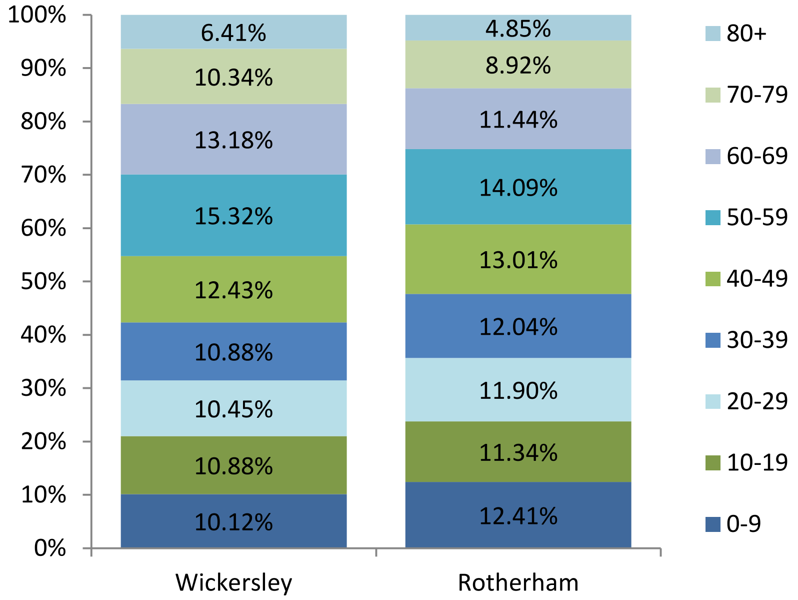


Wickersley Ward

Demographics

Population





Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Wickersley Ward has an older population than the Borough average. The percentage of over 50s has increased by almost 5% since the 2011 Census.

Economic Activity

- 62% — Employed
- 4% — Unemployed
- 3% — Students
- 31% — Economically Inactive

of which:

- 18% — Retired

Ethnicity

Ward

- White British – 97.9%
- Asian or Asian British – 1%
- Mixed – 0.7%
- Black or Black British – 0.2%

Rotherham

- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

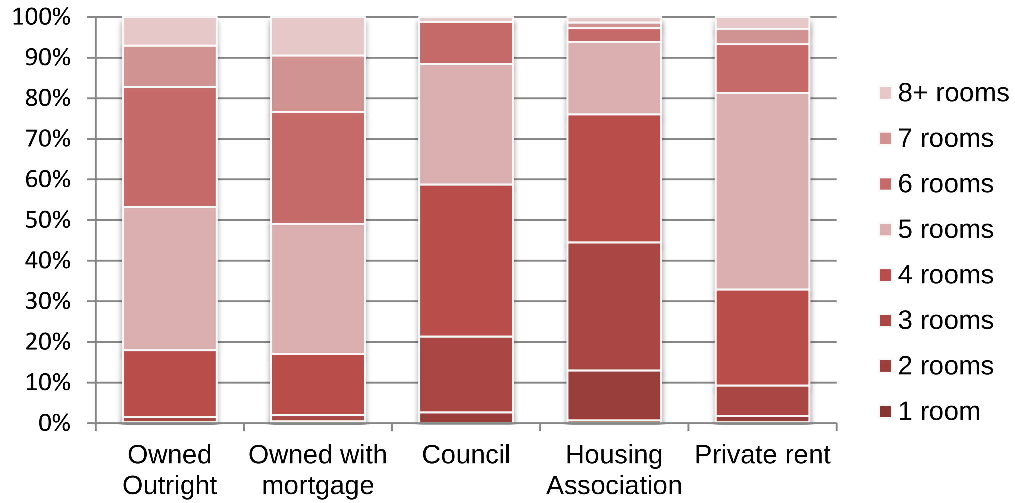
Source: ONS, Census 2011

Tenure

69.0%	• Owner Occupied
16.4%	• Private Rented
14.6%	• Social Housing

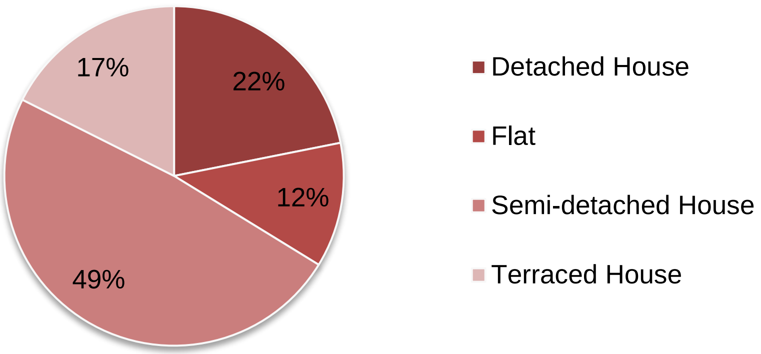
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

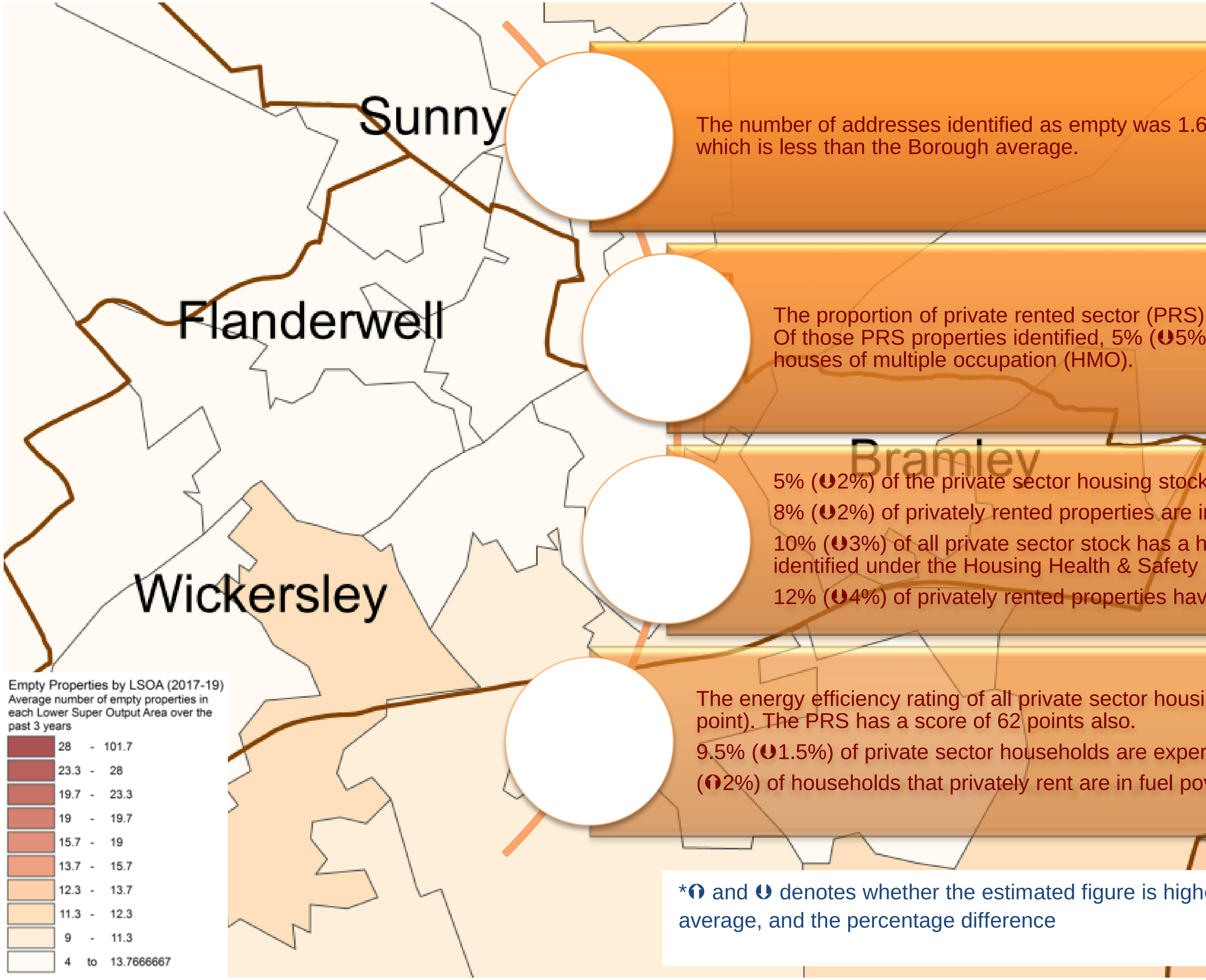


Source: 2018 LLPG figures

Home ownership (69%) in Wickersley Ward is above the Rotherham average. The level of social housing (14.6%) is around 8% below the Borough average.

The level of semi-detached housing (49%) is higher than average (45%) and the level of terraced housing (17%) is below average (23%).

Private sector stock condition



The number of addresses identified as empty was 1.6% (⬇0.6%) of all stock, which is less than the Borough average.

The proportion of private rented sector (PRS) properties is 16% (⬅0%➡). Of those PRS properties identified, 5% (⬇5%) are estimated to be houses of multiple occupation (HMO).

5% (⬇2%) of the private sector housing stock is in a state of disrepair

8% (⬇2%) of privately rented properties are in disrepair

10% (⬇3%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

12% (⬇4%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 points (⬆1 point). The PRS has a score of 62 points also.

9.5% (⬇1.5%) of private sector households are experiencing fuel poverty 13% (⬆2%) of households that privately rent are in fuel poverty

*⬆ and ⬇ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

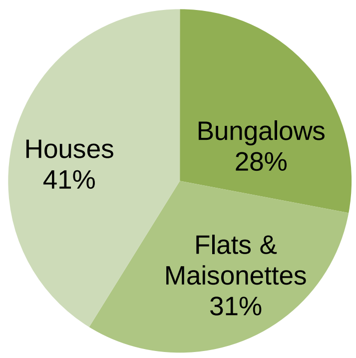
Source: BRE Private Sector Stock Condition Report

Council housing

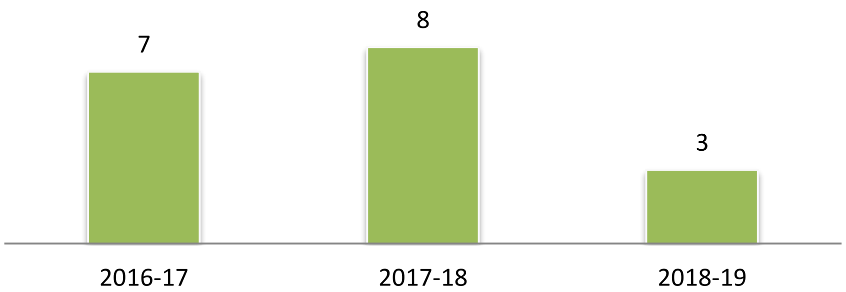
Overview

Wickersley Ward		Stock	Turnover	Demand
Bedsit		0		
Bungalows	1 bed	123	7%	17.4
	2 bed	50	2%	89.0
	3 bed	1	0%	0.0
Flats	1 bed	31	23%	23.3
	2 bed	130	6%	27.5
	3 bed	6	17%	9.0
	4 bed	1	0%	0.0
	5 bed	0		
Houses	1 bed	0		
	2 bed	56	9%	24.0
	3 bed	197	7%	58.9
	4 bed	2	0%	0.0
	5 bed	1	0%	0.0
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	24	29%	10.1
	3 bed	0		
	4 bed	0		
Total		622	8%	31.5

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

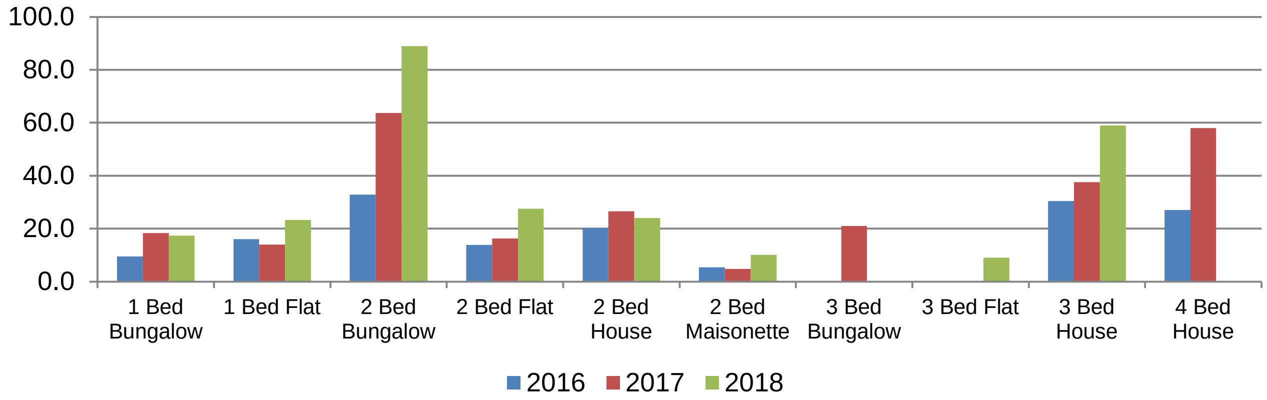
Council housing

Stock and demand – by area (2018)

Wickersley Ward	Bramley		Flanderwell		Ravenfield		Sunnyside		Wickersley		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
1 Bed Bungalow	66	22.5	21	13.3			11	18.0	25		**123**	**17.4**
1 Bed Flat	20		2				1	18.5	8	25.2	**31**	**23.3**
2 Bed Bungalow	27	89.0	1				16		6		**50**	**89.0**
2 Bed Flat	18		44	19.8			51	21.5	17	49.0	**130**	**27.5**
2 Bed House	22		29	22.3				31.0	5		**56**	**24.0**
2 Bed Maisonette			24	10.1							**24**	**10.1**
3 Bed Bungalow	1										**1**	
3 Bed Flat			6	9.0							**6**	**9.0**
3 Bed House	117	66.8	51	38.7	1		17	85.0	11	115.0	**197**	**58.9**
4 Bed Flat	1										**1**	
4 Bed House	1								1		**2**	
5 Bed House	1										**1**	
Area Total	274	58.5	178	20.8	1		96	27.8	73	42.4	**622**	**31.5**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



The average number of bids in the Ward in 2018 was 31.5, above the Rotherham average of 24.3. Demand has continued to increase over the past three years.

The most popular area in the Ward is Bramley and the most popular type of properties are 2 bed bungalows and 3 bed houses.

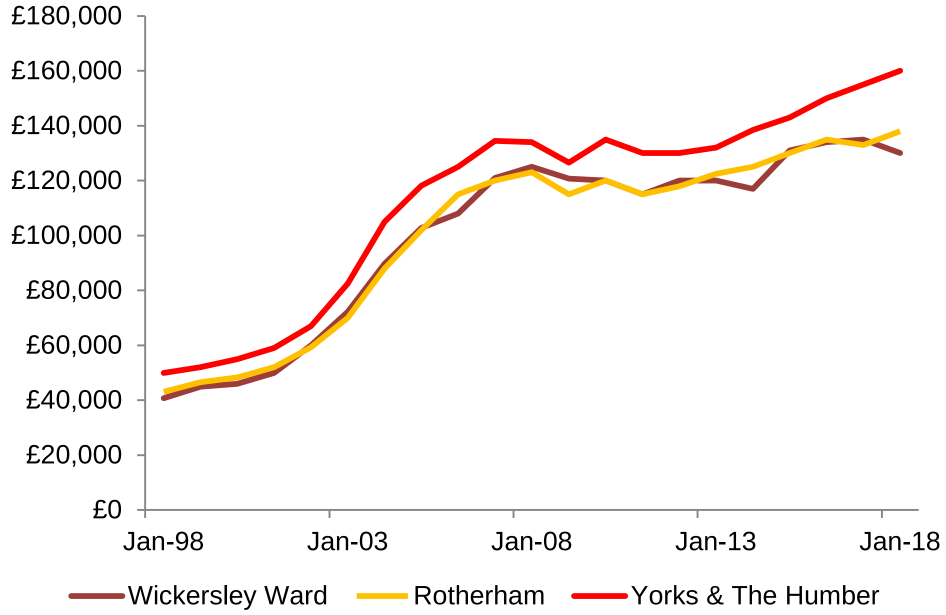
Turnover (8%) is in line with the Borough average.

Housing market and affordability

Current house prices

Overall: £169,600

Detached: £264,300	Semi-detached: £160,400	Terraced: £117,800	Flat: N/A



Source: ONS

Sales

Turnover as a proportion of total private stock					2018 turnover by type			
	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Wickersley Ward	1.5%	2.1%	1.8%	1.7%	17%	65%	13%	6%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

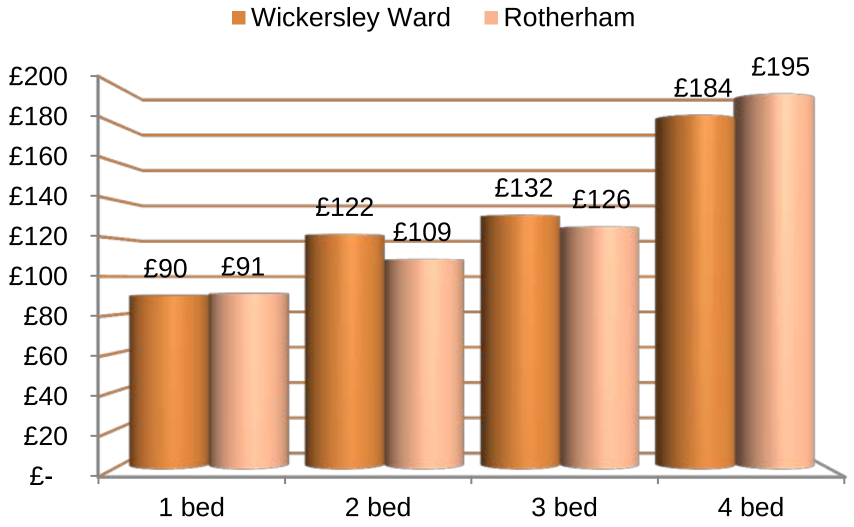
The average house price in Wickersley Ward was £169,600 in the three months up to July 2019, which is higher than the Rotherham average (£151,400). Historically, Wickersley Ward house prices have broadly increased at the same rate as the Borough average. However, sales turnover is much lower than the Rotherham average.

(Source: Hometrack, unless otherwise stated)

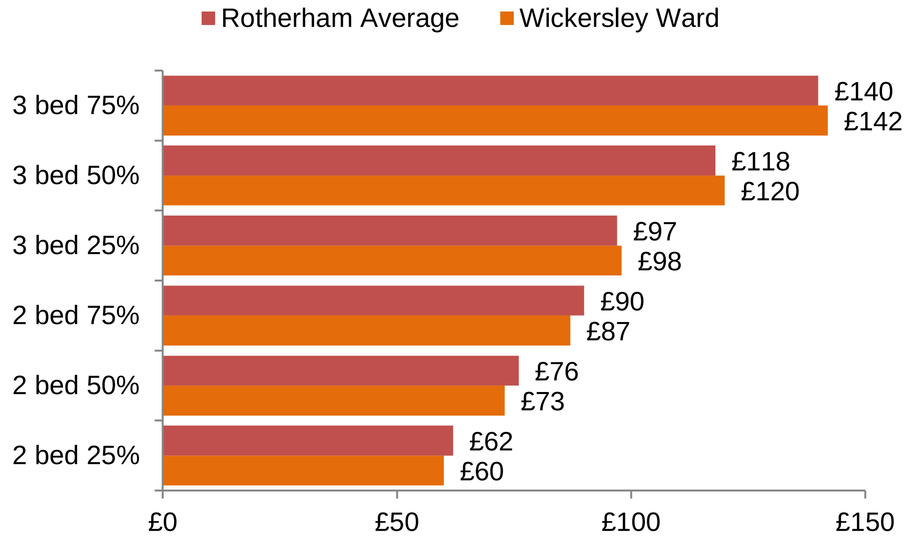
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£90	£72	£79	£66
2 bed	£122	£98	£97	£72
3 bed	£132	£106	£101	£78
4 bed	£184	£147	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent in Wickersley Ward is above average for 2 and 3 bed properties.

Shared ownership estimates suggest that owning 75% of a 2 bed property would cost less per week than the average affordable rent.

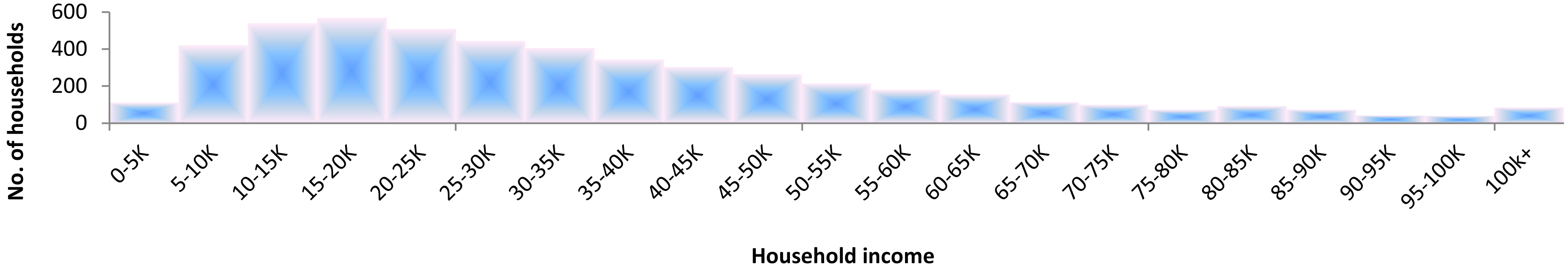
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£29,600** **Rotherham median:** **£27,600**
Lower Quartile: **£16,900** **Rotherham lower quartile:** **£15,300**



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21% of private sector is low income households

The borough average is 20%

37% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	3.83
Lower Quartile:	6.42
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

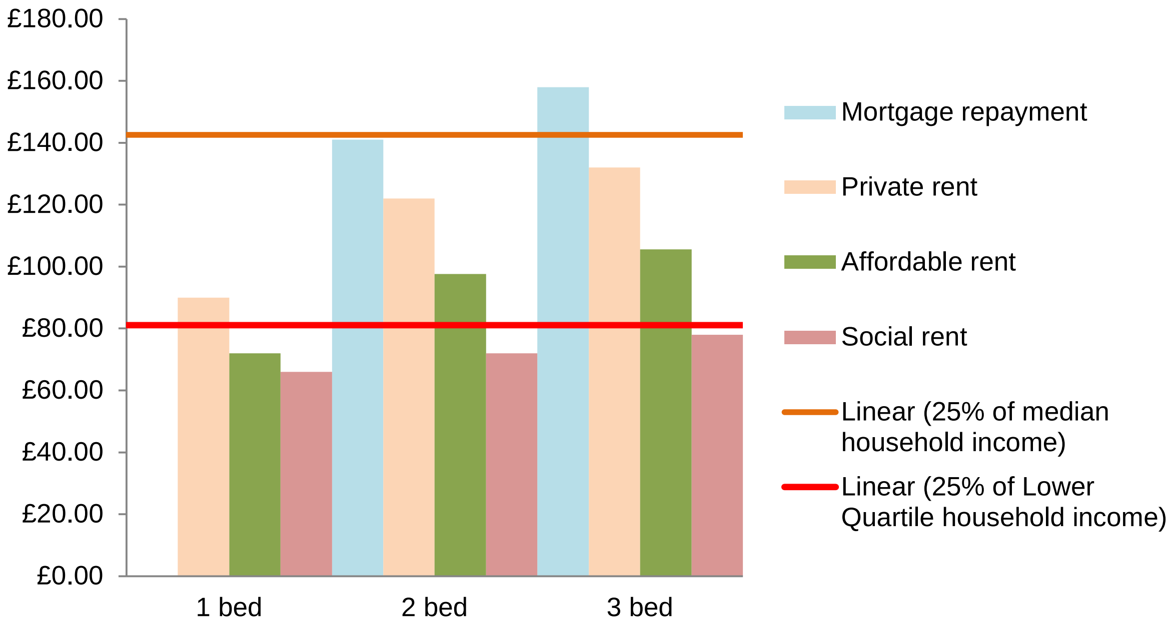
Affordability

% of first time buyers priced out of the market for a:

Flat	32%
Terraced house	42%
Semi-detached house	42%

Average savings held by all non-owners	South Urban HMA
Up to £5k	86.4%
£5-£10k	4.5%
£10-£20k	0.0%
£20-£40k	2.3%
£40k and over	6.8%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

The house price to income ratio is 3.83 and is amongst the lowest in the Borough. Median household income levels are slightly higher than average. However, for those in the lower quartile of household income, house prices are over six times income. They may be limited to social housing if 25% of income is allocated to housing costs.

The average weekly cost of mortgage repayments on a 3 bed property is £158.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

In recent years there has been little social housing development with just four new general needs homes built by housing providers and three by the council. Community centre conversions in Flanderwell and Wickersley have provided six new 1 bed Council flats.

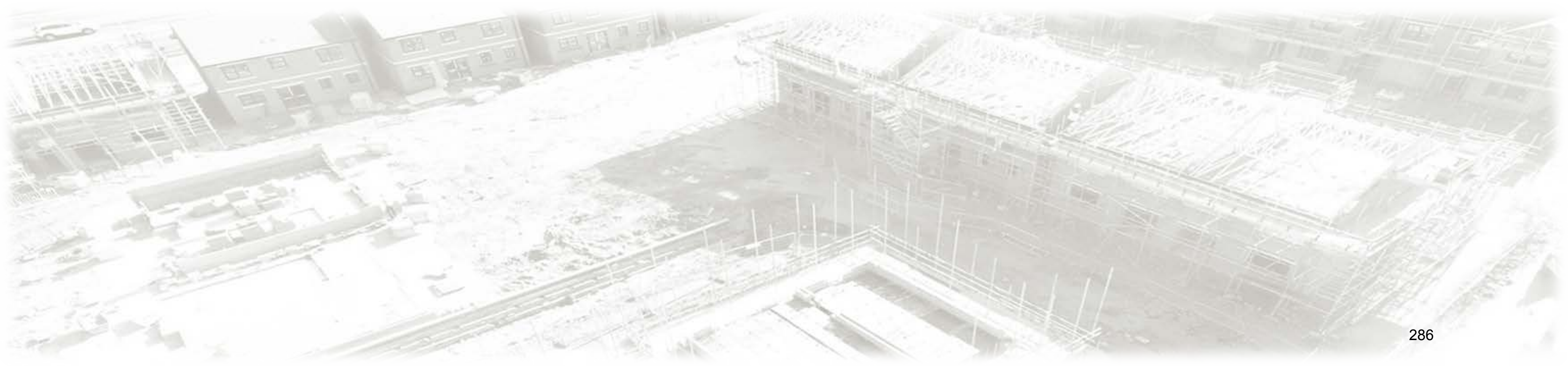
Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H58 - Land Off Melciss Road	45	Undeveloped – private land

A further six Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 12 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.



Summary and recommendations

Summary

There is a greater than average number of older people and a lower than average number of younger people in Wickersley Ward. This may contribute towards the popularity of 2 bed bungalows. Demand for council housing overall is above average.

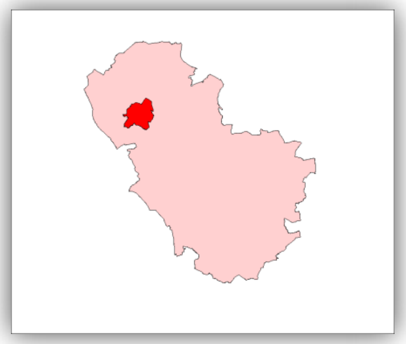
Higher house prices and private rent levels align with the slightly higher numbers of economically active residents in the area. The house price to income ratio is 3.83, which is the lowest in the Borough; house prices and median income are above average however.

There are discrete pockets of deprivation across the Ward, which can be easily masked by the general wealth of the area; 37% of private rented households are low income households, which is the highest percentage in the Borough.

The low turnover of both privately owned properties and social housing may reflect the settled nature of the community, and suggest that residents are satisfied with the area.

Recommendations

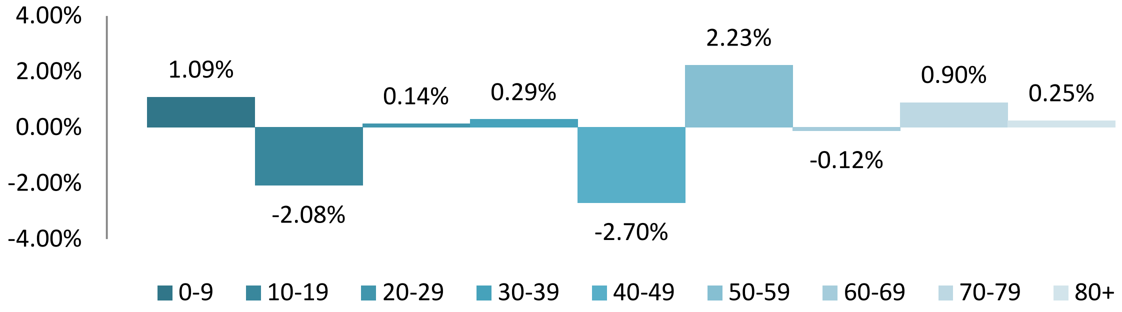
- Increase the number of accessible bungalows / flats for older people
- Encourage more support for first time buyers
- Shared ownership products could bridge the affordability gap between private rented low income households and above average house prices
- Maximise opportunities for social housing via s106 agreements
- Explore potential to use modern methods of construction on smaller sites



Wingfield Ward

Demographics

Population



Above: the percentage change in age groups between 2011 Census and 2017 mid-year estimates.

Left: 2017 population estimates by Ward and Local Authority.

Wingfield Ward broadly matches the Borough age profile. The largest group is 50-59 (15.25%) which has increased by 2.23% since the 2011 Census.

Economic Activity

56%	• Employed
7%	• Unemployed
2%	• Students
35%	• Economically Inactive
of which:	
16%	• Retired

Ethnicity

Ward
- White – 96.9%
- Black or Black British – 1.2%
- Mixed – 0.9%
- Asian or Asian British – 0.8%

Rotherham
- White – 93.6%
- Asian or Asian British – 4.1%
- Mixed – 1%
- Black or Black British – 0.8%

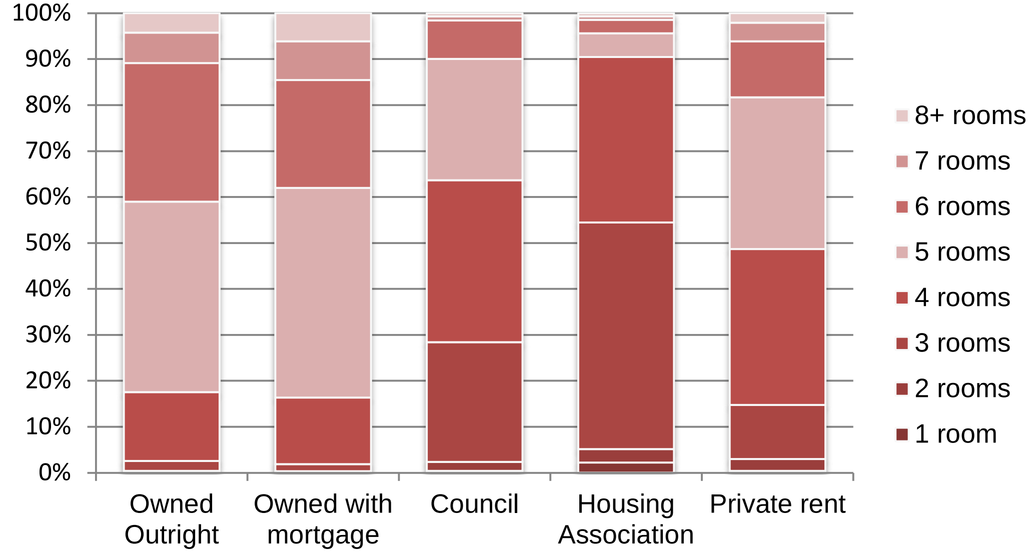
Source: ONS, Census 2011

Tenure

- 41.6% • Owner Occupied
- 9.5% • Private Rented
- 48.9% • Social Housing

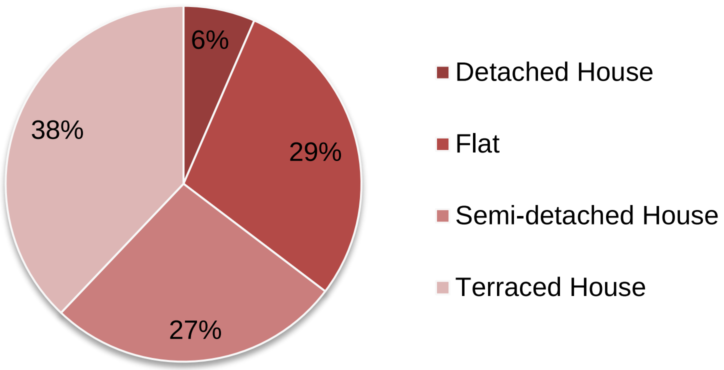
Source: BRE Private Sector Stock Condition Report

Number of rooms by tenure



Source: Census 2011

Type of house

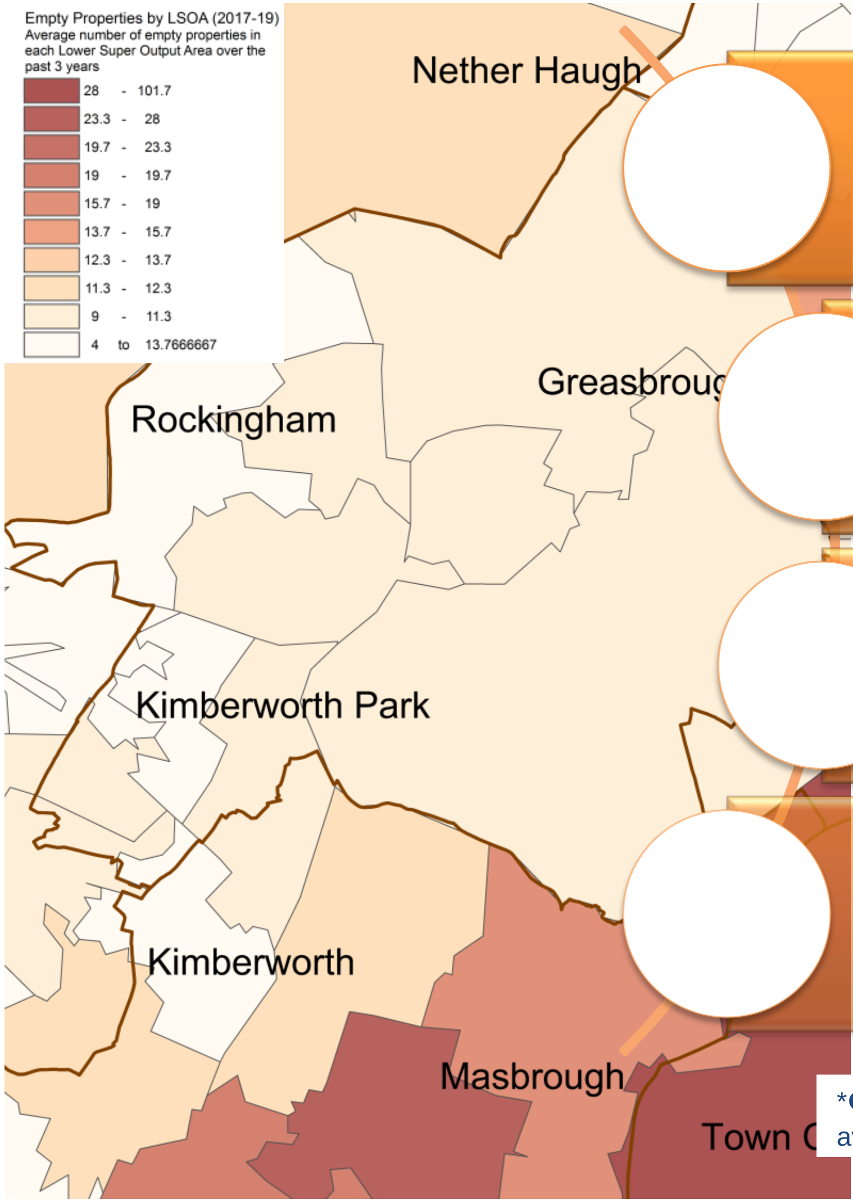


Source: 2018 LLPG figures

Wingfield Ward has the second lowest level of home ownership (41.6%) of all Rotherham Wards. It has the highest level of social housing (48.9%) in the Borough, over double the average (22.5%).

Wingfield Ward has more than double the average number of flats (29%), due to the high number of blocks of social housing flats. It has the lowest percentage of semi-detached houses (27%) in the Borough.

Private sector stock condition



The number of addresses identified as empty was 2.2% of all stock, which is the same as the Borough average.

The proportion of private rented sector (PRS) properties is 10% (↓6%). Of those PRS properties identified, 7% (↓3%) are estimated to be houses of multiple occupation (HMO).

5% (↓2%) of the private sector housing stock is in a state of disrepair

6% (↓4%) of privately rented properties are in disrepair

12% (↓1%) of all private sector stock has a health and safety risk identified under the Housing Health & Safety Rating Standard (HHSRS)

13% (↓3%) of privately rented properties have a health and safety risk

The energy efficiency rating of all private sector housing stock is 62 points (↑1 point). The PRS has a score of 63 points.

14% (↑3%) of private sector households are experiencing fuel poverty

15% (↑4%) of households that privately rent are in fuel poverty

*↑ and ↓ denotes whether the estimated figure is higher or lower than the Borough average, and the percentage difference

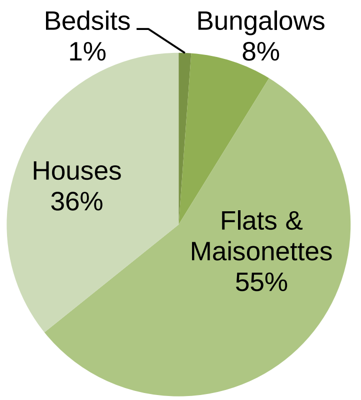
Source: BRE Private Sector Stock Condition Report

Council housing

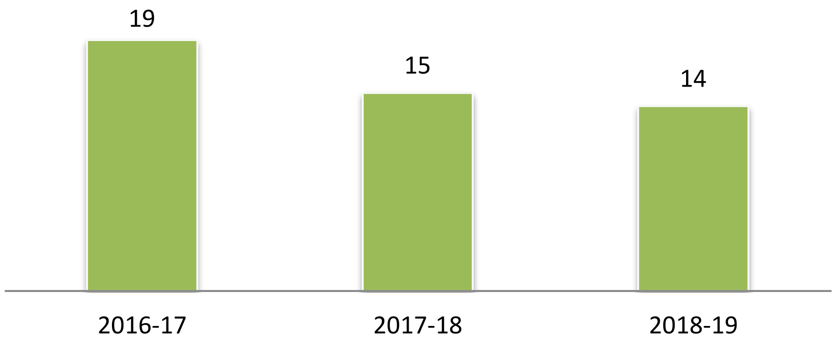
Overview

Wingfield Ward		Stock	Turnover	Demand
Bedsit		29	14%	3.3
Bungalows	1 bed	167	5%	20.1
	2 bed	23	4%	62.0
	3 bed	0		
Flats	1 bed	618	17%	8.4
	2 bed	696	16%	6.1
	3 bed	20	10%	4.0
	4 bed	0		
	5 bed	0		
Houses	1 bed	1	0%	0.0
	2 bed	161	9%	37.0
	3 bed	725	4%	66.8
	4 bed	5	0%	0.0
	5 bed	0		
	6 bed	0		
Maisonette	1 bed	0		
	2 bed	48	13%	6.7
	3 bed	0		
	4 bed	0		
Total		2,493	11%	16.1

Current Stock



Right to Buy sales



Stock numbers are from April 2019, turnover and demand data is taken from all 2018 council lettings. Turnover is calculated from the number of lettings in 2018 as a proportion of the total stock type in that Ward. The demand figure is the average number of bids per type of property let. Right to Buy sales indicates the number of council houses sold in the last three financial years to tenants under Right to Buy.

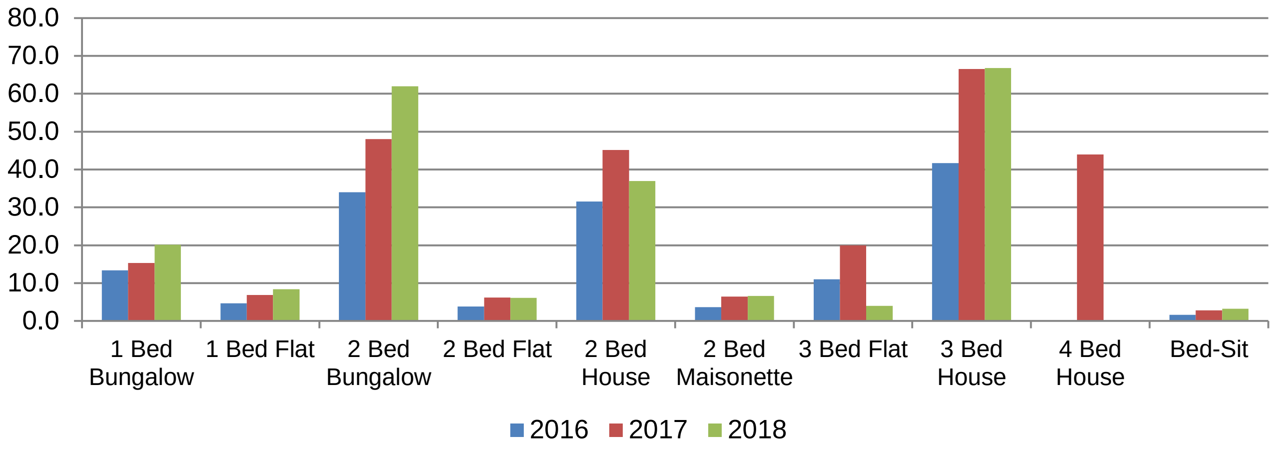
Council housing

Stock and demand – by area (2018)

Wingfield Ward	Greasbrough		Kimberworth		Kimberworth Park		Munsbrough		Rockingham		Wingfield		Ward Total	
	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids	Stock	Bids
Bedsit					2	2.0					27	3.7	**29**	**3.3**
1 Bed Bungalow	33	25.5			94	21.4	30	9.0			10	14.0	**167**	**20.1**
1 Bed Flat	124	9.7			84	8.4	58	5.3	246	8.5	106	11.6	**618**	**8.4**
1 Bed House	1												**1**	
2 Bed Bungalow	19	62.0			4								**23**	**62.0**
2 Bed Flat	133	8.7			70	11.6	106	2.7	234	7.8	153	8.2	**696**	**6.1**
2 Bed House	22		3		131	37.0			4		1		**161**	**37.0**
2 Bed Maisonette					5						43	6.7	**48**	**6.7**
3 Bed Flat	6	1.0					14	7.0					**20**	**4.0**
3 Bed House	85	74.0			325	65.5	79	40.5	141	76.3	95	69.5	**725**	**66.8**
4 Bed House	1				4								**5**	
Area Total	424	30.1	3		719	31.4	287	4.8	625	12.6	435	15.4	**2,493**	**16.1**

Demand – 3 years analysis

(Average number of bids per type of property in the Ward in each of the last three years)



Wingfield Ward has the largest number of Council homes in the Borough, with a high percentage of flats.

The 48 Right to Buys over the past three years is the third highest amount in Rotherham.

The average number of bids per council let in 2018 was 16.1, which is lower than the Borough average of 24.3. However, demand has continued to increase in the Ward over the past three years.

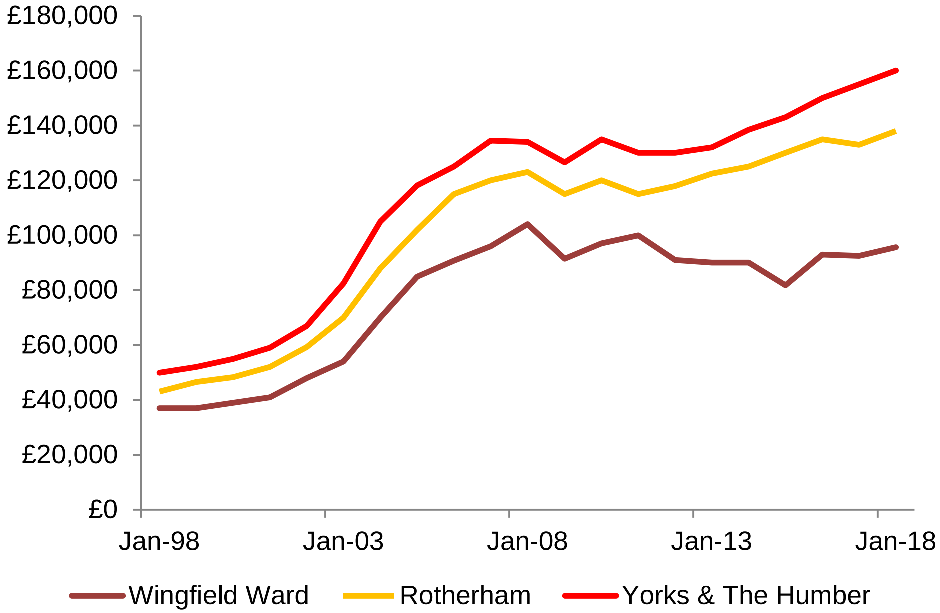
The Ward has the highest percentage of 18-29 year old tenants, at 14.6%.

Housing market and affordability

Current house prices

Overall: £103,600

Detached:	Semi-detached:	Terraced:	Flat:
£140,000	£108,600	£103,100	£50,000



Source: ONS

Sales

Turnover as a proportion of total private stock **2018 turnover by type**

	2015	2016	2017	2018	Terraced	Semi-detached	Detached	Flat / Maisonette
Wingfield Ward	1.2%	1.2%	1.4%	1.5%	9%	50%	41%	0%
Rotherham	3.1%	3.5%	3.1%	3.1%	24%	49%	23%	4%
Yorkshire and the Humber	3.5%	3.8%	3.7%	3.6%	30%	36%	25%	9%

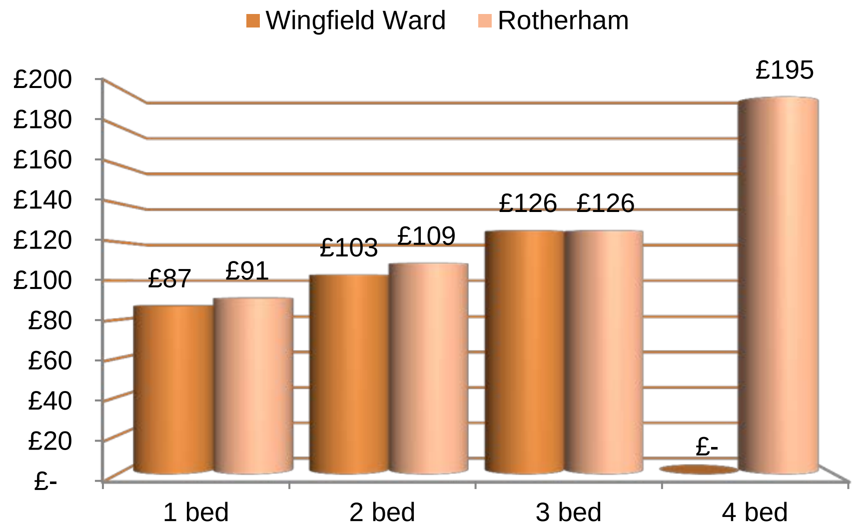
The average house price in Wingfield Ward in the three months up to July 2019 was £103,600, around £50,000 below the Rotherham average. Home ownership in the Ward is low and the turnover of private stock was half the rate of the Rotherham average in 2018.

(Source: Hometrack, unless otherwise stated)

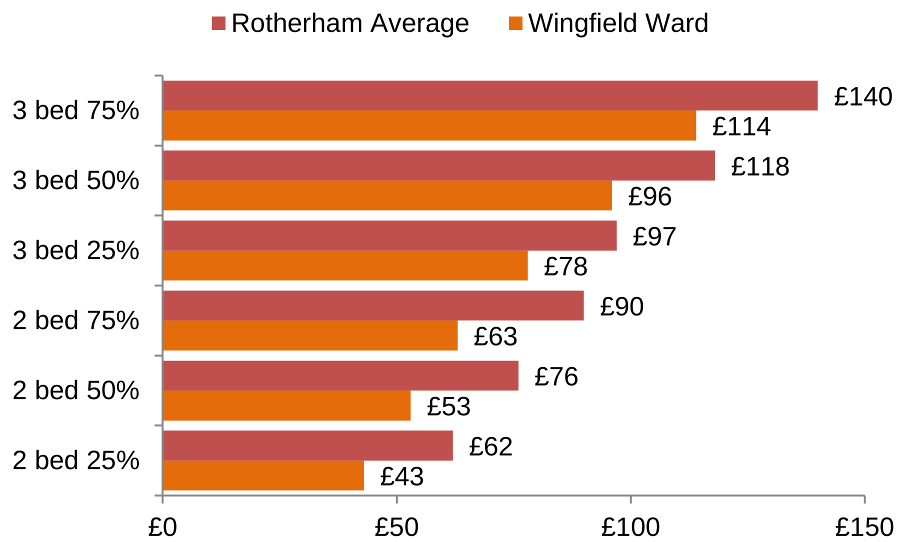
Housing market and affordability

Rent

	Ave market rent (p/w)	Ave Affordable Rent (p/w)	Local Housing Allowance (p/w)	Social Rent (p/w)
1 bed	£87	£70	£79	£66
2 bed	£103	£82	£97	£72
3 bed	£126	£101	£101	£78
4 bed	N/A	N/A	£138	£86



Shared Ownership



Above: Chart compares Ward average weekly rent levels with borough average.

Left: Chart shows the weekly cost of living in a 2 bed flat and 3 bed house under shared ownership tenure at 25%, 50% and 75% ownership. Data is from Hometrack, assuming a 10% deposit has been paid and mortgage repayments are based on average bank/building society rates. The rent component is 2.75% of the value of the remaining share of the property. These costs do not include ground rent or service charges.

The weekly cost of private rent in the Ward is slightly lower than the Rotherham average. There is no data for privately rented four bed properties. The Local Housing Allowance will cover the average affordable rent levels.

Shared ownership with a 75% owned share would cost less than private rent for 2 and 3 bed properties.

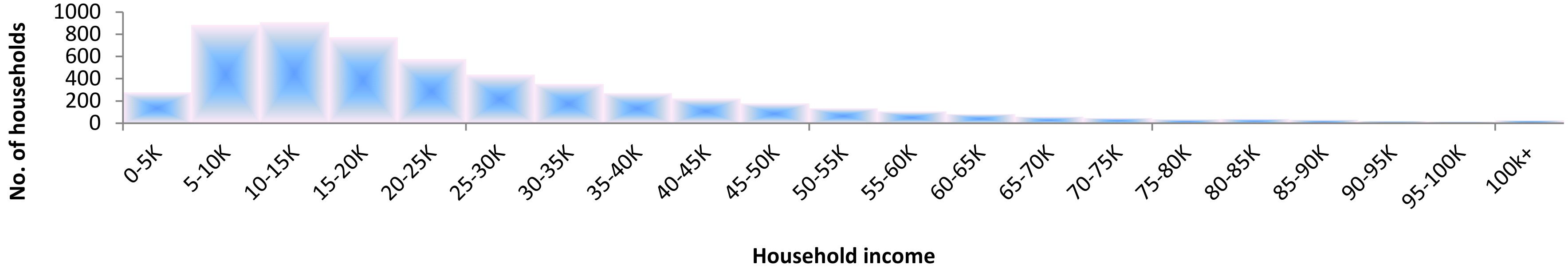
(Source: Hometrack, unless otherwise stated)

Housing market and affordability

Income

Household income estimates

Median: **£19,300** **Rotherham median:** **£27,600**
Lower Quartile: **£11,100** **Rotherham lower quartile:** **£15,300**



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28% of private sector is low income households

The borough average is 20%

29% of private **rented** sector are low income households

The borough average is 26%

House price to income ratio:

Ward:	4.63
Lower Quartile:	7.79
Rotherham:	4.54
Yorkshire & Humber:	5.31

Source: BRE Private Sector Stock Condition Report

(Source: Hometrack, unless otherwise stated)

Housing market and affordability

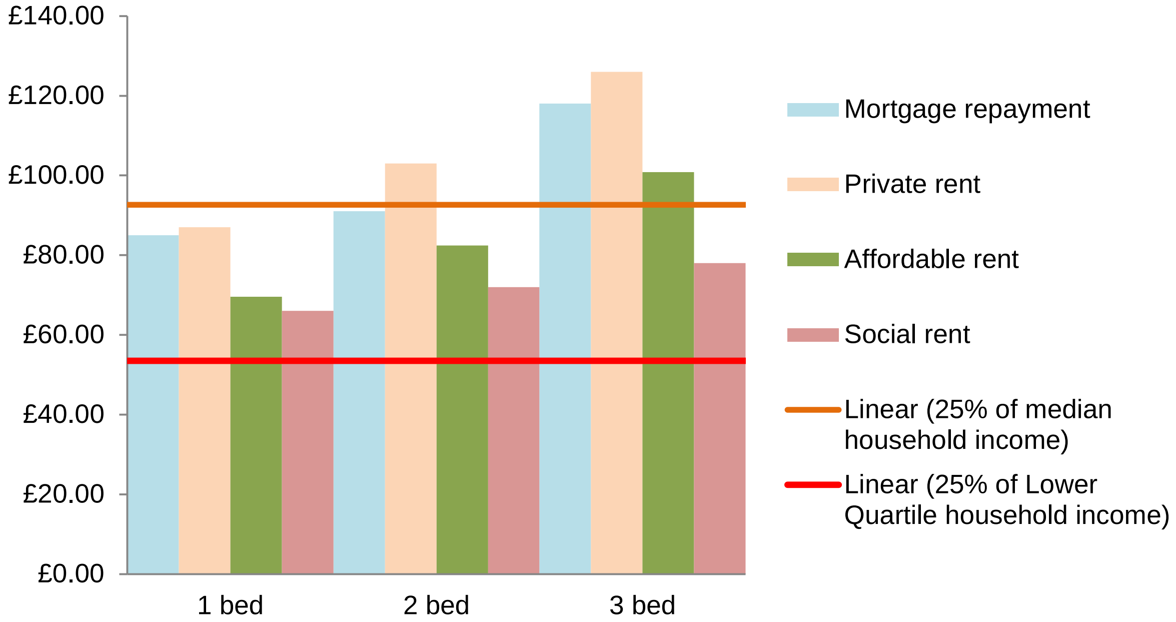
Affordability

% of first time buyers priced out of the market for a:

Flat	40%
Terraced house	54%
Semi-detached house	54%

Average savings held by all non-owners	North Urban HMA
Up to £5k	85.7%
£5-£10k	5.2%
£10-£20k	7.8%
£20-£40k	1.3%
£40k and over	0.0%

SHMA 2018 – Table 4.14. The Sheffield and Rotherham SHMA surveyed households across the region and divides Rotherham into 6 Housing Market Areas (HMA). The data used above is for the HMA that the majority of the Ward sits in.



The chart above shows the weekly cost of: mortgage repayment, private rent, affordable rent (80% of market) and social rent. The mortgage estimates are calculated using the average market price for a 1, 2 and 3 bed in the Ward, with a 10% deposit and a mortgage interest rate of 4.2%.

The 25% median household income and the 25% lower quartile household income indicates the proportion of income usually spent on housing.

Wingfield has one of the lowest median household income estimates and the highest lower quartile house price to income ratio (7.79). 54% of first time buyers are priced out of the market for terraced and semi-detached houses, which is the highest percentage in Rotherham.

The weekly cost of mortgage repayments for a 3 bed property is £118. This is lower than the weekly cost of private rent (£126). However, the majority in the HMA would have insufficient savings for a deposit.

(Source: Hometrack, unless otherwise stated)

Development

Recent development

There has been no recent housing development in Wingfield Ward.

Future development

The following is a list of all development sites in the Ward published in the Rotherham Local Plan. The Rotherham Local Plan Sites and Policies document, which allocates the housing development sites, was adopted by Rotherham Council in June 2018.

Site Name	Estimated no. of homes	Status
H1 - Bassingthorpe Farm Strategic Allocation	2,400	Undeveloped – private & council land
H2 - Land North Of Harold Croft	36	Undeveloped – private & council land
H3 - Land Northwest Of Munsbrough Lane	100	Undeveloped – council land
H5 - Land Off Munsbrough Lane	57	Undeveloped – council land
H6 - Land Between Grayson Rd And Church St	18	Undeveloped – council land

*The majority of the Bassingthorpe allocation is in the Wingfield Ward; 2,400 is the total development figure across both Rotherham West and Wingfield wards.

A further eight Council owned sites have been identified within this Ward which have the potential to be brought forward for housing development within the next five years. The Council estimates that these sites could support the delivery of 33 new homes.

Any developers wishing to know more about council led opportunities or wishing to engage on non-council sites can contact Strategichousing@rotherham.gov.uk for further information.

Summary and recommendations

Summary

Over half of the ward lives in rented accommodation, mostly Council owned accommodation.

There are 2,493 council owned properties in the ward, the highest in the Borough but there is a lower than average demand for some property types i.e. flats, which could indicate an oversupply. Demand for 3 bed houses is however very high.

The area has a much younger tenant profile; it has the highest percentage (14.6%) of 18-29 year old tenants. This is likely to be influenced by the smaller accommodation on offer. There are 3 times as many flats in this ward than the Borough average. There is also a higher than average number of single tenant households.

The percentage of empty properties matches the Rotherham average.

The level of home ownership is 20% below the Borough average and house prices are low. Wingfield Ward has the highest percentage of households priced out of home ownership (40% priced out of the market for a flat, 54% priced out of the market for a terraced or semi-detached house). Right to Buy is however popular, particularly for family houses. The weekly cost of privately renting a 3 bed property is more expensive than a mortgage.

Recommendations

- The Bassingthorpe development will have connections with this ward so it should be considered how the development could bring new housing products to the area
- Any new development in this area should seek to mix the size, type and tenure of housing to provide more variety and more family housing
- Assistance for first time buyers is required
- There is an appetite for Right to Buy so other affordable housing products should also be considered in this area
- Explore potential to use modern methods of construction on smaller sites