Housing and Housing Market Analysis.

Draft report completed by Shropshire Council April 2019.

Contents.

Executive Summary

This report is from Shropshire Council. It provides a more detailed assessment of housing that supplements the risk reviews of Population and Economy.

Housing

- **Shrewsbury West and Oswestry to expand.**
- **Shropshire Council scheme to develop a series of retirement villages supported by assistive technology.**
- **OAP ownership of property is above average.**
- **Opportunities for first time buyers are under pressure.**
- **Shropshire rural has above average levels of building deprivation.**

There are 122,800 households in Shropshire (2006). The number of households is projected to increase to 152,300 by 2026, contributing to the need to provide additional housing.

Housing affordability is a key issue. Some 70-80% of earning households have annual earnings below the level required to purchase 'entry level' properties and the mortgage multiplier is 10 times the average local wage.

Current waiting lists for social housing illustrate that supply fails to meet demand. The occupation of mobile homes and caravans in Shropshire is significantly higher than the regional and national average. SFRS have had a fire fatality in a static caravan during the current IRMP.

The predominant housing types in Shropshire are semi-detached and detached housing, reflecting its rural nature. Higher proportions of terraced housing and flats exist in Shrewsbury reflecting its role as the major urban settlement. Recent trends in housing completions suggest that the need for smaller properties is not being met.

The area has a significant and diverse Gypsy and Traveller population, with varying needs and a large number of small, long term unauthorised sites.

Findings

Meeting housing needs, particularly needs for affordable housing, is a strategic objective and a major element of the Shropshire Council Sustainable Community Strategy. Delivery of the new housing development in the quantity and form necessary is fundamental to the sustainable communities' policies of the Council's Core Strategy. Key drivers for these policies are the demographic trends at work in Shropshire, the evidence of need for affordable housing set out in the sub-regional and local housing market assessments, the strategic housing requirements for Shropshire in the Regional Spatial Strategy, and the needs of individual towns and villages for additional housing of a range of costs and tenures as part of their development as communities and more sustainable places.

Demographic trends mean challenges in housing provision including the implications of an ageing population and needs for affordable and specialist housing.

The development of brownfield sites is prioritised where available and deliverable in sustainable locations. The Shropshire Council policy includes an overall target of 60% of development on previously developed sites. However, some development of greenfield sites will be necessary if the housing requirement is to be met, including sustainable urban extensions in Shrewsbury and Oswestry, linked to the provision of infrastructure, and other greenfield housing land releases within and adjoining Shrewsbury, the Market Towns and other Key Centres, and some Community Hubs and Clusters.

Appropriate housing mix and type, including tenure and affordability, are key to meeting housing needs and to developing mixed, balanced and inclusive communities. These are priorities of national, regional and Shropshire housing strategies. The priorities, action plans and programmes of the Housing Strategy for Shropshire address issues relating to the existing housing stock as well as future provision, and the Strategy is key to the delivery of a co-ordinated approach to housing across Shropshire.

The Council aims to ensure that new housing development addresses these priorities, meeting general and specialist housing needs, both in the towns and the rural areas, including the need for affordable housing of a range of tenures. The need for agricultural, forestry and other occupational dwellings in Shropshire. The issue of an ageing population, which is particularly important in Shropshire, seeking to ensure that new housing development meets the Lifetime Homes Standard and that there is adequate provision of specialist accommodation, such as extra care housing.

The overall Council target 2010-2020, for the provision of affordable housing is 33%. This puts forward a target for the West Housing Market Area of Shropshire and Herefordshire of 760 affordable homes per annum, which breaks down proportionally to give a target of 456 affordable homes per annum for Shropshire. This is 33% of the total annual housing provision proposed which, compared to that which has been achieved in the past under previous/current policy (15% over the last 5 years), represents an extremely demanding target but one that reflects the evidence of need and the high aspirations of the Shropshire Partnership to tackle the issue.

One Shropshire Housing scheme.

A series of specialist developments across the County.

The Masterplan Concept – Placemaking The far-reaching ONE Housing Scheme brief calls for an idealised masterplan for a proposed series of developments of mixed tenure bungalows loaded with assistive tech across a number of rural edge-of-town and village sites in Shropshire using Garden City and eco town principles to help the client address a number of priority areas through the simple building of a few bungalows[1] .

Shropshire Council Draft Report. April 2019.
Identifying the Need for Different Types of Housing

6.1. As well as calculating overall housing need using the new standard methodology, local authorities are required to separately consider the need for different types and tenures of housing. NPPG explains that local authorities should examine *"the need for particular sizes, types and tenures of homes as well as the housing needs of particular groups."*[2] NPPG further clarifies the relationship between the calculation of the overall housing need and the need for different tenures and types of housing, providing guidance for assessing the needs of each particular community group.

6.2. Shropshire Council does not undertake a County-wide housing needs survey, although a program of local housing needs surveys is underway to better assess housing requirements at parish level. Also, this assessment does not use modelling software that is not always open and transparent. In order to estimate the percentage of households that might require different sizes and types of dwellings in the future, a desk-top approach has been adopted. This draws firstly from an understanding of Shropshire's current dwelling stock profile, underpinned by 2011 Census data and Council Tax data. Then secondly, draws upon the household types included in the ONS sub-national household projections.

6.3. The 2011 Census provides evidence of the complex relationship between the size and type of housing in the County and different types of household. It demonstrates that the number of people occupying a household does not directly equate to the size of dwelling they choose to live in. Many factors influence the size of property households inhabit. These include household preferences, household income levels, the health and diversity of the local housing market, employment requirements, social change and where families have expanded and contracted as children have left home.

6.4. This makes it challenging to predict the choices households will make in the future regarding dwelling size and their respective housing needs. Reflecting this, the adopted approach assumes

[1] https://shropshire.gov.uk/committee-services/documents/s20301/Appendix%20B.pdf

[2] National Planning Policy Guidance: Housing Need Assessment (Paragraph: 020 Reference ID: 2a-020-20180913), DHCLG - https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#identifying-the-need-for-different-types-of-housing

that the tendencies (evident in the Census) of different household types to occupy different sized dwellings will be retained throughout the Shropshire Local Plan period 2016-2036.

6.5. This method has its limitations. It doesn't attempt to model change in any of the complex and changeable factors mentioned above and assumes decisions about size and type of housing are based on the same mix of housing stock available currently. It has the benefit of being based on a robust dataset but admittedly this is eight years old. Some thought has been given to this, however taking into account Shropshire's relatively stable population and the absence of a more up-to-date data source the proposed method was judged to be best.

6.6. Recognising the Government's guidance to continue to use the 2014 sub-national household projections as the starting point for estimating overall housing need in Shropshire, this section includes comparison of the 2014 and 2016 household projections.

Current Dwelling Stock Profile

6.7. The 2011 Census remains the most detailed source of information on accommodation type and tenure characteristics in Shropshire and at Place Plan Area level. The Census estimated that there were 135,572 dwellings in Shropshire on the 27th March 2011, encompassing 135,645 household spaces. In comparison Shropshire's Council Tax database[3] recorded 133,712 dwellings on the valuation list in 2011. Since the 2001 Census the number of dwellings has increased by 10.8% in Shropshire.

6.8. For the purpose of the Census, ONS define a 'household space' as "accommodation used or available for use by an individual household." A 'dwelling' is defined as "a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained but combine to form a shared dwelling that is self- contained."

Table 1: Long-term Change in Number of Shropshire Dwellings, 1981-2011[4]

	1981	1991	2001	2011	Change 2001-11	
					Number	%
Dwellings	-	109,748	122,326	135,572	13,246	10.8
Household Spaces	97,080	109,990	122,162	135,645	13,483	11.0

Note: No count of number of dwellings was derived from the 1981 Census Questionnaire.
Source: 1981, 1991, 2001 and 2011 Censuses, ONS.

6.9. MHCLG also publish annual dwelling stock estimates derived from aggregated Council Tax data submitted by local authorities. This enables comparison of dwelling stock numbers over time in Shropshire, illustrated simply in Figure 1. During 2001-2017 dwelling stock increased by 16.6% in Shropshire. On average dwelling stock increased by 1,193 a year or 0.9% a year during 2001-17.

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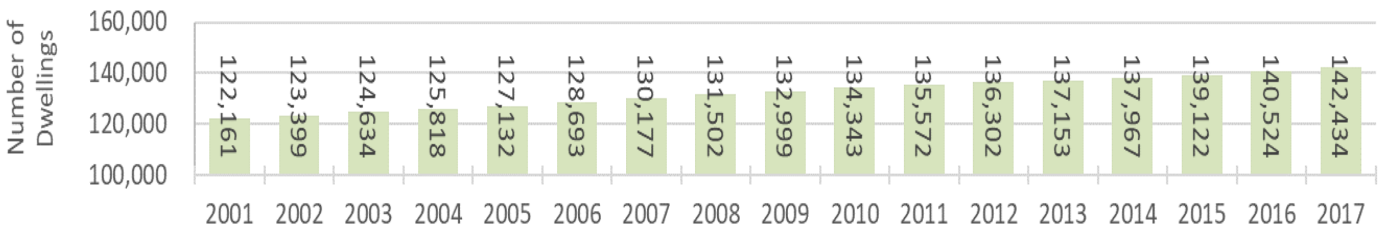
[3] Calculation of Council Tax Base for Formula Grant Purposes CTB(October 2011), DHCLG - https://www.gov.uk/government/statistics/council-taxbase-2011-in-england

[4] 1981, 1991, 2001 and 2011 Censuses, ONS. 2019 © Crown Copyright. https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=

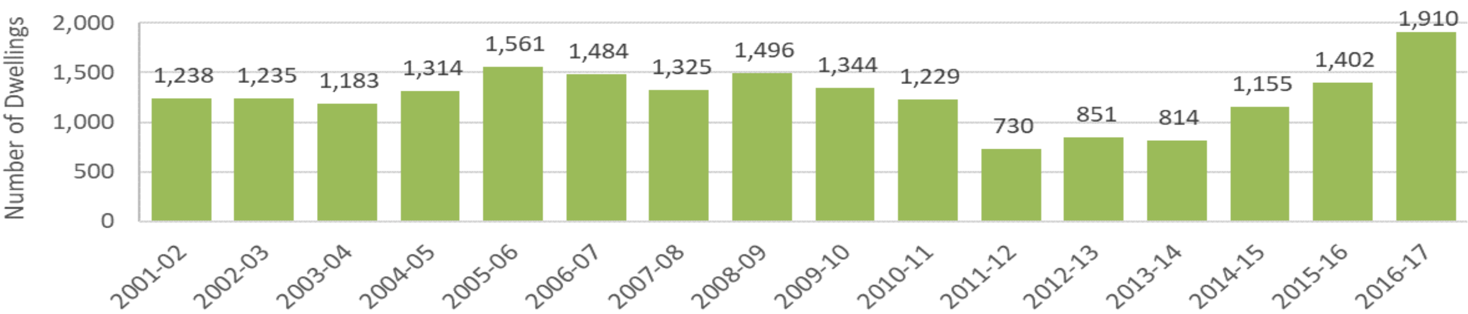
Figure 1: Number of Dwellings in Shropshire 2001-2017[3]



Source: Council Tax Base Statistics 2001-2017, MHCLG.

6.5. Figure 2 illustrates annual growth in dwelling stock in Shropshire during 2001/02 to 2016/17. Of note is that during this period, Shropshire experienced the highest annual level of new dwellings in 2016/17. As figure 2 depicts, this represents growth of 162% since the low point of 730 new dwellings in 2011/12. This growth has been influenced by the Adoption of SAMDev and subsequent increase in land supply, combined with increasing confidence in the Shropshire housing market following the recession /long period of austerity. During 2001-2011, on average 1,341 dwellings a year (1% annually) were added to Shropshire's housing stock, compared to an annual average of 1,144 dwellings (0.8% annually) during 2011-2017.

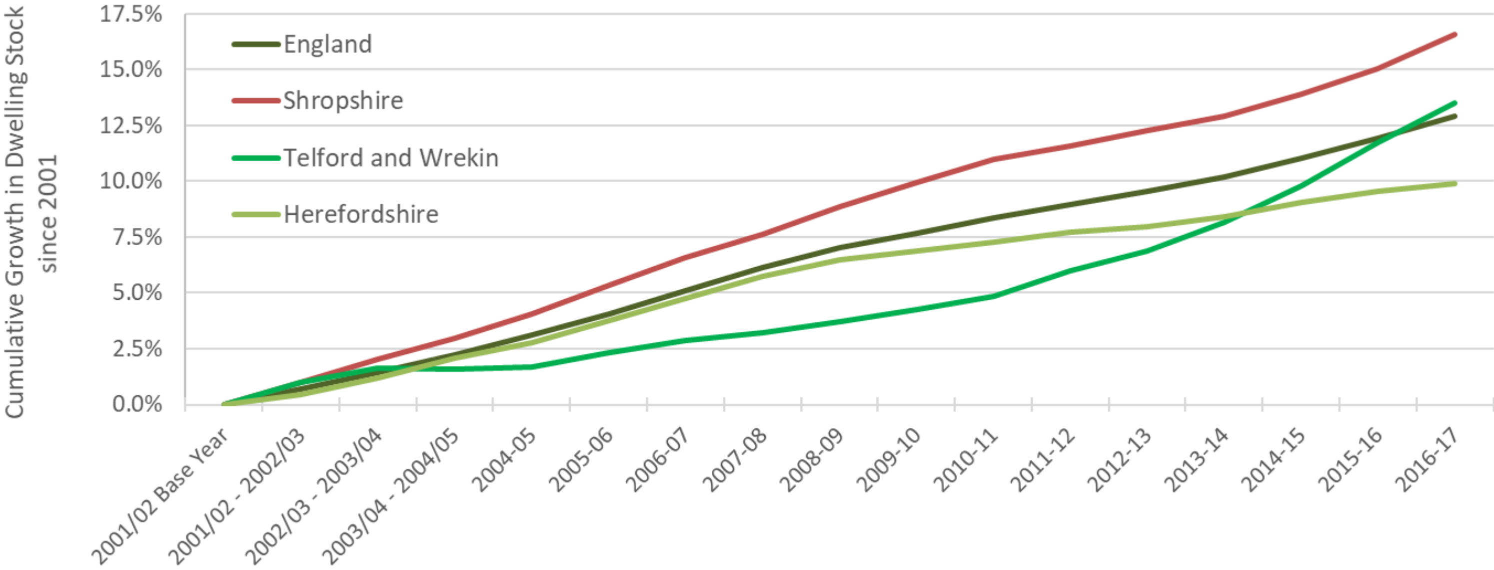
Figure 2: Annual Growth in Numbers of Dwellings 2001-2017[5]



Source: Council Tax Base Statistics 2001-2017, MHCLG.

6.6. Figure 3 considers cumulative percentage growth in new dwelling stock since 2001, comparing Shropshire with the national trend. Immediately evident is that Shropshire has experienced the highest level of cumulative growth compared with the national trend and neighbouring local authorities. In Shropshire the highest level of annual growth has been during 2016-17 (1.4%), followed by 1.2% during 2005-06 and 1.2% during 2006-07.

Figure 3: Comparison: Cumulative Percentage Growth in Dwelling Numbers[5]



[5] Table 125: Dwelling stock estimates by local authority district: 2001 – 2017, DHCLG. https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

Existing Housing Stock

6.19. The Value Office Agency has a duty (under the Local Government Finance Act 1992) to make sure that each home in England and Wales is correctly assessed and placed in the right Council Tax band. The assessment is based on the relative value of homes (at 1 April 1991 for England) in order to determine each household's contribution. Using their operational database, they are able to publish open data about dwelling type, the build period of dwelling stock and the attributed Council Tax banding at local authority and LSOA level. This data provides valuable information on the characteristics of Shropshire's dwelling stock by dwelling type, particularly bungalows of which data is not available from the 2011 Census.

Table 2: Housing Stock by Dwelling Type – March 31st 2018[6]

	Detached	Semi-detached	Bungalow	Flat / Maisonette	Terraced	Unknown and Other	All Dwellings
Cheshire East	48,690	44,890	19,340	19,540	39,540	2,060	174,070
Cheshire West and Chester	34,730	46,400	16,180	20,150	36,810	2,410	156,680
East Staffordshire	12,630	12,550	5,020	6,050	14,220	760	51,210
Herefordshire	26,570	18,410	11,400	10,190	16,340	1,900	84,810
Malvern Hills	11,030	8,630	5,680	4,680	4,420	1,000	35,430
Newcastle-under-Lyme	9,840	20,620	6,550	6,390	12,270	400	56,070
Powys	20,420	12,380	11,040	5,650	12,690	2,390	64,570
Shropshire	40,560	38,060	20,270	13,170	25,420	4,700	142,180
South Staffordshire	14,690	15,000	6,200	4,240	5,380	1,490	46,990
Stafford	17,470	16,140	6,290	6,950	10,990	2,120	59,950
Telford and Wrekin	18,580	22,010	6,860	8,060	19,030	1,360	75,890
Wolverhampton	12,760	43,410	5,320	23,080	23,860	1,020	109,450
Worcester	8,010	13,670	2,190	10,030	11,670	350	45,900
Wrexham	13,740	18,950	6,710	6,960	13,540	400	60,300
Wyre Forest	10,440	13,740	5,110	5,960	9,850	1,700	46,790
WEST MIDLANDS	449,350	751,320	188,450	407,220	643,820	43,420	2,483,570
ENGLAND	3,764,260	5,763,020	2,276,570	5,568,490	639,750	432,990	24,203,070
ENGLAND & WALES	4,031,410	6,123,070	2,444,150	5,764,120	6,820,050	452,930	25,635,730

Source: VOA, 2018

6.20. The VOA administrative dataset recorded 142,180 dwellings with a Council Tax banding in Shropshire at the end of March 2018. As summarised in Table 2 and 3 Shropshire's stock is

[6] Table CTSOP3.0: Number of properties by Council Tax band, property type and region, county and local authority district (snapshot 31st March 2018), Valuation Office Agency (VOA) published 29th November 2018. https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2018

characterised by its large proportion of detached dwelling stock, with 40,560 dwellings or 28.5% of all stock of this type. Comparison with the selected local authorities shows Shropshire has the 6th highest proportion of detached stock, with Powys ranking highest (31.6%) and urban Wolverhampton ranking the lowest with only 11.7%. Nationally and regionally, detached stock is substantially lower, 15.6% and 18.1% respectively.

6.21. Only Malvern Hills and Powys exceed Shropshire (14.3%) with higher proportions of bungalow accommodation and this substantially exceeds national and regional characteristics. This dwelling type is likely to increase in demand with the scale of Shropshire's ageing population and with the focus on profitability and higher density housing new-build bungalows are not frequent.

Table 3: Percentage of Housing Stock by Dwelling Type – March 31st, 2018

	Detached	Semi-detached	Bungalow	Flat / Maisonette	Terraced	Unknown and Other	All Dwellings
Cheshire East	28.0	25.8	11.1	11.2	22.7	1.2	100.0
Cheshire West and Chester	22.2	29.6	10.3	12.9	23.5	1.5	100.0
East Staffordshire	24.7	24.5	9.8	11.8	27.8	1.5	100.0
Herefordshire	31.3	21.7	13.4	12.0	19.3	2.2	100.0
Malvern Hills	31.1	24.4	16.0	13.2	12.5	2.8	100.0
Newcastle-under-Lyme	17.5	36.8	11.7	11.4	21.9	0.7	100.0
Powys	31.6	19.2	17.1	8.8	19.7	3.7	100.0
Shropshire	28.5	26.8	14.3	9.3	17.9	3.3	100.0
South Staffordshire	31.3	31.9	13.2	9.0	11.4	3.2	100.0
Stafford	29.1	26.9	10.5	11.6	18.3	3.5	100.0
Telford and Wrekin	24.5	29.0	9.0	10.6	25.1	1.8	100.0
Wolverhampton	11.7	39.7	4.9	21.1	21.8	0.9	100.0
Worcester	17.5	29.8	4.8	21.9	25.4	0.8	100.0
Wrexham	22.8	31.4	11.1	11.5	22.5	0.7	100.0
Wyre Forest	22.3	29.4	10.9	12.7	21.1	3.6	100.0
WEST MIDLANDS	18.1	30.3	7.6	16.4	25.9	1.7	100.0
ENGLAND	15.6	23.8	9.4	23.0	26.4	1.8	100.0
ENGLAND & WALES	15.7	23.9	9.5	22.5	26.6	1.8	100.0

Source: VOA, 2018

6.22. Shropshire housing stock is characterised by relatively low levels of flats and maisonettes (9.3%) and terraced accommodation (17.9%), although this varies at a sub-county level. Generally, more affordable, these dwelling types represent just over a quarter of dwelling stock in Shropshire, compared to nationally where this stock represents nearly half of all dwelling stock. The 2011 Census revealed 'flats, maisonettes and apartments' were the fastest growing dwelling type in Shropshire since the 2001 Census. The development of 'flats, maisonettes and apartments' represented a fifth of dwelling stock growth during 2001-2011.

Table 4: Change in Dwelling Type – 2001 to 2011 Censuses[7] [8]

	2001		2011		Change	
	Number	%	Number	%	Number	%
Household spaces	122,326	100.0%	135,645	100.0%	13,319	10.9%
Detached	49,731	40.7%	53,529	39.5%	3,798	7.6%
Semi-detached	41,577	34.0%	45,289	33.4%	3,712	8.9%
Terraced (including end-terrace)	20,020	16.4%	22,807	16.8%	2,787	13.9%
Flat, maisonette or apartment	10,278	8.4%	12,957	9.6%	2,679	26.1%
Caravan or other mobile or temporary structure	720	0.6%	1,063	0.8%	343	47.6%

Source: 2001 and 2011 Census, ONS.

2011 Census Comparison – Dwelling Stock

6.23. As the 2011 Census remains the most robust and detailed data on dwelling type at Shropshire and sub-county level, the following analysis considers this.

6.24. Semi-detached dwellings represent a little over a quarter of stock in Shropshire (26.8%) and typically are more affordable and attractive to first time buyers and younger families. Shropshire has the fifth lowest level of semi-detached accommodation, significantly below regional levels but above national levels of 23.8%. Although semi-detached accommodation increased only by 8.9% during the inter-census period, this type of dwelling made up nearly a third (28%) of new housing stock in Shropshire.

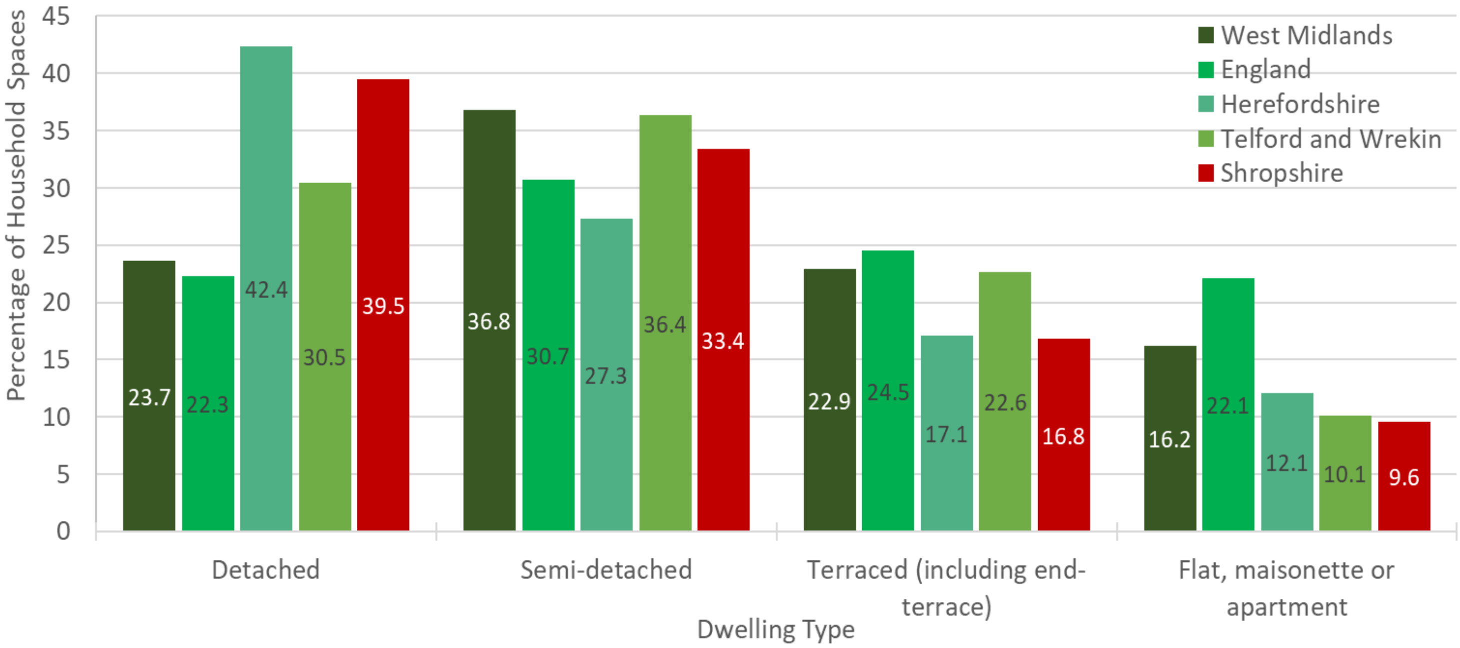
6.25. Overall the 2011 Census showed a very similar breakdown of household types in Shropshire as in the 2001 Census. In percentage terms there was evidence of a very small shift from detached and semi-detached accommodation to terraced accommodation, flats and maisonettes and interestingly caravans or other mobile homes.

6.26. Unsurprisingly, Shropshire has the lowest percentage of accommodation types 'flats, maisonettes or apartments' and 'terraced' when compared with the areas depicted in Figure 4. In contrast Shropshire has a significantly higher proportion of detached accommodation than is estimated nationally and regionally and this is only exceeded by Herefordshire local authority. A high proportion of detached stock suggests larger homes and higher house prices.

[7] 2001 Census Table KS016 – Household Spaces and Accommodation Type, ONS. https://www.nomisweb.co.uk/census/2001/ks016

[8] 2011 Census Table KS401EW - Dwellings, household spaces and accommodation type, ONS. https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=618

Figure 4: Types of Accommodation – National and Local Comparison[9]



Source: 2011 Census Table KS401EW - Dwellings, household spaces and accommodation type, ONS.

6.26. Table 5 provides a breakdown of accommodation type for each Place Plan Area and is illustrated in Figures 6-9. Seven Place Plan Areas had in excess of 50% detached accommodation. With the exception of Wem, these areas are all located in the south of Shropshire (Church Stretton, Cleobury Mortimer, Craven Arms, Much Wenlock and Minsterley and Pontesbury). These areas encompassing some of the most remote parts of the County and are the highest average house prices. Bishop's Castle has the highest proportion of detached accommodation compared to Shrewsbury at the other end of the scale. Characteristic of

6.27. Albrighton followed by Shrewsbury, Shifnal and Albrighton Place Plan Areas had the highest percentage of semi-detached accommodation compared to Church Stretton at the other end of the scale. This accommodation is generally more affordable and is likely to be more accessible to first time buyers and young families. The communities of Highley, Ludlow and Shrewsbury are characterised by a higher proportion of terraced accommodation, reflecting Highley's history as a mining community, Shrewsbury's role as Shropshire's major employment centre and Ludlow's need for affordable accommodation for much needed agricultural workers.

6.28. A higher proportion of 'flats, maisonettes and apartments' tends to reflect more urbanized areas with higher concentrations of population but also can be reflective of accommodation for older people and where there are institutional centres such as armed forces bases. In Shropshire, this is true of Shrewsbury (12.4%), Shifnal (11.8%), Church Stretton (11.5%) and Whitchurch (11.2 %.)

[9] Source: 2011 Census Table KS401EW - Dwellings, household spaces and accommodation type, ONS. https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=618

Table 5: Percentage Breakdown of Housing Stock by Property Type[10]

	All	Detached		Flat*		Semi-Detached		Terraced		Other**	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%
Albrighton	3,135	1,118	35.7	169	5.4	1,298	41.4	507	16.2	43	1.4
Bishop's Castle	5,045	3,063	60.7	194	3.8	1,216	24.1	511	10.1	61	1.2
Bridgnorth	10,778	4,319	40.1	1,078	10.0	3,515	32.6	1,731	16.1	135	1.3
Broseley	2,529	939	37.1	204	8.1	936	37.0	408	16.1	42	1.7
Church Stretton	3,676	2,127	57.9	421	11.5	810	22.0	309	8.4	9	0.2
Cleobury Mortimer	3,391	1,829	53.9	144	4.2	789	23.3	330	9.7	299	8.8
Craven Arms	3,017	1,562	51.8	208	6.9	835	27.7	389	12.9	23	0.8
Ellesmere	3,558	1,638	46.0	209	5.9	1,243	34.9	459	12.9	9	0.3
Highley	1,910	702	36.8	85	4.5	550	28.8	465	24.3	108	5.7
Ludlow	7,912	2,883	36.4	686	8.7	2,200	27.8	2,092	26.4	51	0.6
Market Drayton	9,232	3,854	41.7	708	7.7	3,436	37.2	1,160	12.6	74	0.8
Minsterley & Pontesbury	2,126	1,098	51.6	159	7.5	675	31.7	187	8.8	7	0.3
Much Wenlock	2,260	1,155	51.1	151	6.7	596	26.4	313	13.8	45	2.0
Oswestry	17,797	7,371	41.4	1,640	9.2	5,754	32.3	2,986	16.8	46	0.3
Shifnal	3,549	1,175	33.1	418	11.8	1,355	38.2	599	16.9	2	0.1
Shrewsbury	42,474	12,549	29.5	5,266	12.4	16,095	37.9	8,495	20.0	69	0.2
Wem	6,761	3,529	52.2	491	7.3	2,021	29.9	707	10.5	13	0.2
Whitchurch	6,495	2,618	40.3	726	11.2	1,965	30.3	1,159	17.8	27	0.4
Shropshire	135,645	53,529	39.5	12,957	9.6	45,289	33.4	22,807	16.8	1,063	0.8

Source: 2011 Census, ONS.

Tenure Characteristics

6.30. The 2011 Census revealed 69.2% of Shropshire households owned their own home outright or with a mortgage. As illustrated in Figure 10 a significantly higher percentage of households in Shropshire owned their home outright compared with tenures nationally and regionally.

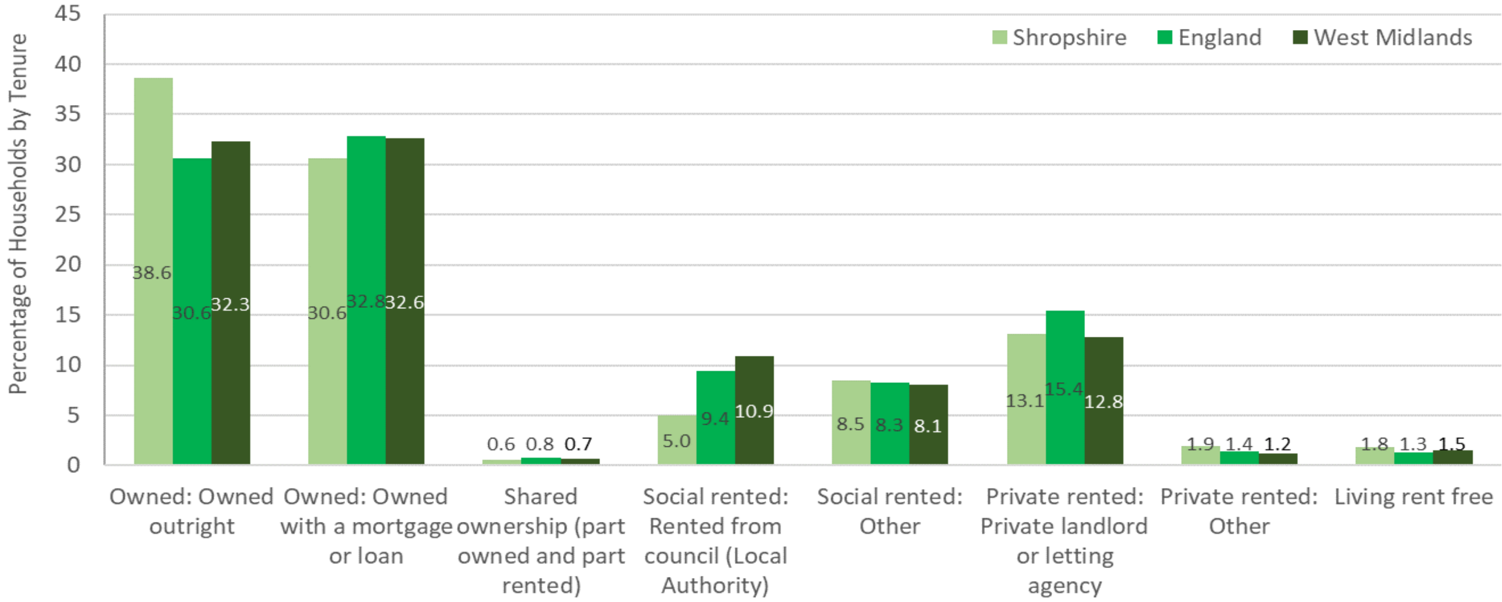
6.31. This is very much reflective of Shropshire's older age structure. In total 13.5% of Shropshire households lived in social rented accommodation at the time of the 2011 Census, significantly less than nationally (17.7%) and regionally (19.0 %.) In Shropshire, 37% of households living in social rented housing lived in accommodation owned by a local authority, a significantly smaller proportion than regionally (57.4%) and nationally (53.3%.)

6.32. Private rented accommodation is the alternative housing option for intermediate households who cannot afford to purchase a home but are also not eligible for social housing. So, this element of the private housing market is very important, as purchasing an affordable home in Shropshire is becoming more challenging. In Shropshire, the 2011 Census revealed that 15% of

[10] 2011 Census Key Statistics Table KS401EW - Dwellings, household spaces and accommodation type, ONS, https://www.nomisweb.co.uk/

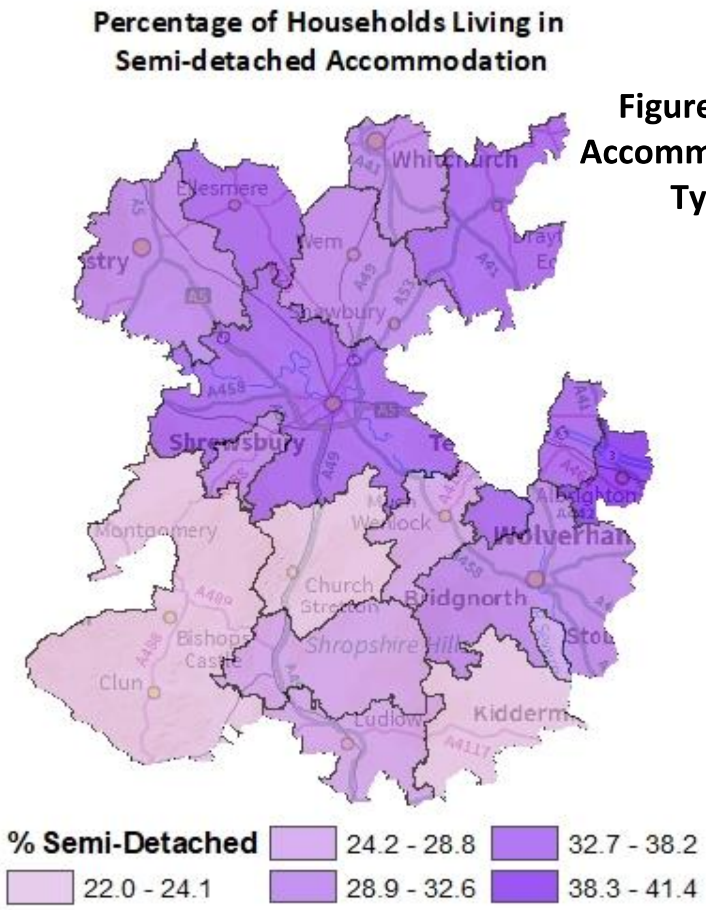
households lived in private rented accommodation, below the national level of 16.8% but perhaps surprisingly higher than the regional level of 14.0%.

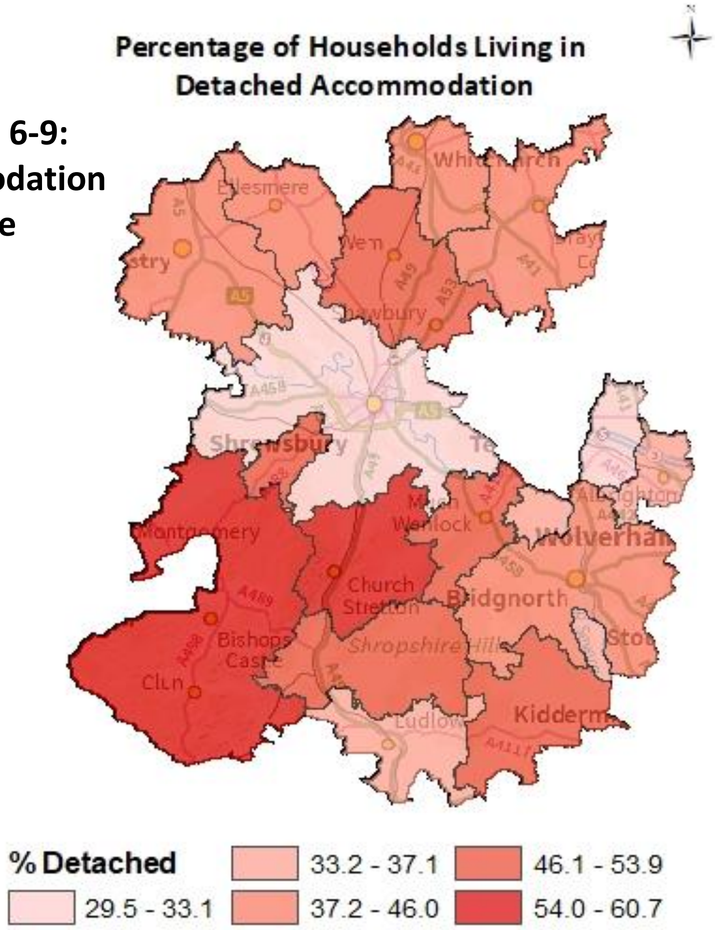
Figure 10: Percentage of Households by Tenure Comparison[11]

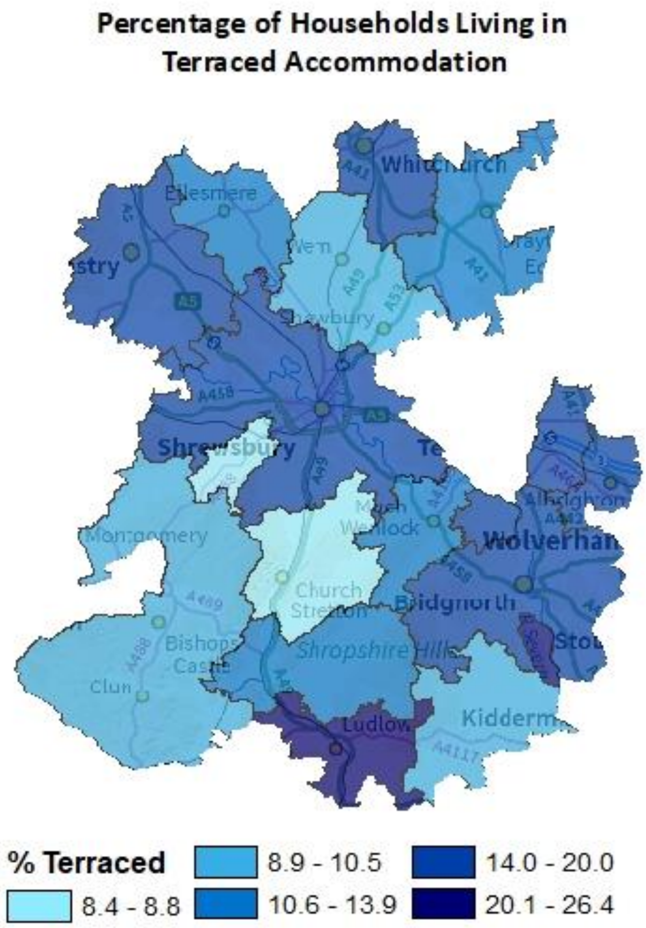


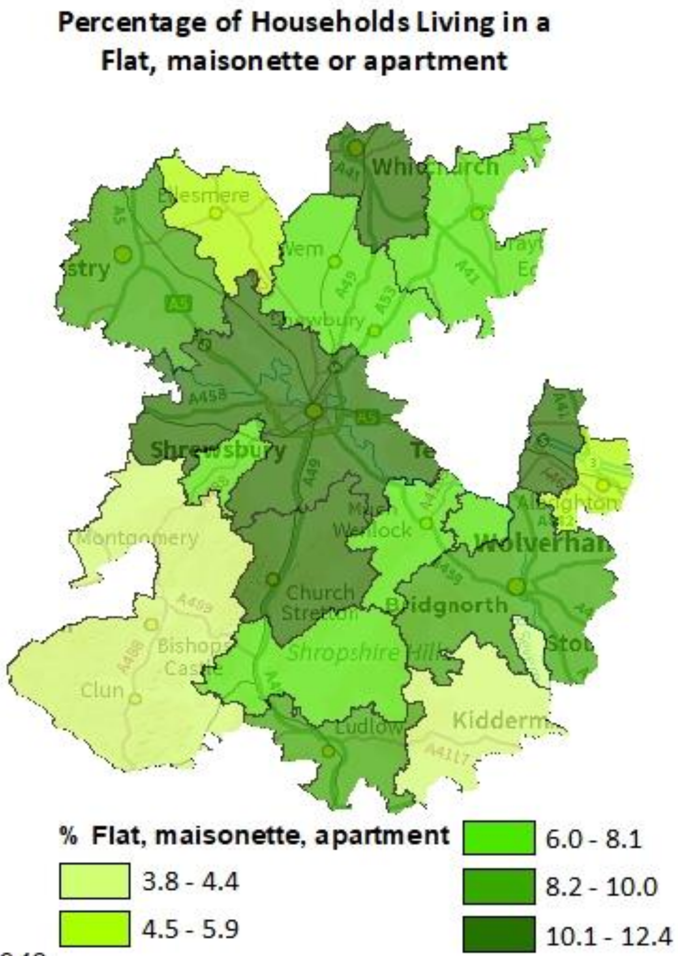
[11] 2011 Census Key Statistics Table KS402EW – Tenure - https://www.nomisweb.co.uk/

Figures 6-9: Accommodation Type







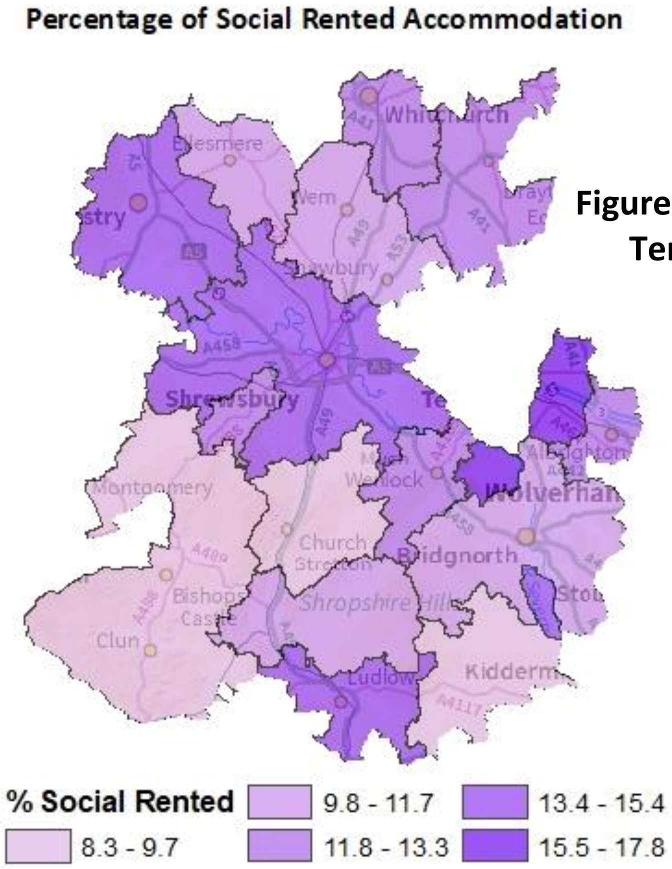


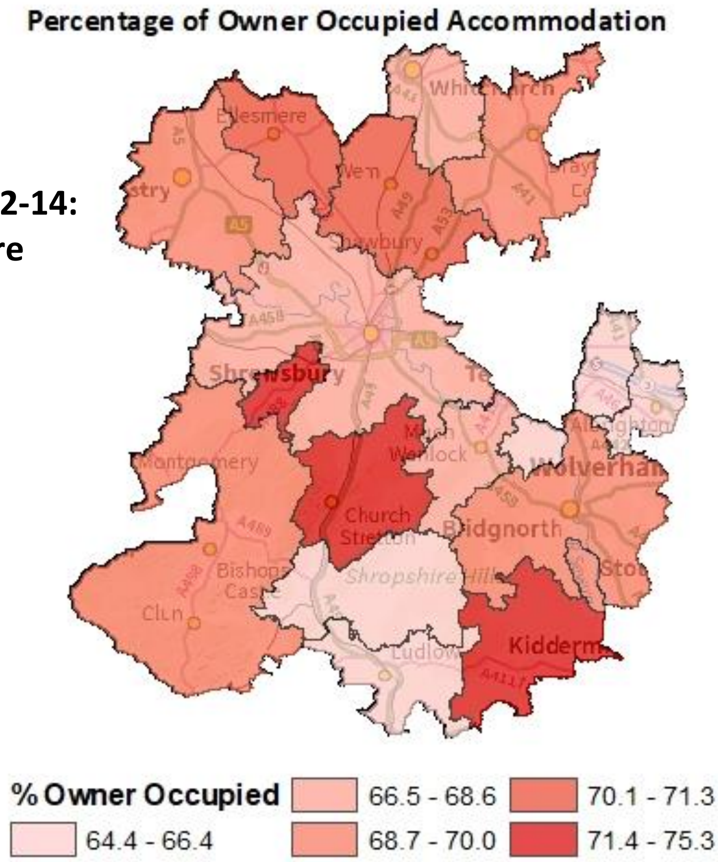
Source: 2011 Census, KS401EW - Dwellings, household spaces and *predominant settlement component. The remaining* rural *output areas are grouped into three broad morphological types based on the predominant settlement component. For more information - https://ons.maps.arcgis.com/home/item.html?id=0560301db0de440aa03a53487879c3f5*

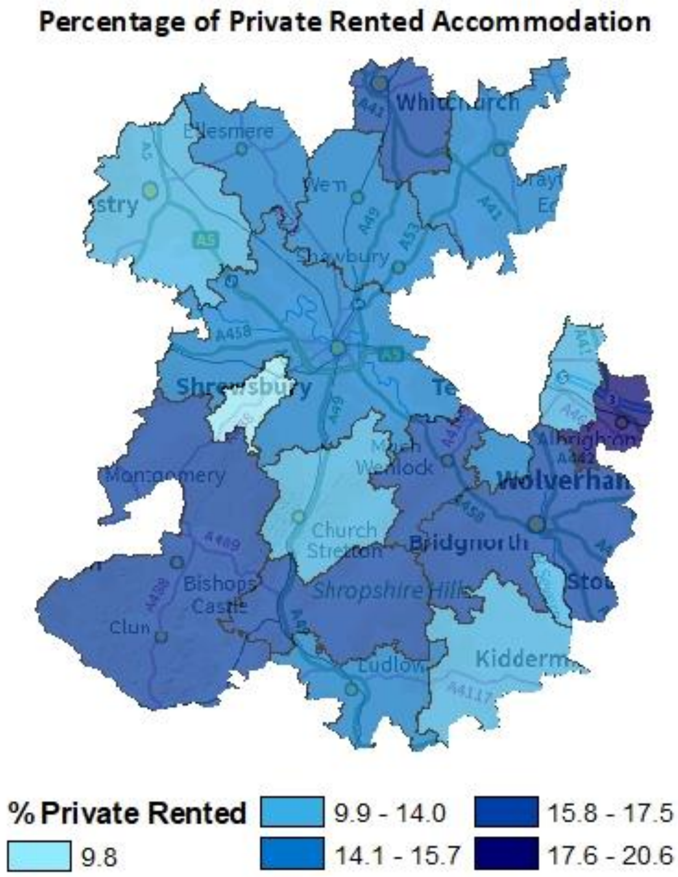
6.33. Figure 11 breaks down the main three housing sectors in Shropshire by urban and rural areas. The Census results showed 57,625 households (44.4%) were resident in urban Shropshire and 72,049 households (56.6%) were resident in rural Shropshire. Of the household's resident in rural Shropshire 71.2% (51,287) owned their own home (outright or with a mortgage), compared to only 66.6% of households (38,401) in urban Shropshire.

6.34. This split is also reflected to a much lesser extent in the private rented sector, with 15.2% (8,733) of all households living in private rented accommodation in urban Shropshire, compared to 14.8% (10,688) in rural Shropshire. As would be expected social housing is more predominant in urban areas where there is a higher concentration of households (11.3% (8,110) in rural Shropshire, compared to 16.2% (9,338) in urban Shropshire.)

Figures 12-14: Tenure







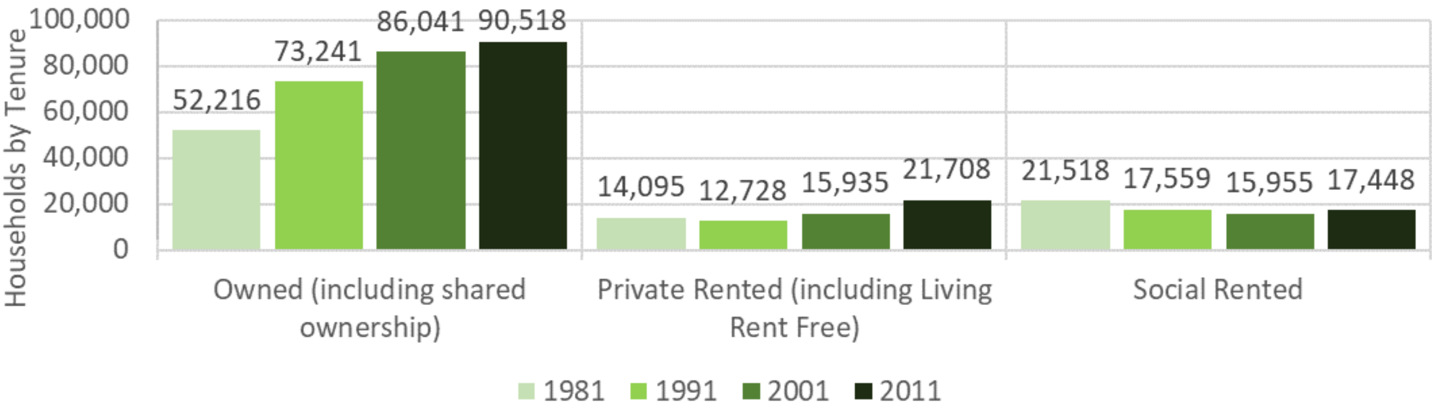
Scale : 1:770,000

Source: 2011 Census, Table KS402EW Tenure, © Crown Copyright.

Long-term Inter Census Change 1981-2011

6.34. Historic Censuses reveal the number of households living in owner occupied accommodation (including with a mortgage and shared) in Shropshire has risen by 73.4% during 1981 to 2011, compared to 54.0% in private rented accommodation and a fall of -18.9% in social rented accommodation. This long-term shift reflects more households able and wanting to own their home in Shropshire, a shift in government policy (i.e. Right to Buy) and less investment in social housing and growth in the private rented sector as owner occupation is less accessible.

Figure 15: Long-term Inter Census Change 1981-2011[13]



Source: 1981, 1991, 2001 and 2011 Censuses, ONS.

Dwellings by Tenure Estimates[14]

6.35. Working with the MHCLG, ONS have prepared estimates of dwelling stock by tenure for 2012-17 (including confidence intervals.) These estimates are very useful as they provide a more recent trend for Shropshire and enable comparison with the selected local authorities, regions and country. The latest estimates (2017) show 66.6% of dwelling stock in Shropshire is owner occupied and 20% of dwelling stock privately rented. Relative to areas included in Table 3 Shropshire ranks 7th in terms owner occupancy and perhaps surprisingly 3rd in terms of dwellings privately rented. In general terms the more rural local authorities have a higher level of owner occupation and the more urban a higher level of private rented.

6.36. During 2012 to 2017, the level of owner-occupied dwellings has mildly increased in Shropshire by 0.9%, a lower level of growth than nationally and in neighbouring Telford and Wrekin but slightly above regional levels. This suggests in Shropshire, expansion of this housing sector has

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[13] 1981 Census small area statistics, Table 13 – Tenure and Rooms, 1991 Census small area statistics Table 63 – Occupancy and Tenure, 2001 Census Key Statistics, Table KS018EW – Tenure, 2011 Census Key Statistics, Table KS402EW – Tenure, ONS - https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=

[14] Sub-National Dwelling Stock by Tenure Estimates 2012-2017, Office for National Statistics and the Ministry of Housing, Communities and Local Government (published 30/01/2019) - https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstockbytenureestimates

been hindered by households struggling to afford private market housing costs. In contrast, ONS estimate the number of privately rent dwellings has increased by 20.3%. This expansion indicates households, not eligible for social housing or able to afford owner occupation, are accessing the private rented sector.

6.37. Six local authorities included in table 3 experienced a decline in owner occupied dwellings, the most extreme Newcastle-under-Lyme. Four authorities experienced decline in the private rented sector, the most extreme Stafford.

Table 3: Tenure Estimates 2017 – Comparison

2017	Number of Owner-Occupied Dwellings	% of Dwellings Owner Occupied	Rank (highest to smallest)	% Change 2012-2017	Number of Private Rented Dwellings	% of Dwellings Privately Rented	Rank (highest to smallest)	% Change 2012-2017
Cheshire East	126,440	73.1	2	-1.2	26,210	15.2	10	34.0
Cheshire West and Chester	106,567	68.6	6	6.4	25,323	16.3	7	-1.2
East Staffordshire	32,358	63.2	10	-7.9	12,212	23.9	2	57.5
Herefordshire, County of	61,155	72.3	4	5.9	11,945	14.1	11	-13.2
Malvern Hills	24,948	70.8	5	5.4	5,502	15.6	8	-2.2
Newcastle-under-Lyme	35,952	64.0	9	-12.0	10,318	18.4	6	166.7
Shropshire	94,910	66.6	7	0.9	28,510	20.0	3	20.3
South Staffordshire	34,816	74.2	1	-1.6	5,494	11.7	13	37.9
Stafford	43,929	72.5	3	13.2	8,101	13.4	12	-30.4
Telford and Wrekin	44,719	60.1	11	8.5	14,161	19.0	5	11.3
Wolverhampton	63,792	58.4	12	4.5	17,008	15.6	9	4.2
Worcester	24,763	54.4	13	-6.6	13,287	29.2	1	29.2
Wyre Forest	31,024	66.4	8	-5.5	8,996	19.3	4	51.3
West Midlands	1,563,592	63.4		0.62	441,527	17.9		16.3
England	15,062,000	62.9		2.09	4,786,000	20.0		11.7

Source: Dwelling Stock by Tenure Estimates 2012-2017, Office for National Statistics and the Ministry of Housing, Communities and Local Government.

6.38. Figure 17 compares owner occupied dwellings as a percentage of total dwelling stock during the period 2012-17 for selected areas, and similarly Figure 18 illustrates private rented dwelling as a percentage of total housing stock for the same period.

6.39. Figure 17 shows Shropshire has a significantly higher proportion of owner-occupied dwellings when compared with national, regional and Telford and Wrekin levels. In Shropshire the percentage of owner-occupied dwellings has fallen consistently since 2013, following a similar trend to the West Midland region. In contrast, since 2013 the proportion of owner-occupied stock has risen in Herefordshire despite the area having even more severe affordability issues than Shropshire.

6.40. Figure 18 shows the proportion of privately rented dwelling stock has consistently increased in Shropshire since 2013. The Shropshire trend has led to the private rented sector reaching national levels and surpassing Telford and Wrekin by 2017. This co-insides with Shropshire experiencing rising house prices and lower earnings inflation. Fortunately, the private rented sector in Shropshire has been able to absorb households unable to afford to buy a property. Herefordshire has diverged from Shropshire levels since 2014 and the percentage of stock is estimated to have consistently fallen since 2015.

Figure 17: Percentage of Dwellings Owner Occupied 2012-2017

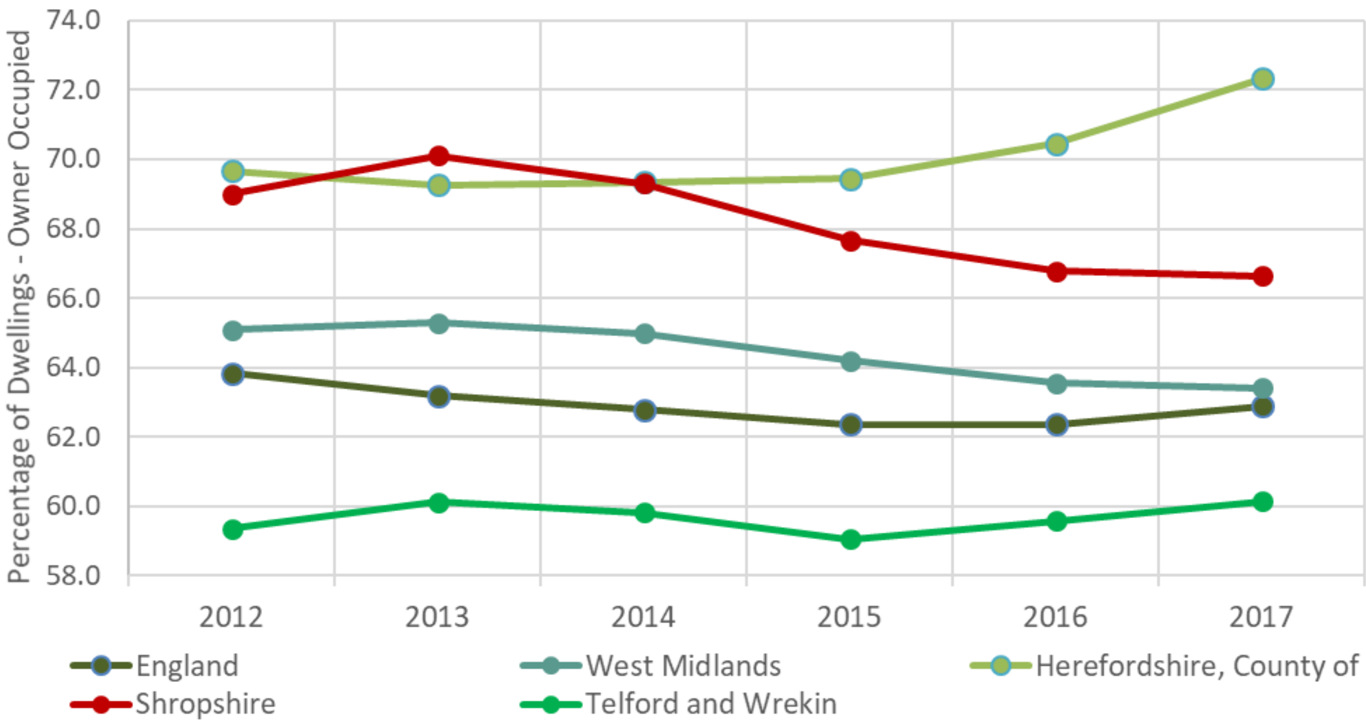
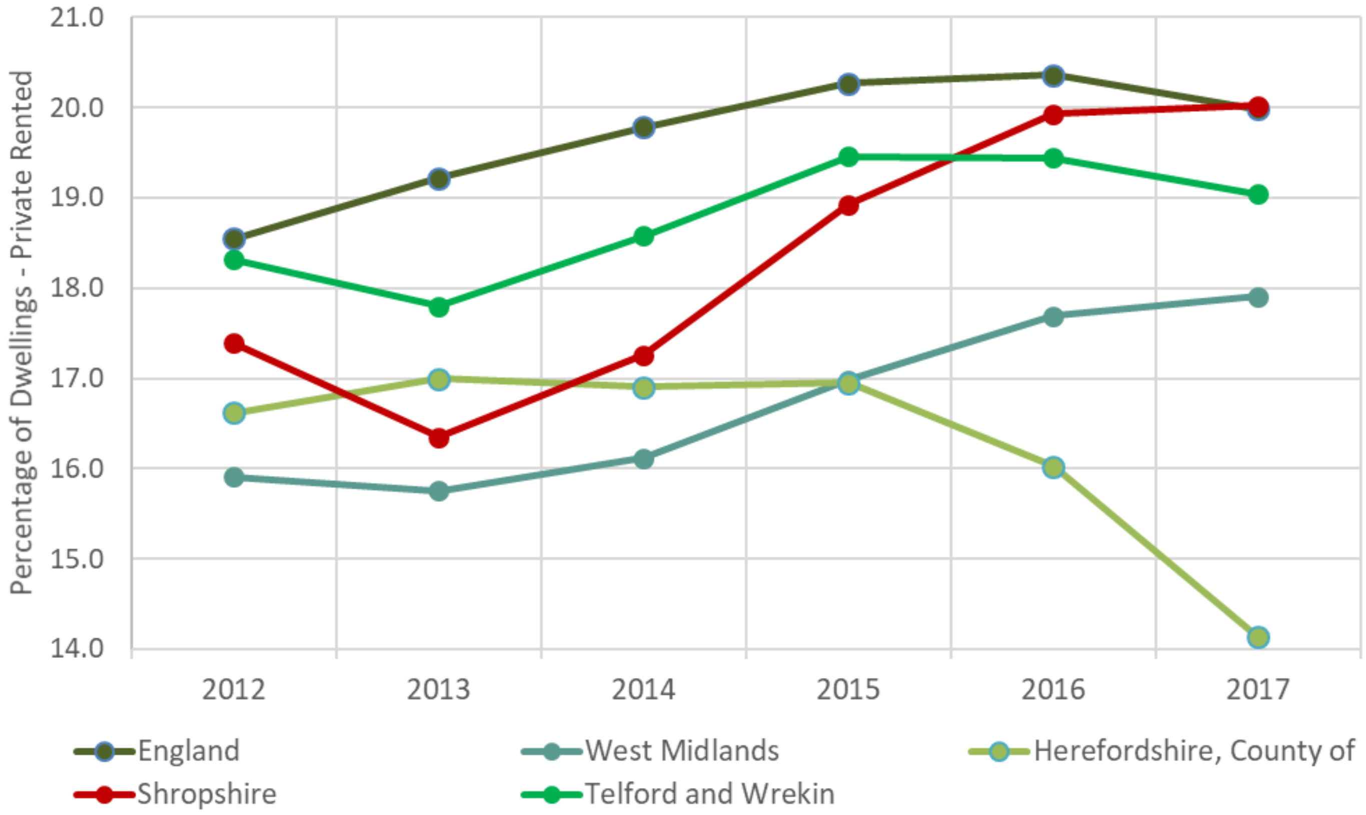


Figure 18: Percentage of Dwellings Privately Rented 2012-2017



Accommodation Size (Number of Bedrooms) – Valuation Office Agency

6.41. The data published by the VOA provides an update to the 2011 Census information on dwellings by bedroom size. As reflected in the previous analysis, Shropshire's dwelling stock is characterised by larger properties with three or more bedrooms (90,670 dwellings or 63.8%). Shropshire ranks eighth compared to selected local authorities in Table 3, in terms of larger dwellings, but remains significantly higher than nationally (57.7%).

Figure 19: Shropshire Housing Stock by Dwelling Type – March 31st, 2018

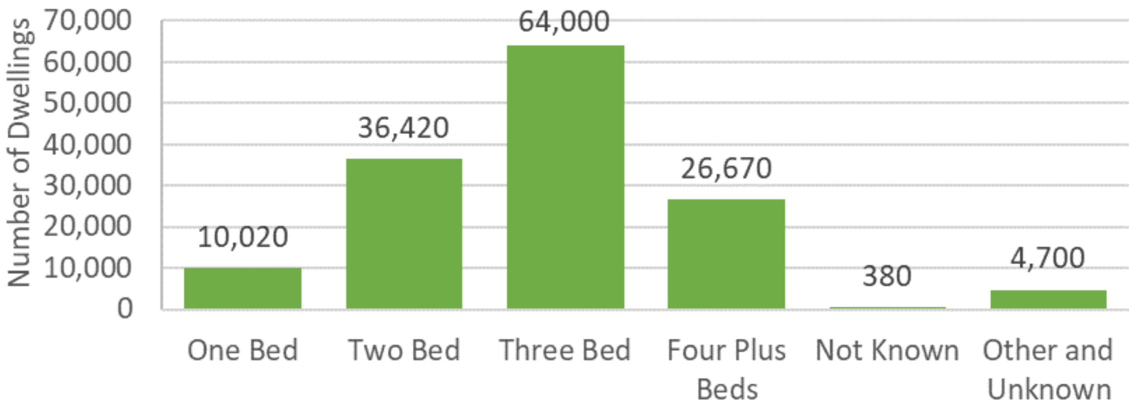


Table 3: Percentage of Housing Stock by Dwelling Type – March 31st, 2018

	One Bedroom	Two Bedroom	Three Bedroom	Four Plus Bedrooms	Not Known	Other and Unknown
Cheshire East	7.2%	26.2%	42.5%	22.8%	0.1%	1.2%
Cheshire West and Chester	7.1%	22.9%	48.9%	19.4%	0.2%	1.5%
East Staffordshire	7.1%	26.8%	47.0%	16.6%	1.0%	1.5%
Herefordshire	9.2%	24.4%	42.8%	20.5%	0.7%	2.2%
Malvern Hills	8.0%	26.6%	39.7%	22.1%	0.7%	2.8%
Newcastle-under-Lyme	8.8%	29.0%	48.9%	12.6%	0.8%	0.7%
Powys	5.8%	22.0%	45.1%	21.0%	0.8%	3.7%
Shropshire	7.0%	25.6%	45.0%	18.8%	0.1%	3.3%
South Staffordshire	4.9%	24.2%	47.5%	19.9%	2.3%	3.2%
Stafford	7.3%	22.4%	46.4%	19.8%	0.3%	3.5%
Telford and Wrekin	6.6%	24.1%	48.2%	19.0%	0.3%	1.8%
Wolverhampton	11.6%	24.5%	54.5%	8.1%	0.6%	0.9%
Worcester	12.7%	25.4%	45.8%	15.2%	0.4%	0.8%
Wrexham	7.2%	28.0%	49.9%	14.1%	0.1%	0.7%
Wyre Forest	8.9%	24.4%	48.5%	14.3%	0.2%	3.6%
WEST MIDLANDS	9.5%	25.3%	49.4%	13.6%	0.5%	1.7%
ENGLAND	12.0%	27.9%	42.8%	14.9%	0.3%	1.8%
ENGLAND & WALES	11.8%	27.6%	43.2%	14.9%	0.2%	1.8%

Source: VOA, 2018

Please note: "Not Known" indicates that while the property can be assigned to a property type (bungalow, flat, etc.), the number of bedrooms are not known.

Property type "Other" includes mobile homes and caravans.

Property type "Unknown" includes properties whose details are not recorded/not known.

The data is rounded to the nearest hundred and consequently may not sum exactly.

6.42. In terms of generally more affordable one-bedroom properties, Shropshire ranks 11th, compared to Table 3 local authorities, significantly below the 12.7% in Worcester and nationally at 12.0%. Overall, one (7.0%) and two-bedroom properties (25.6%) represent a third of dwellings in Shropshire, compared to 40% nationally.

Accommodation Size (Number of Bedrooms) – 2011 Census

6.16. The 2011 Census estimated the average number of bedrooms per household in Shropshire was 2.9, above national and regional averages of 2.7 and 2.8[15]. Reflecting the relatively high percentage of detached dwelling stock in Shropshire, nearly a quarter of household spaces in Shropshire had four or more bedrooms (23.8%, 30,856 spaces.) This is significantly higher than England and Wales (19.0%) and Telford and Wrekin (22.0%), but slightly below Herefordshire (24.8%), an area with very similar rural characteristics to Shropshire.

[15] 2011 Census KS403EW - Rooms, bedrooms and central heating, ONS. https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=146

6.17. As the population ages the number of single person households in Shropshire is projected to rise, indicating a higher level of over-occupancy in the future particularly amongst older households living in properties within excess of three bedrooms. The higher house prices attached to these larger properties also hinders first time buyers from moving up the housing ladder. Migration flows suggest more people are retiring to Shropshire from areas in south of England, characterised by even higher house prices and are able to afford larger properties in Shropshire.

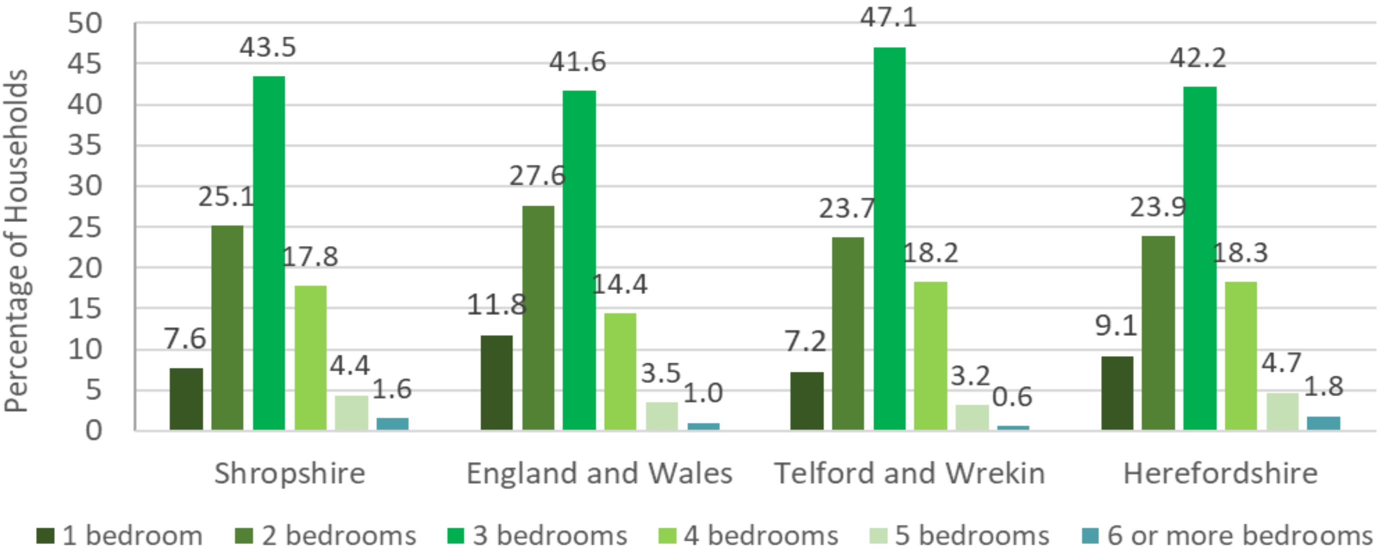
Table 4: Percentage of Household Spaces by Number of Bedrooms[16]

All Household Spaces: Number of bedrooms	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
129,674	217	9,683	32,547	56,371	23,108	7,748
100.0	0.2%	7.5%	25.1%	43.5%	17.8%	6.0%

Source: 2011 Census Table QS411EW - Number of bedrooms, ONS.

[16] 2011 Census Table QS411EW - Number of bedrooms, ONS. https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=543

Figure 19: Comparison – Percentage of Household Spaces by Number of Bedrooms[17]



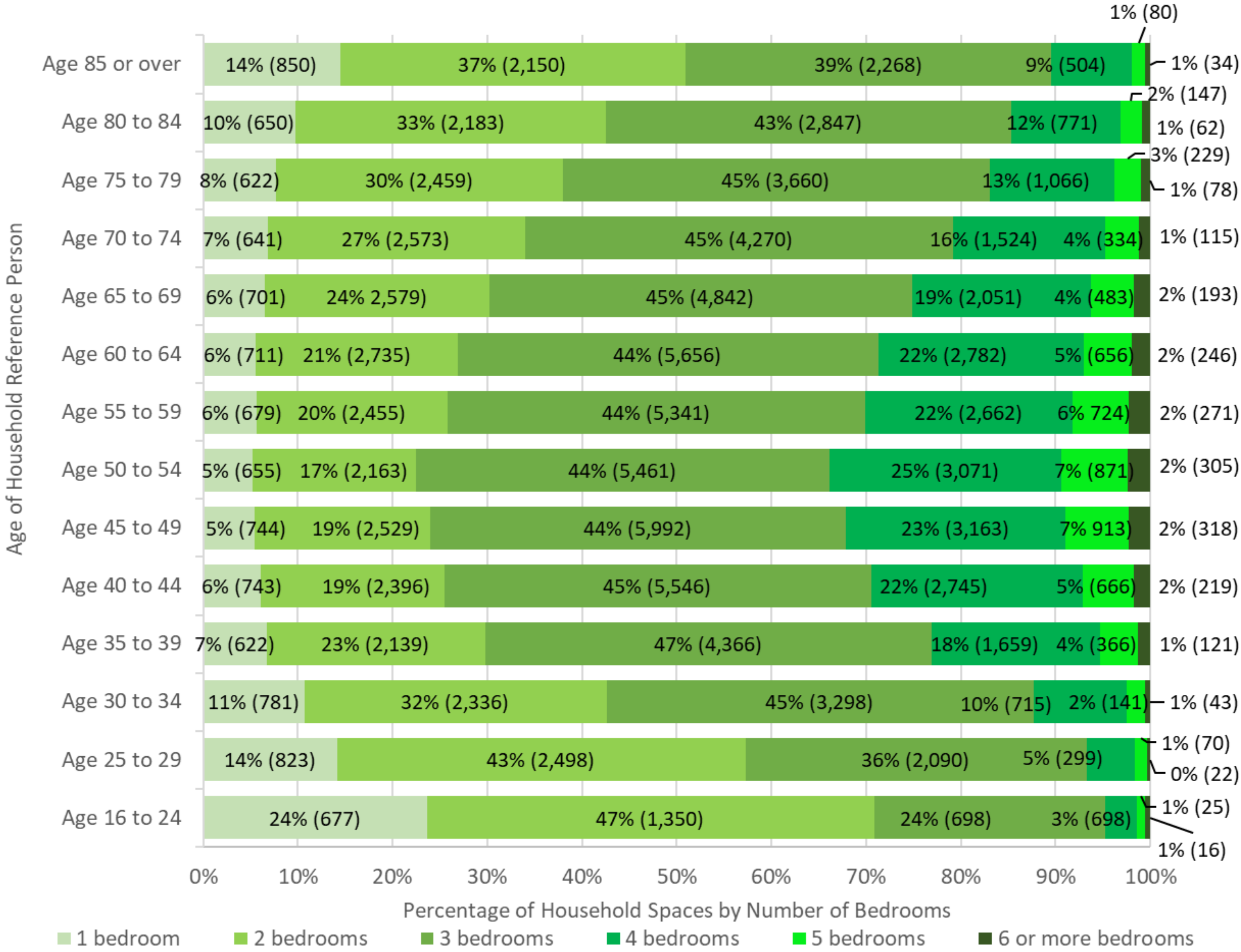
Source: 2011 Census Commissioned Table CT0621 - Tenure by number of bedrooms and accommodation type by sex of Household Reference Person (HRP) by age of HRP

Properties with 1-2 bedrooms generally observe lower house prices and are more accessible to first time buyers and households / individuals on lower incomes. In Shropshire, 32.7% (42,444) of household spaces had 1-2 bedrooms, significantly below England and Wales (39.4%) and similar to levels observed in Telford and Herefordshire. The availability of enough 1-3-bedroom properties is also important for enabling older households to downsize and to accommodate growing families.

6.18. The 2011 Census (highlighted in Figure 19) revealed the number of single bedroom properties represented only 7.6% of household spaces in Shropshire, significantly below levels in England and Wales (11.8%) and in Herefordshire (9.1%.) This reflects the relatively small proportion of flats, maisonettes and apartments in Shropshire. The expansion of extra care housing for older people, discussed later in the SHMA, is likely to impact on this low level of single bedroom properties in Shropshire.

[17] 2011 Census Commissioned Table CT0621 - Tenure by number of bedrooms and accommodation type by sex of Household Reference Person (HRP) by age of HRP, ONS.

Figure 20: Percentage of Household Spaces by Age of Household Reference Person and Number of Rooms



Source: 2011 Census Commissioned Table CT0621 - Tenure by number of bedrooms and accommodation type by sex of Household Reference Person (HRP) by age of HRP

6.20. Figure 20 illustrates the best source of information available (taken from the 2011 Census) on the relationship between the age of the household reference person and the size of their homes, based on the number of bedrooms. This is not necessarily a footprint for the size of housing needed in the future but is an indicator of household preferences in March 2011.

Older Households

6.21. In 2011, the largest proportion of households with an HRP aged over 65 years lived in three-bedroom household spaces (43.7%) in Shropshire. However nearly a fifth of older households lived in properties with 4 or more bedrooms, many occupied by parents whose children have grown up and left the family home. Well over a third of households (37.6%) with an HRP aged 65 years and over occupied household spaces with 1-2 bedrooms. This will in some cases reflect older people downsizing to smaller properties that are more manageable.

6.22. Unsurprisingly the breakdown of household size has shifted for households with an elderly HRP (85 years and over), with over half of households (50.1%) living in 1-2-bedroom household spaces. Properties of this size would encompass sheltered, extra care, other supported housing and smaller more manageable bungalows and flats.

6.23. Just over 10% of elderly households were resident in properties with four or more bedrooms. Maintaining and managing larger / older properties can be challenging for less mobile residents. These households may include multi-generational households caring for each other's needs and sharing responsibilities. However, many of these large properties will encompass single / couple households at greater risk of experiencing health conditions and more limited mobility.

Younger Households

6.24. Young households with an HRP aged 16-24 years occupied only 2.2% of household spaces in 2011 in Shropshire. This is unsurprising as many young people will be continuing with their education or just starting their careers and unable to afford their own place at this age. The households will also encompass vulnerable young people and young parents. The 2011 Census revealed that 70.8% of these younger households lived in more affordable 1-2-bedroom household spaces, nearly a quarter in 3-bedroom homes and 4.8% in household spaces with four bedrooms and over.

6.25. Extending younger households to include 16-34-year-old HRPs, the Census showed people now more established in careers and with families have been able to move up the housing ladder, with 53.0% of households living with 1-2 bedrooms and 38.1% in 3-bedroom homes.

Working Age Households

6.26. Households with an HRP of working age (16-64 years) lived in 68.4% of household spaces in Shropshire, with HRPs aged 50-64 years living in 28.9% of all household spaces. In the older working age households, nearly a third of households were occupying 4-6-bedroom properties and 44.0% occupying three-bedroom properties. These households include the higher earners / savers moving towards retirement age who required a larger home to accommodate their families or those that just aspired to afford and invest in a larger home.

6.27. For all households with a working age HRP, just over a quarter (26.1%) lived in 4-6-bedroom properties, 30.5% in 1-2-bedroom properties and 43.4% in three-bedroom properties.

Vacant Dwellings

6.28. To function well, the housing market requires a level of vacant properties for households to move between properties. However high levels of long-term vacancy can also be an indicator of the health of the local housing market. The 2011 Census reported 5,971 household spaces with no usual resident in Shropshire, representing 4.4% of all household spaces in the County. This is similar to the rate nationally (4.3%) but higher than regionally (3.6%) and locally, Telford and Wrekin (3.1%). In Shropshire the proportion of vacant household spaces has remained consistent through the 1991. 2001 and 2011 Censuses.

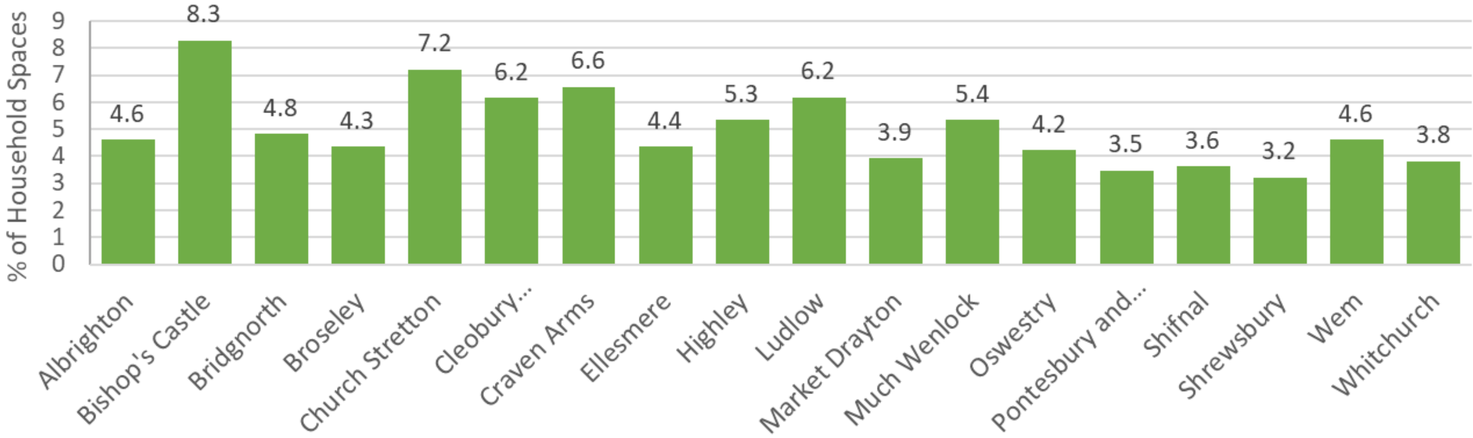
6.29. In Shropshire this level of vacancy is influenced by at least two factors. The first is the prevalence of second homes, amongst holiday makers and people with strong links with the County. The second is the older average age of the housing stock in Shropshire with more long-term vacant properties in need of care and attention.

Table 4: Long-term Change in Household Spaces with No Usual Residents[18] [19] [20]

Area	2011 Census: Household spaces with no usual residents			2001 Census: Household spaces with no usual residents			1991 Census: Household spaces with no usual residents		
	Number	%	Rank 2011	Number	%	Rank 2001	Number	%	Rank 1991
Cheshire East	6,888	4.1%	7	6,042	4.1%	4	6,024	4.3%	8
Cheshire West and Chester	6,304	4.3%	6	4,760	3.6%	8	4,883	3.9%	11
East Staffordshire	1,877	3.8%	8	1,703	4.0%	6	1,945	4.9%	3
Herefordshire	4,357	5.3%	2	2,705	3.6%	7	3,123	4.6%	4
Malvern Hills	1,505	4.5%	4	1,281	4.3%	3	1,172	4.1%	10
Newcastle-under-Lyme	1,680	3.1%	13	1,396	2.8%	13	1,652	3.4%	14
Powys	5,137	8.1%	1	3,534	6.6%	1	2,976	5.7%	1
Shropshire	5,971	4.4%	5	5,025	4.3%	2	5,010	4.5%	5
South Staffordshire	1,166	2.6%	15	896	2.1%	15	1,048	2.6%	15
Stafford	1,954	3.4%	11	1,577	3.2%	10	1,737	3.7%	12
Telford and Wrekin	2,122	3.1%	14	1,781	2.8%	12	1,951	3.6%	13
Wolverhampton	3,932	3.7%	9	3,979	4.1%	5	5,170	5.2%	2
Worcester	1,373	3.2%	12	1,060	2.7%	14	1,503	4.4%	6
Wrexham	2,015	3.4%	10	1,819	3.4%	9	2,057	4.1%	9
Wyre Forest	2,074	4.6%	3	1,139	2.8%	11	1,668	4.3%	7
England	980,729	4.3%		811,398	3.8%		930,043	4.7%	
West Midlands	86,008	3.6%		74,168	3.3%		6,024	4.3%	

Source: 2011 Census table, KS401EW: Dwellings, Household Spaces and Accommodation. 2001 Census table, KS016: Household Spaces and Accommodation Type.
Note: Household Spaces with no usual residents, encompasses second homes, as data is not available consistently for the 1991, 2001 and 2011 Censuses.

Figure 21: Household Spaces with No Usual Residents (Vacant) by Shropshire Place Plan Area



Source: 2011 Census table, KS401EW: Dwellings, ONS copyright 2019.

6.5. Figure 21 shows ten of Shropshire's place plan areas exceed the County proportion of vacant household spaces, 4.4%. Bishop's Castle, Church Stretton, Craven Arms, Cleobury Mortimer and Ludlow in the south of Shropshire have the highest proportions of vacant household spaces. This is heavily influenced by the presence of holiday homes in the beautiful AONB and the presence of older housing stock.

6.6. In contrast Shrewsbury, Pontesbury and Minsterley and Shifnal, fell below the County level. Shrewsbury, as the County's main employment centre and Shifnal with its attractive location for commuters are areas of high demand for housing.

Vacant Dwellings – Annual Change

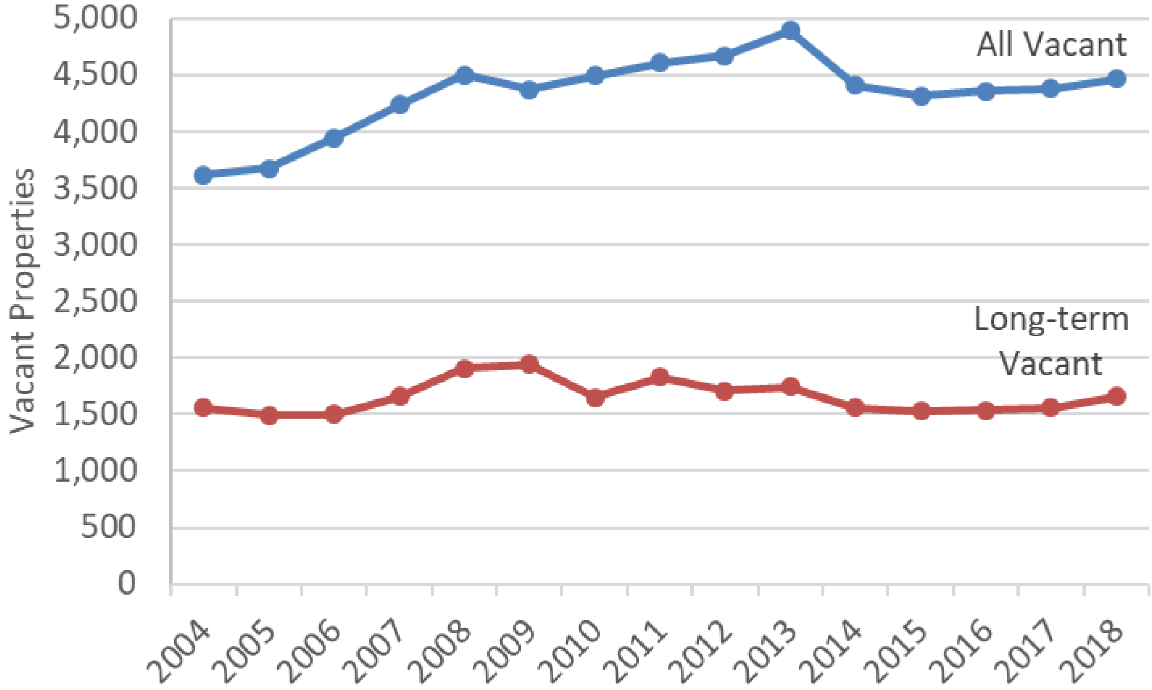
6.7. MHCLG publish long-term annual trend data (2004-2018) on vacant properties. This is derived from the local authority Council Tax database, housing statistical returns from local authorities to MHCLG and information from the Tenants Services Agency on private housing provides.

6.8. Figure 22 depicts the long-term trend in this data for Shropshire, revealing a general steady increase in number of vacant properties from 3,616 in 2004 to 4,891 in 2013, a slight fall to 2015 and a very mild increase to 2018. Since 2011 the number of vacant properties have overall fallen by -3.1%. Since 2004, Shropshire on average has had 4,327 vacant dwellings annually.

6.9. Overall, vacant housing stock represents on average, during 2004 to 2017, 3.2% of the overall dwelling stock in Shropshire, starting from a low of 2.9% in 2004 and peaking in 2013 at 3.6%.

6.10. On average long-term vacant dwellings represent 38% of total vacant properties, reaching a high of 44% in 2009. In terms of numbers, this is an average of 1,655 vacant dwellings annually, peaking in 2005 and since 2015 steadily increasing. Since 2011 the number of long-term vacant properties have overall fallen by -9.7%.

Figure 22: Shropshire Long-term Trend 2004-2018 – Vacant Dwellings[21]

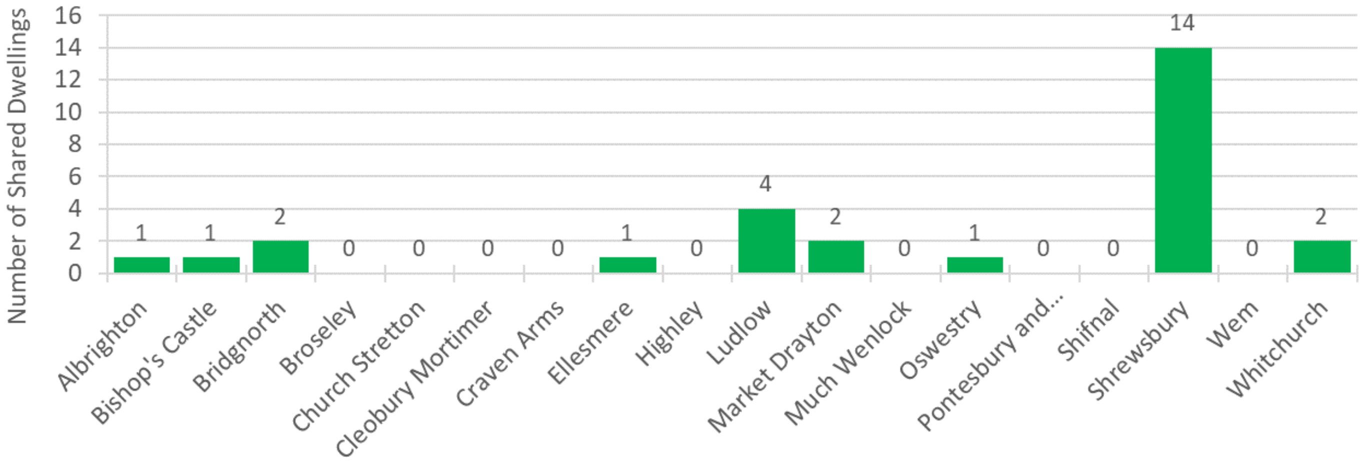


Shared Accommodation

6.11. The 2011 Census provided information on the number of shared dwellings, which is defined as two or more household spaces at the same address which are not self-contained but combine to form a shared dwelling that is contained. This information encompasses houses in multiple occupation, which in some instances may require a licence from a local authority. The emergence of the new University Centre Shrewsbury and problems accessing affordable unshared accommodation may serve to increase these numbers.

[21] Table 615 All vacant dwellings 2 by local authority district, England, from 2004, Source: council tax base (CTB) 2004-2018 - https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

Figure 23: Number of Shared Dwellings by Place Plan Area[22]



6.12. In Shropshire only 28 shared dwellings were recorded on Census Day, representing only 0.02% of all Shropshire dwellings. This compares with 0.09% nationally and 0.06% regionally. Shropshire ranks 11th when measured against the 15 previously selected comparable local authorities. The more urban University cities of Worcester, Wolverhampton and Stafford had the highest proportion of shared dwellings.

6.13. In Shropshire 79% (22) of the shared dwellings included three or more household spaces. Figure 23 illustrates that only nine place plan areas had any shared dwellings in 2011, with the most populated area of Shrewsbury having the highest number.

Second Addresses

6.14. The 2011 Census did not try to identify whether an address with no usual residents was a second home, holiday home or long-term vacant. However it asked people if they had a second address that they stayed at for in excess of 30 days a years that wasn't their usual residence.[23] This provided valuable information on how people were choosing to live their lives and also on the use of housing stock in a local authority area.

6.15. The 2011 Census revealed that 10,772 people usually resident elsewhere in England and Wales had second addresses in Shropshire, 56.1% males and 43.9% female. Breaking this number down, 10.7% (1,153 people) stayed in Shropshire to enjoy a holiday, 17.3% (1,862 people) for work purposes and 72.0% (7,757 people) for other reasons. 'Other reasons' encompasses 869 children aged 0-15 years who may have lived with another parent during the year or attended a boarding school for over 30 days in Shropshire.

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[22] 2011 Census Quick Statistics Table QS418EW – Dwellings, ONS.
https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=75&subgrp=Quick+Statistics

[23] 2011 Census: Second address estimates for local authorities in England and Wales, published 22 October 2012, Office for National Statistics,
https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/2011censussecondaddressestimatesforlocalauthoritiesinenglandandwales

6.16. Older people aged 65 years and overrepresented only 7.7% of people (833 people) with second addresses in Shropshire, but over half lived (54.0%) in Shropshire to enjoy a holiday. The majority (83.6%) of people with a second address in Shropshire were of working age, with 20.2% having a second address for work purposes. This will include people in the armed forces and seasonal workers. Males represented 78.8% of people living at second address in Shropshire for work purposes. The majority of working age people (72.7%) lived at a second address for 'other reasons', including students and people imprisoned.

Table 5: People with a second address in Shropshire who are usually resident elsewhere in England and Wales

		Working	Holiday	Other
Male	0-15	-	31	459
	16-64	1,432	311	3,368
	65+	25	238	179
Female	0-15	-	34	410
	16-64	386	327	3,181
	65+	19	212	160

Table 6 summarises people usually resident in Shropshire who lived for more than 30 days in 2011 at a second address in another local authority in England and Wales. This shows 2.4% of Shropshire's resident population (7,420 residents) had a second address elsewhere in England and Wales, with 21.2% of residents living away for work purposes and 14.7% for holiday purposes.

6.17. In terms of children aged 0-15 years, more left to visit second addresses in other local authorities (1,299) than visited Shropshire for over 30 days (934.) The reverse trend was true for the working age population in 2011, with people resident in Shropshire living at second addresses (5,321) elsewhere in England and Wales and 9,005 people living at second addresses in Shropshire from elsewhere in England and Wales. Flows of older people are very similar, with 833 people living at a second address in Shropshire, compared to 800 Shropshire residents living at a second address elsewhere in England and Wales.

Table 6: Usual residents in Shropshire who have a second address elsewhere in England and Wales

		Working	Holiday	Other
Male	0-15	-	49	699
	16-64	1,119	271	1,992
	65+	43	217	160
Female	0-15	-	51	500
	16-64	398	309	1,232
	65+	12	192	176

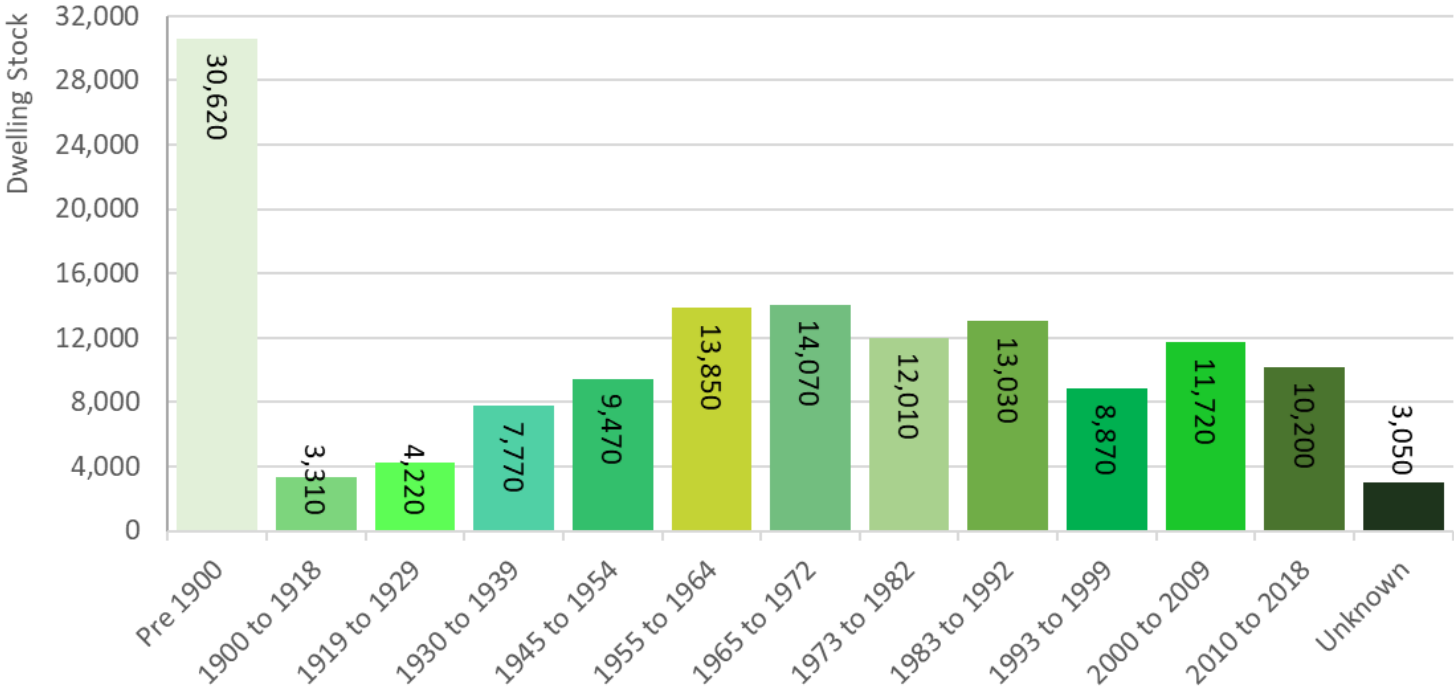
Please note: (1.) a second address is an address at which a person stays for more than 30 days per year that is not a person's place of usual residence. This includes addresses that are in the UK and those outside of the UK. (2.) Typical second addresses include armed forces bases, addresses used by people working away from home, a student's home address, the address of another parent or guardian, or a holiday home. If a person with a second address was staying at that address on census night, they were classed as a visitor to that address, but counted as a usual resident at their home address.

Dwelling Stock by Age and Council Tax Banding[24]

6.22. The VOA publish valuable information on how Shropshire's dwelling stock has grown historically and the distribution of property values across Shropshire.

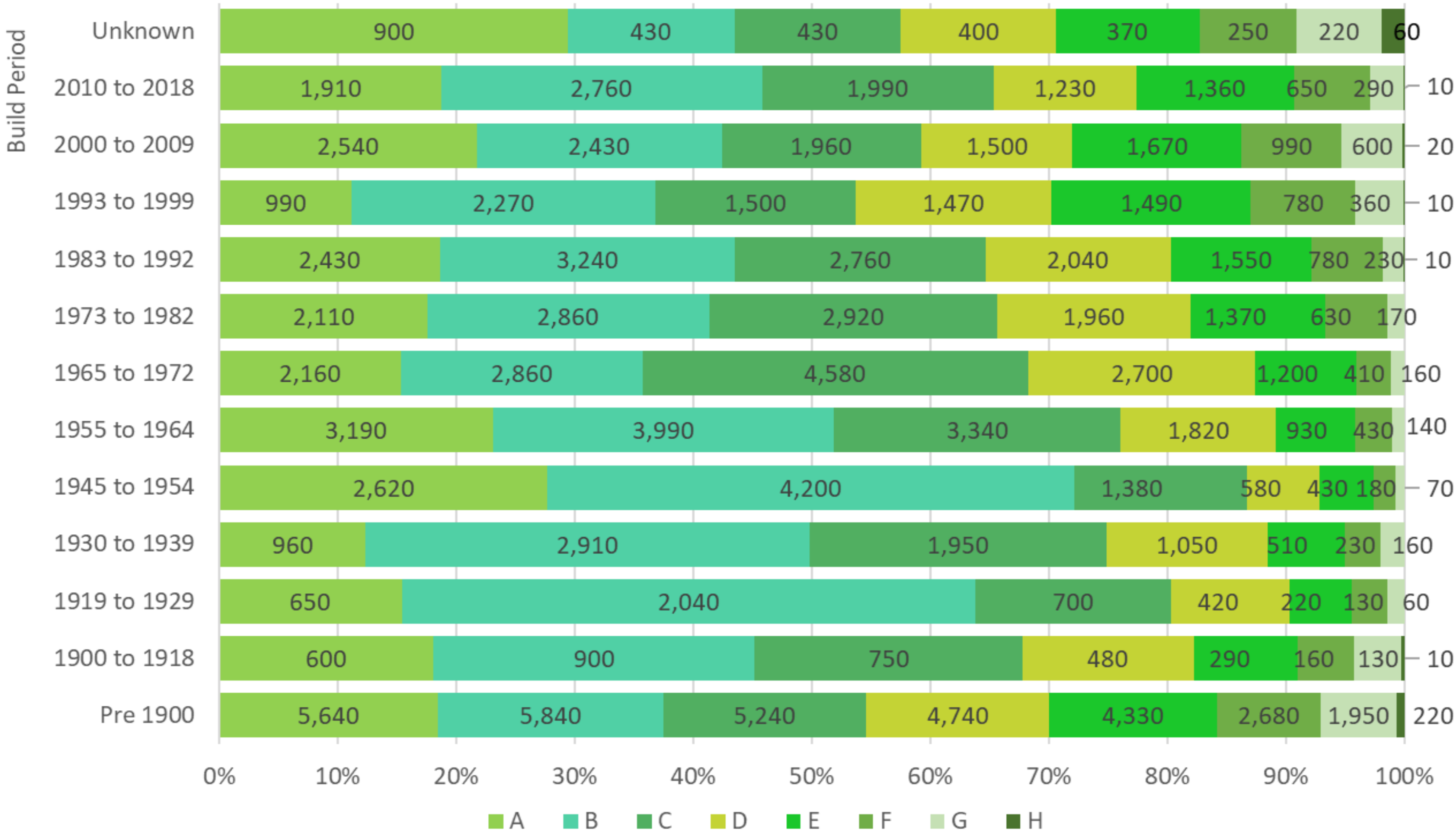
6.23. At the 31st March 2018, 142,180 dwellings were recorded in Shropshire, with over a fifth (21.5%) built prior to the 20th century and 10.8% built during 1900 to the Second World War. As highlighted in Figure 24, the highest level of housebuilding was during 1965-1972 (14,070 dwellings), closely followed by building during 1955 to 1964 of 13,850. The need for housing was very much driven by high fertility rates and expansion of the population following World War II. There was also considerable investment in improving people's living conditions.

Figure 24: A Breakdown of Shropshire Dwelling Stock by Build Period

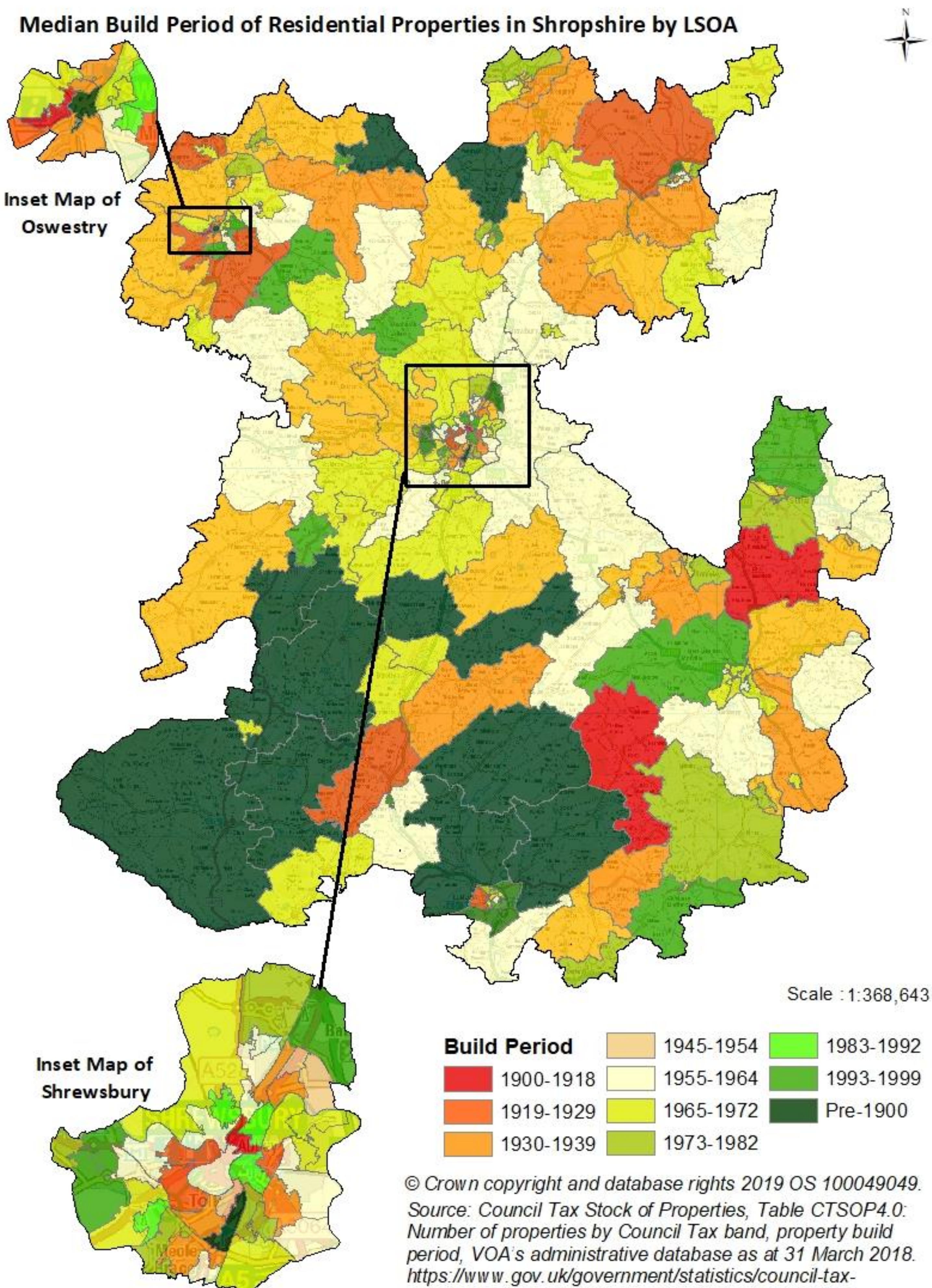


6.21. Generally, the value of a dwelling, reflects the size, demand and location of the property. So, the higher the value at the 1st April 1991, the higher the Council Tax Band and the greater local Council Tax contribution. Overall, the largest proportion (25.8%) of dwellings in Shropshire are assessed as band B, based on a rateable value of £40,001 up to £52,000 in 1991. Nearly two thirds of Shropshire dwellings fall into bands A, B and C, valued up to £68,000 in 1991.

Figure 25: Shropshire Dwelling Stock by Build Period and Council Tax Banding



Median Build Period of Residential Properties in Shropshire by LSOA



Source: Council Tax Stock of Properties, Table CTSOP4.0: Number of properties by Council Tax band, property build period, VOA's administrative database as at 31 March 2018. https://www.gov.uk/government/statistics/council-tax-

6.22. Table 7 provides a comparison with comparator local authorities and nationally and regionally with regard to council tax band distribution. This evidence re-enforces previous findings that Shropshire stock is characterised by

6.23. Figure 25 shows how the distribution of bandings for housebuilding has changed over time, with a much greater proportion of lower value housing (band A-C) built during the post WWI and WWII housing boom periods (80.3% 1919-29 and 86.6% during 1945-54.)

6.24. At the other end of the spectrum, dwellings assessed as band E to H (valued in excess of £88,000 in 1991) represent a fifth of dwelling stock in Shropshire. Of these dwellings, the highest proportion (29.8%) were built in 1993-1999, closely followed by 28.0% in 2000-2009 and 22.6% in 2010-18. This reflected people's ability and desire to afford higher value dwellings and the profitability of building larger homes during this period. Long-term house price inflation will have benefited householders in terms of increasing the value of their current property and enabling them to move up the housing ladder.

6.25. Figure 26 maps the average (median) build period for each LSOA in Shropshire, showing how historic housebuilding has shaped Shropshire's dwelling stock and subsequently Shropshire's population growth. Evident are the cluster of LSOAs located in the south of Shropshire with median build periods before WWII. The growth of the urban centres of Shrewsbury and Oswestry is also evident as the median build period has increased as the centres have expanded.

Table 7: Percentage of Housing Stock by Council Tax Band – March 31st, 2018

	A	B	C	D	E	F	G	H / I
Cheshire East	17.4%	20.5%	19.3%	14.6%	11.4%	7.8%	6.9%	1.0%
Cheshire West and Chester	21.7%	23.3%	19.6%	13.4%	10.2%	6.1%	4.8%	0.4%
East Staffordshire	34.8%	21.8%	16.5%	11.5%	8.3%	4.4%	2.3%	0.2%
Herefordshire	15.5%	23.2%	19.5%	15.5%	13.6%	8.0%	4.2%	0.2%
Malvern Hills	10.7%	20.6%	21.7%	15.6%	13.7%	10.4%	6.5%	0.4%
Newcastle-under-Lyme	43.0%	18.7%	20.1%	8.5%	4.8%	3.1%	1.6%	0.1%
Powys	8.9%	14.1%	19.7%	15.7%	18.7%	14.4%	6.2%	1.2%
Shropshire	18.7%	25.8%	20.7%	14.3%	11.0%	5.8%	3.2%	0.2%
South Staffordshire	14.5%	22.3%	23.7%	15.2%	11.2%	7.2%	5.1%	0.4%
Stafford	20.0%	22.7%	22.7%	15.4%	10.5%	5.8%	2.6%	0.2%
Telford and Wrekin	35.1%	27.0%	15.9%	11.4%	6.2%	2.8%	1.4%	0.1%
Wolverhampton	51.3%	22.0%	15.2%	6.2%	2.7%	1.6%	0.9%	0.1%
Worcester	18.6%	32.9%	25.2%	11.9%	7.3%	3.2%	0.9%	0.0%
Wrexham	7.1%	20.5%	27.5%	16.4%	13.0%	8.1%	4.1%	1.6%
Wyre Forest	24.0%	24.5%	24.1%	13.2%	7.3%	3.7%	2.6%	0.3%
WEST MIDLANDS	30.5%	25.2%	19.5%	11.2%	7.1%	3.8%	2.3%	0.2%
ENGLAND	24.3%	19.5%	21.7%	15.4%	9.5%	5.0%	3.5%	0.6%

Projected Household Growth

6.26. As well as providing the basis for calculating overall housing need, the sub-national household projections also include household estimates by household type and the age and gender of the household reference person. This means for example they provide an understanding of household growth for the older population, particularly those living alone and families by size of household. The following section starts by demonstrating a detailed understanding of projected household change by type of households and seeks to understand the relationship of households in Shropshire to the composition of Shropshire housing stock by tenure and occupancy.

Table 1: Local, National and Regional Comparison – Household Growth 2016-2036

Area name	2001	2016	2036	Change 16-36	% Change 2016-36	Ranking
Cheshire East	146,300	164,200	179,500	15,325	9.34	9
Cheshire West and Chester	132,000	144,900	157,100	12,183	8.41	13
Herefordshire, County of	73,800	81,100	91,100	10,013	12.35	4
Shropshire	116,700	135,400	153,500	18,062	13.33	3
Telford and Wrekin	63,300	69,000	78,800	9,782	14.18	1
East Staffordshire	42,400	48,900	54,600	5,708	11.68	6
Newcastle-under-Lyme	50,400	54,600	61,100	6,512	11.92	5
South Staffordshire	41,900	46,000	50,200	4,180	9.08	11
Stafford	49,700	57,700	62,600	4,860	8.42	12
Wolverhampton	97,200	104,300	115,500	11,206	10.75	8
Malvern Hills	30,000	33,500	38,200	4,719	14.09	2
Worcester	38,700	43,400	48,400	4,996	11.52	7
Wyre Forest	40,100	44,300	48,400	4,087	9.22	10
Staffordshire	326,400	366,800	399,600	32,881	8.97	
Warwickshire	209,400	237,400	264,800	27,440	11.56	
Worcestershire	221,800	248,100	279,000	30,879	12.44	
England	20,451,000	22,884,500	26,131,400	3,246,911	14.19	
North West	2,811,900	3,083,900	3,363,400	279,470	9.06	
West Midlands	2,145,700	2,366,500	2,670,200	303,662	12.83	

Source: 2016 Based Household Projections, ONS, and DHCLG.

Concealed Families

6.78. The former NPPG and best practice guidance identified concealed households as another signal of housing need. Whilst there are a range of causes of concealed households, if concealment is worsening this could be an indication of unmet housing need. People/families may be unable to afford the cost of renting or buying a home and so they are reliant on friends and family for accommodation. Although equally it must also be recognised that many concealed people/families do not want separate housing – in particular where they have chosen to live together as extended families or to receive help or support due to poor health.

6.79. Table 3 compares Shropshire with comparator local authorities in terms of the percentage of all families that are concealed and inter-censal change to levels of concealment. It highlights that since the 2001 Census the number of concealed families in Shropshire has increased by 67.7% from 677 in 2001 to 1,135 in 2011. Whilst this in itself represents a significant increase, it is lower than the average experienced within England and Wales as a whole (70.4%).

6.80. Furthermore, whilst in 2011 Shropshire had the fourth largest number of concealed families of the fifteen comparator local authorities shown, this placed it only tenth in terms of the percentage of all. Of note is that close neighbours Telford and Wrekin placed second and Herefordshire fifth in terms of percentage of all families.

Table 3: Concealed family status:
By family type by dependent children by age of Family Reference Person (FRP) [25]

	Number of concealed families (2011)	% of all families	Rank based on % of all families	Number of concealed families (2001)	% Change 2001-11
Wolverhampton	2,179	3.17	1	1,497	45.6
Telford and Wrekin	853	1.74	2	426	100.2
East Staffordshire	547	1.65	3	287	90.6
Worcester	426	1.53	4	304	40.1
Herefordshire, County of	836	1.52	5	447	87.0
South Staffordshire	485	1.46	6	287	69.0
Wrexham	550	1.39	7	292	88.4
Powys	507	1.29	8	332	52.7
Wyre Forest	373	1.26	9	279	33.7
Shropshire	**1,135**	**1.25**	**10**	**677**	**67.7**
Malvern Hills	273	1.22	11	197	38.6
Cheshire West and Chester	1,171	1.20	12	832	40.7
Stafford	459	1.18	13	258	77.9
Newcastle-under-Lyme	382	1.08	14	274	39.4
Cheshire East	1,176	1.06	15	734	60.2
England and Wales	*289,295*	*1.84*		*169,765*	*70.4*

Source: 2011 Census, ONS.

6.81. The evidence of increasing concealment suggests the number of concealed households may be increasing; however, it should be noted that infrequency of available data makes it impossible to identify when the most significant rise occurred or what has changed since the last 2011 Census.

6.82. Furthermore, it must be acknowledged that the rate of change experienced in Shropshire is less than the national average and the majority of the identified comparator local authorities.

6.83. Figures 22 and 23 show the proportion of families in the 2001 and 2011 Censuses that were classified as concealed, with a further breakdown of concealed families by type of family.

6.84. According to the 2011 Census, in Shropshire there were 1,135 concealed families, representing 1.3% of all families. This was a smaller proportion than the England average (1.9%). There has been a 67.7% increase in the number of concealed families in Shropshire between the 2001 Census and the 2011 Census.

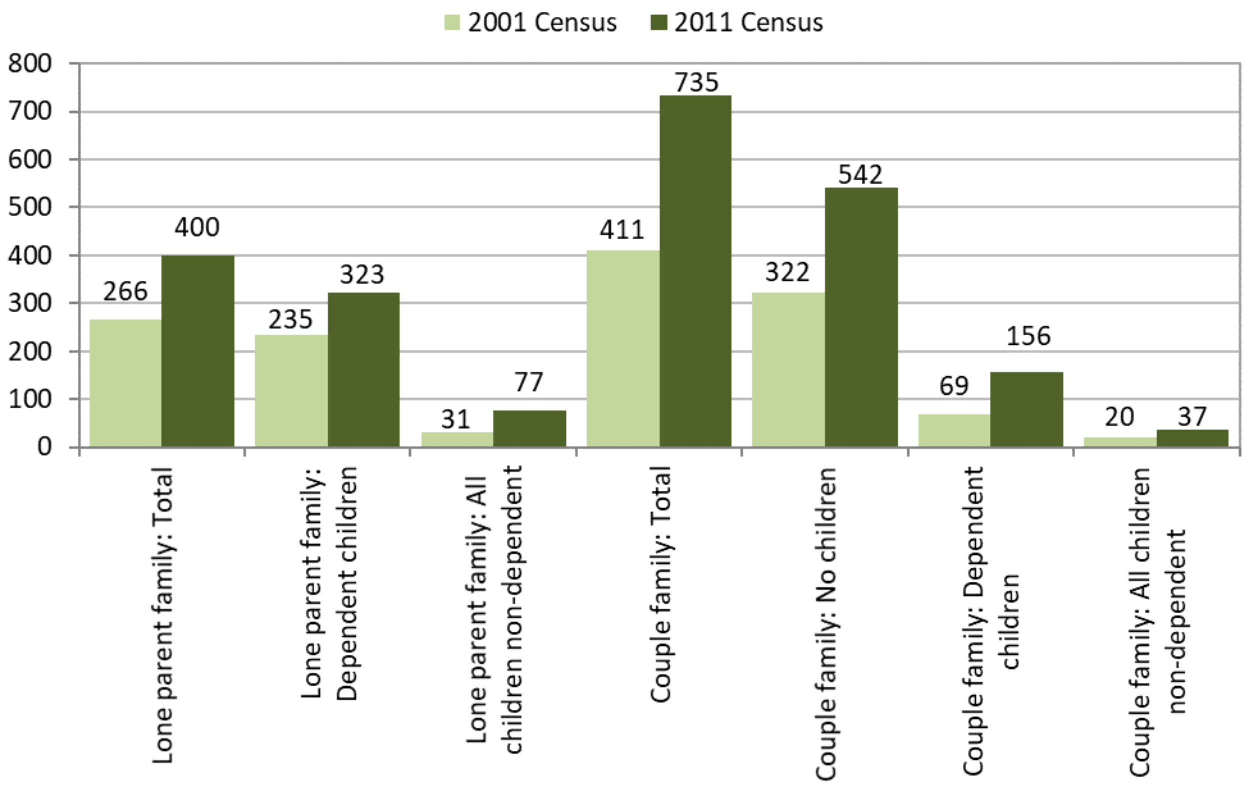
6.85. Although the concealed families may be related to their Household Reference Person (HRP), they are not dependent children and are either in a couple, have children of their own, or both. It is

[25]ONS, Table LC1110EW: Concealed family status by family type by dependent children by age of Family Reference Person (FRP) - 2011 Census, © Crown Copyright 2016

important to note that concealed families have their own Family Reference Person (FRP); in households with two or more FRP, the HRP is chosen by following a number of criteria.

6.86. In 2011, over three-fifths (64.8%) of concealed families in Shropshire were couple families and over two-fifths (47.8%) of concealed families were couples with no children. As the following Chart 5.20 shows, the 2011 Census showed that there had been particular increases in couple families with no children and families with dependent children.

Figure 24: Concealed Families in Shropshire



6.87. Further analysis of concealed families by the age of their FRP indicates that there were a similar amount of younger and older concealed families in Shropshire:

- FRP aged 24 and under: 24.0% of all concealed families (compared to 21.0% in England)
- FRP aged 25 to 34: 27.8% (compared to 32.5% in England)
- FRP aged 65 and over: 23.2% (compared to 19.1% in England)

6.88. However, the distribution of FRPs differed between concealed lone parent families and concealed couple families:

- The majority of concealed lone parent families in Shropshire had a FRP aged 24 and under (35.3% compared to 31.2% in England)
- The majority of concealed couple families had a FRP aged 65 and over (30.6% compared to 24.0% in England).

6.89. There are a number of factors that could explain the increase in concealed families in Shropshire including rising house prices, changes to the welfare system and possible student debt.

6.90. It should be noted that a family can be defined as a couple; the proportion of older concealed families could in part be a result of older couples living in homes with younger relatives, either to provide care or to be cared for.

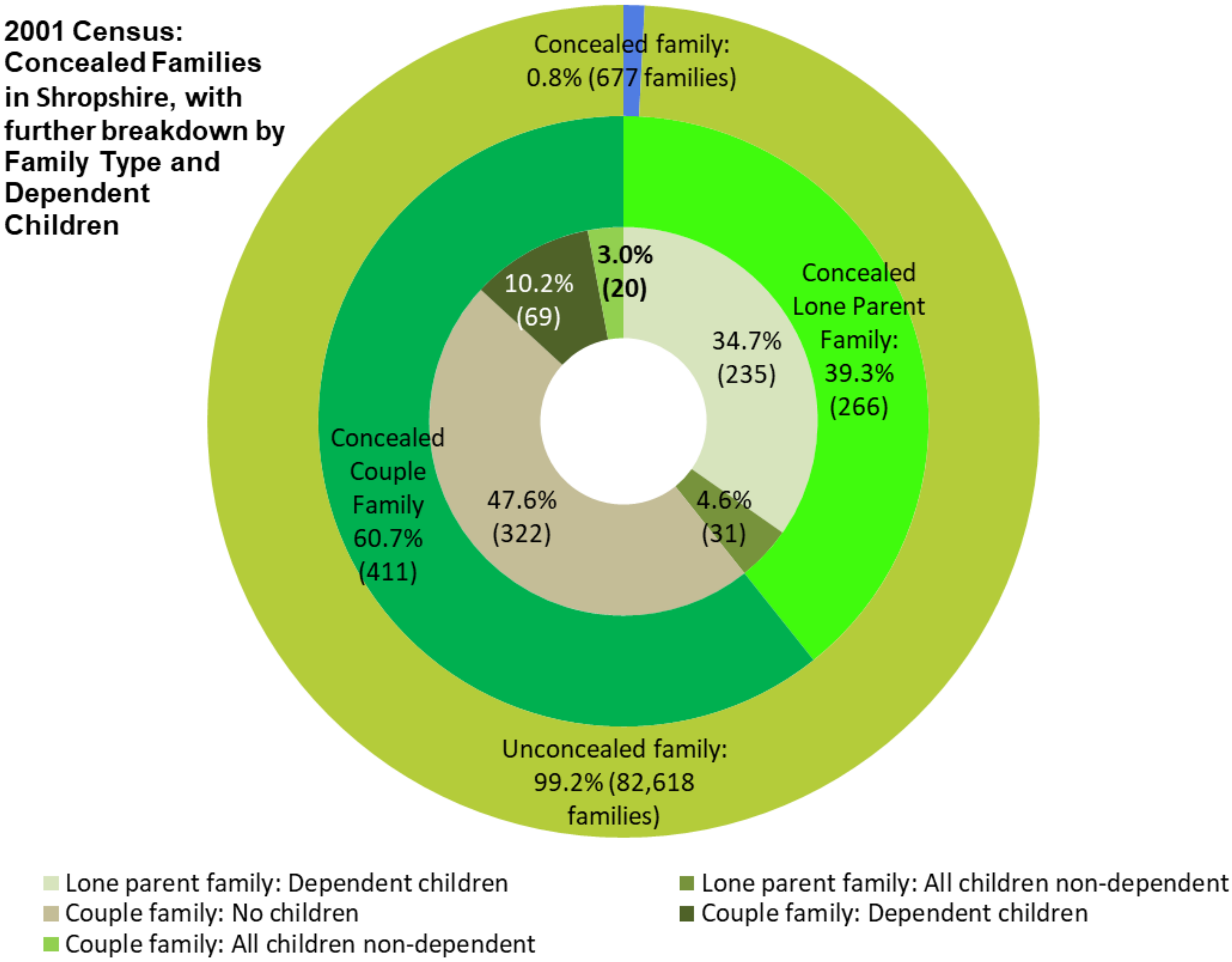
Lone Parents

6.91. According to the 2011 Census, there were 11,971 lone parent households in Shropshire. Since 2001 the number of lone parent households has increased by 2,353 households or 24.5%. In 2011, 39.0% of lone parent households in Shropshire had no dependent children, a higher percentage than the England average (32.6%).

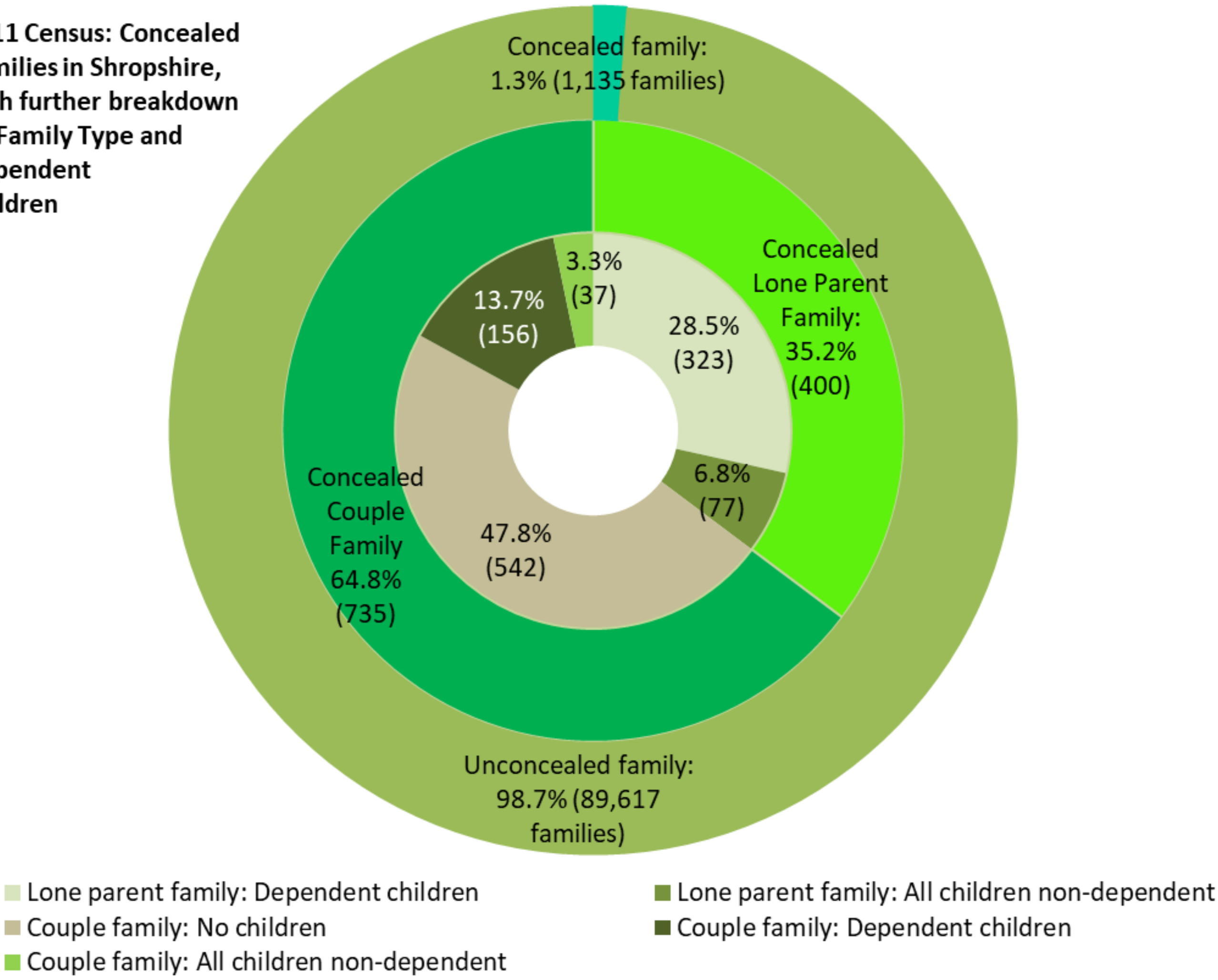
6.92. Looking at the concealed families in Shropshire, 19.3% of families had no dependent children, a lower percentage than the England average (21.7%).

- Whilst the number of concealed lone parent families with no dependent children was small (77 families), the number of families in this category had more than doubled from the 2001 Census (when there were 31 families).

- In 2011, the majority of concealed lone parent families with dependent children had a FRP aged 24 and under (43.7%), whilst the majority of concealed lone parent families with non-dependent children had a FRP aged 65 and over (49.4%).


2001 Census: Concealed Families in Shropshire, with further breakdown by Family Type and Dependent Children
Concealed family: 0.8% (677 families)
3.0% (20)
10.2% (69)
Concealed Lone Parent Family: 39.3% (266)
34.7% (235)
Concealed Couple Family 60.7% (411)
47.6% (322)
4.6% (31)
Unconcealed family: 99.2% (82,618 families)
Lone parent family: Dependent children
Lone parent family: All children non-dependent
Couple family: No children
Couple family: Dependent children
Couple family: All children non-dependent

2011 Census: Concealed Families in Shropshire, with further breakdown by Family Type and Dependent Children



Over-Occupation[26]

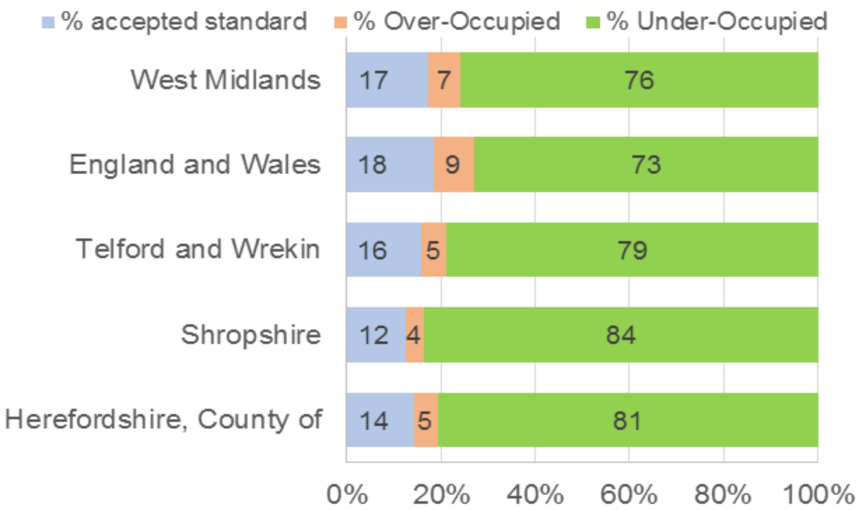
6.93. The NPPG identifies over-occupation as a potential signal of affordable housing need. If levels of over-occupation are increasing within an area, it may in part be the case that people are increasingly unable to afford their own home and so remain living with family and friends in overcrowded accommodation. Increasing levels of concealed households may indicate that there is a shortage of affordable housing. The level of concealment is considered later in this profile.

6.94. It should be noted that other factors can have a more significant influence on worsening over-occupation / overcrowding, such as the need for different types of dwellings in the location where they are needed.

6.95. The Census provides information on occupancy ratings in terms of number of rooms. Occupancy ratings indicate whether households are living in under-occupied accommodation (1+ rooms), overcrowded conditions (1- rooms) or have the 'standard' number of occupiers (0 rooms).

6.96. Figure 17 summarises levels of occupancy at the 2011 Census for Shropshire; Telford and Wrekin; Herefordshire; the West Midlands; and England and Wales:

Figure 21: 2011 Census – Levels of Occupancy



Source: ONS 2001 and 2011 Censuses.

6.97. Figure 17 indicates that in 2011 the majority of households within Shropshire (84%) were under-occupied dwellings, this compares with 76% regionally and 73% nationally. The proportion of over-occupied households in Shropshire (4%) is significantly less than the levels of over-occupation regionally (7%) and nationally (9%). Over-occupation in Shropshire is also below the levels of its closest comparator local authorities.

6.98. Table 15 identifies change to over and under-occupation of households between the 2001 and 2011 Censuses for a wider range of comparator areas. In terms of numbers of households living

[26] ONS, Table UV059: Occupancy, 2001 Census & Table QS408EW: Occupancy Rating (Rooms), 2011 Census

in over-occupied accommodation, as at the 2011 Census, Shropshire ranks the fourth highest of the comparator local authorities, after Wolverhampton; Cheshire East; and Cheshire West and Chester. However, Shropshire ranks tenth in terms of percentage of all households, which is a more comparable indicator.

Table 15: Occupancy ratings in Shropshire 2001-2011[27]

	Over-occupation *(Households)*		*Change (2001-11)*	Under-occupation (Households)		*Change (2001-11)*
	%	Total		%	Total	
Cheshire West & Chester	4.2	5,882	12.6	82.5	116,698	6.0
Cheshire East	3.6	5,681	19.5	83.5	133,178	7.8
East Staffordshire	5.1	2,425	44.9	80.7	38,143	7.9
Herefordshire	5.3	4,119	34.0	80.6	67,259	4.3
Malvern Hills	3.4	1,101	11.4	84.0	27,072	6.7
Newcastle-Under-Lyme	4.2	2,195	12.2	79.9	41,989	3.8
Powys	3.6	2,081	21.4	85.3	49,797	8.6
Shropshire	**4.0**	**5,222**	**28.4**	**83.6**	**108,443**	**10.0**
South Staffordshire	3.3	1,459	4.1	85.2	37,858	7.3
Stafford	3.8	2,129	41.9	83.3	46,427	10.0
Telford & Wrekin	5.2	3,456	21.0	78.9	52,573	3.9
Wolverhampton	8.1	8,278	26.0	71.2	72,699	2.6
Worcester	6.9	2,898	37.3	74.9	34,506	3.6
Wrexham	4.8	2,724	14.8	79.1	45,099	6.3
Wyre Forest	4.5	1,918	15.4	80.3	31,474	5.8
Worcestershire	*4.8*	*11,611*	*25.6*	*80.3*	*192,410*	*6.1*
Staffordshire	*4.0*	*14,372*	*22.1*	*81.8*	*290,459*	*8.1*
West Midlands	*6.8*	*156,344*	*29.1*	*75.9*	*1,740,954*	*4.9*
England & Wales	*8.5*	*1,995,860*	*32.1*	*73.1*	*17,070,912*	*5.0*
England	*8.7*	*1,928,596*	*32.3*	*72.6*	*16,027,853*	*4.9*

Source: ONS 2001 and 2011 Censuses.

6.99. Conversely, in terms of numbers of households living in under-occupied accommodation, as at the 2011 Census, Shropshire ranks fifth and fourth highest of the comparator local authorities in terms of absolute households and percentage of total households over-occupied, respectively. Furthermore, Shropshire also had a larger proportion of households (63.3%) that were more significantly under-occupied (rating of 2+ or more) compared to the England average (49.7%).

6.100. Between the 2001 and 2011 Censuses the number of over-occupied households in Shropshire increased by 28.4%. Whilst this rate of change seems significant, it is less than the average experienced across the West Midlands (29.1%) and the average across England (32.3%).

6.101. As the level of over-occupation and the rate at which it is increasing in Shropshire is significantly less than the regional and national averages, there is no evidence of a factor specific to

[27]ONS, 2011 Census Table KS403EW - Rooms, bedrooms and central heating and 2001 Census Table UV059 Occupancy, www.nomisweb.co.uk/

Shropshire which is significantly increasing over-occupation; therefore change is likely to relate to national factors such as changes in living/family structures; and changes to individuals' aspirations. The other potential factor is increased numbers of concealed households which is considered in the following section.

6.102. Over the same period the number of under-occupied households increased by 10% to 83.6% in Shropshire. This level of change is the second highest relative to the selected comparator local authorities. It also represents twice the level of growth to that experienced nationally (4.9%). As the level of under-occupation in Shropshire is significantly higher than the regional and national averages, it may be influenced by both national and local factors, including changes in living / family structures; and changes to individuals' living aspirations.

6.103. Due to the infrequency of data availability it is not possible to identify when the most significant rises to both over and under-occupation of households occurred or what has changed since the last 2011 Census. Therefore, it is not possible to measure if over-crowding has worsened as a result of more recent trends in housing costs. The following section considers changes in levels of concealed households which can strongly influence levels of over-occupation.

6.104. In Shropshire, there has been a large increase in both the number of households that are overcrowded and the number that are under-occupied.

Table 16: Occupancy Rating (Rooms) in Shropshire

	2001 Census		2011 Census		Change from 2001 Census to 2011 Census	
	Number	**%**	**Number**	**%**	**Number**	**%**
All households	117,301		129,674		12,373	10.5
Potential under-occupancy of						
Occupancy rating (rooms) of +2 or more	71,892	61.3	82,123	63.3	10,231	14.2
Occupancy rating (rooms) of +1	26,724	22.8	26,320	20.3	-404	-1.5
Occupancy rating (rooms) of 0	14,618	12.5	16,009	12.3	1,391	9.5
Potential overcrowding in households						
Occupancy rating (rooms) of -1 or less	3,191	2.7	5,222	4.0	2,031	63.6

Source: 2001/2011 Census, Office for National Statistics, © Crown Copyright 2019.

6.105. In 2011, Shropshire had a larger proportion of households that were more significantly under-occupied (rating of 2+ or more) compared to the England average (63.3% compared to 49.7%). Although the number of households that were potentially overcrowded had increased to 4.0% of all households in Shropshire, this proportion was smaller than the England average (8.7%).

6.106. In Shropshire in 2011, the rate of under-occupancy and overcrowding varied significantly by household composition. Households that had more significant under-occupancy (with a rating of 2+ or more) than the county average in 2011 (63.3%) included:

- One family only: households where all residents were aged 65 and over (84.1%)
- One family only: married or same-sex civil partnership couples with no children (86.3%)

6.107. Households that had more overcrowding (with a rating of -1 or less) than the County average in 2011 (4.0%) included:

- One person households below the age of 65 (7.0%)
- One family only: cohabiting couples with dependent children (7.0%)
- One family only: lone parents with dependent children (10.2%)
- Other household types: with dependent children (16.1%)
- Other household types: other (including households with residents that were all full-time students or all aged 65 and over) (10.7%)

No usual residents

6.108. In addition to the 129,674 households that were recorded in Shropshire in 2011, there were a further 5,971 household spaces with no usual residents. Over three-quarters of all dwellings with no usual residents were unshared whole houses or bungalows (75.7%). This is a larger proportion than the England average (62.1%).

Change in Number of Households and Rooms

Table 18: Household Change in Shropshire and England

	1991 Census		**2001 Census**		**2011 Census**	
	Shropshire	**England**	**Shropshire**	**England**	**Shropshire**	**England**
Total Population	266,871	47,055,204	283,174	49,138,831	306,129	53,012,456
Total Households	104,468	18,765,583	117,301	20,451,427	129,674	22,063,368
Average Household Size	2.51	2.47	2.34	2.36	2.3	2.4
Average Number of Rooms per Household	5.54	5.09	5.87	5.33	6.0	5.4

Source: 1991/2001/2011 Census, Office for National Statistics, © Crown Copyright 2014.

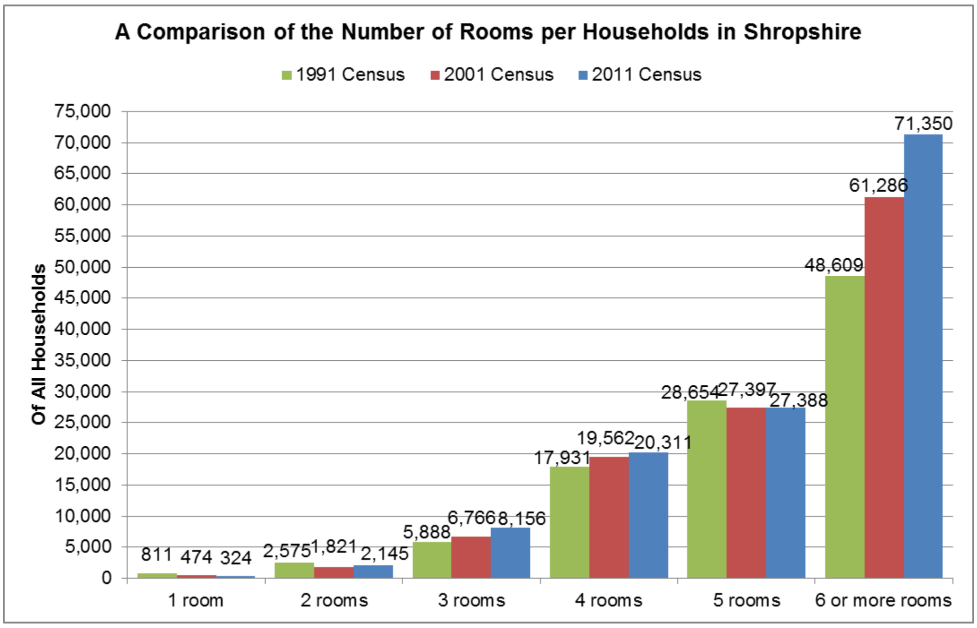
6.109. Since the 1991 Census, in Shropshire there has been an overall decrease in average household size. However, since 1991 there has also been a slight increase in the average number of rooms per household. As the following Chart 5.17 shows, there has been a significant increase in households with six or more rooms in Shropshire.

6.110. What is perhaps surprising is that according to the 2011 Census, the majority of one person households (34.1%) lived in households with six or more rooms.

- In 2001, a smaller majority of one person households lived in households with six or more rooms (29.8%).
- In 1991, the majority of one person households lived in households with four rooms (27.0%).

6.111. The number of one person households living in houses with six or more rooms has more than doubled between 1991 and 2011.

Figure 19: A Comparison of the Number of Rooms per Household in Shropshire



Source: 1991/2001/2011 Census, Office for National Statistics, © Crown Copyright 2014.

Housing Market Signals

House Prices

6.112. House prices are an important market signal that can provide valuable insight into the balance between the demand and supply of housing in a housing market area like Shropshire. If house prices in an area are rising at a faster rate than elsewhere it may indicate that an increased supply of affordable housing is needed. The following house price analysis includes consideration of the Office for National Statistics (ONS) median house price data, the Land Registry monthly average (geometric mean) house price data, the UK House Price Index and Land Registry House Sales data.

6.113. The 2011 Census showed that 86.5% of households in Shropshire lived-in privately-owned accommodation, compared to only 82.3% nationally. DHCLG estimate that 86.7%[28] (Year 2017) of housing stock in Shropshire is owned within the private sector. This compares with 86.5% in Herefordshire and 79.2% within Telford and Wrekin. Together this data gives some idea of the importance of the private housing market and its role in meeting housing needs in Shropshire.

Median House Price[29]

6.114. Median house prices are less influenced by extreme sale prices than mean house prices and given the use of a 100% sample are the most appropriate measure of average house price change. As every quarter passes ONS recalculate the median house price based on sales in the year to date i.e. the Q2 2018 median house price is based on sales from July 1st, 2017 to June 30th, 2018. This trend data is available during the period Q4 1995 to Q2 2018. In this analysis the year referred to, uses the median house price value calculated at the end of Q2 each to compare change over time.

6.115. In the year to the end of Q2 (June 30th, 2018), the median house price in Shropshire reached £210,000, ranking it 5th in comparison to the selected local authorities shown in Table 7. Shropshire's median house price was 11.0% below the national average of £235,995.

6.116. The cost of purchasing a home in Shropshire has risen by 223.1%[30] in the last 20 years since the end of Q2 1998. This compares with an increase of 268.7% nationally and 234.8% regionally. In Shropshire the first ten years (1998-2008) are characterised by high levels of house price inflation (191.4%) reflecting the national house price boom. In comparison with comparator local authorities Shropshire ranks 4th in terms of growth in house prices. During 1998-2008, nationally (181.3%) and regionally (166.1%) house prices rose at a slightly slower rate than in Shropshire.

6.117. Breaking this growth down further, Shropshire experienced a period of steep house price inflation (91.6%) during 1998 to 2004, followed by relatively slower inflation of 31.3% during 2004 to 2008.

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[28] Table 100 Dwelling stock: Number of Dwellings by Tenure and district: England; 2016, DHCLG - https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

[29] Median House Prices for Administrative Geographies, HPSSA dataset 9 Table 1a and 2a, ONS - https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset09

6.118. The impact of the recession and the end to boom times in the housing market, is evident during 2008-2013 with a fall in Shropshire's median house price of -6.3%. During this period Shropshire experienced the 5th highest level of house price decline, with only Telford and Wrekin seeing a minimal amount of growth. In Shropshire within just one-year, median house prices fell from £182,500 in 2008 to £167,500 in 2009, decline of -8.2%.

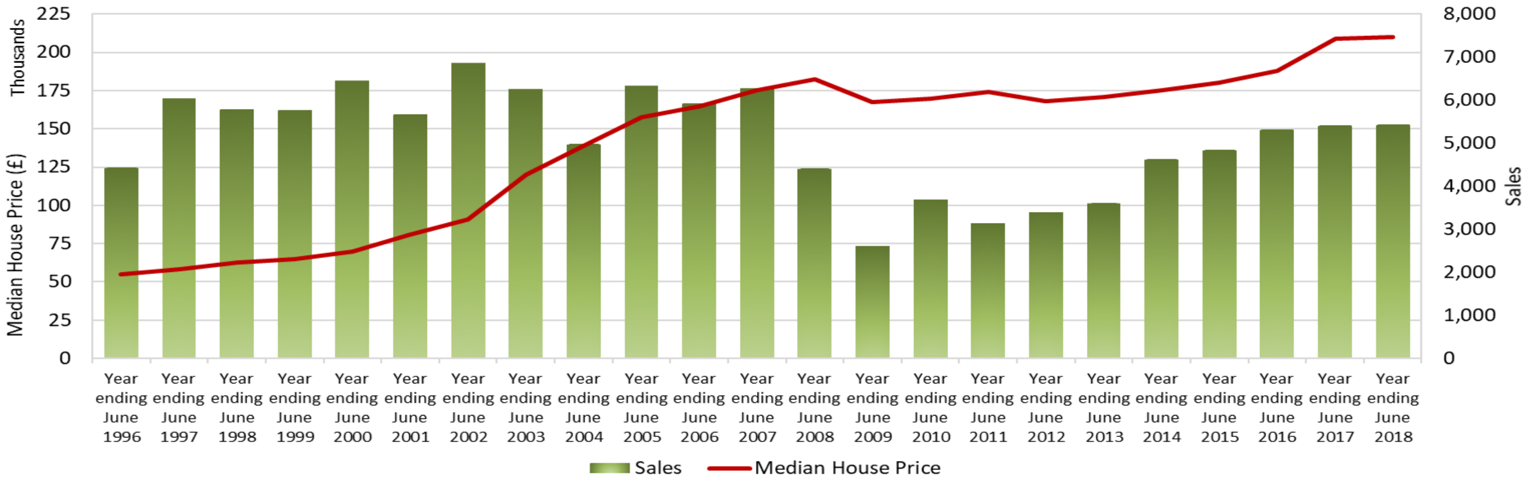
6.119. After a period of house price stability in Shropshire, house prices have again steadily increased by 22.8% during 2013-2018. This pattern of growth is repeated nationally and, in all comparator, local authorities most noticeably in Cheshire East (33.7%). Shropshire ranks 8th in terms of percentage growth, but below levels of national and regional growth.

6.120. In Shropshire, the median house calculated at the end of Q2 2016 exceeded the 2008 peak levels for the first time and by the of Q2 2017, Shropshire joined the select club of local authorities (Cheshire East, Herefordshire, Malvern Hills, South Staffordshire and Stafford) where median house prices have reached in excess £200,000. This is very much a reflection of Shropshire's attractiveness as a place to live, work and retire to.

Table 19: Median House Price Data – Year End June 1998 - Year End June 2018[30]

	Median House Price			**Rank**	**% Change**				
	Year End June 1998	Year End June 2008	Year End June 2018	**Year End 2018**	1998-04	2004-08	2008-13	2013-18	1999-18
Cheshire East	68,500	177,000	227,348	2	75.1	26.5	-4.0	33.7	224.8
Cheshire West & Chester	60,325	165,000	199,950	7	74.0	26.9	-2.4	24.2	207.6
East Staffordshire	50,000	139,000	177,750	10	77.0	27.6	-0.7	28.8	223.2
Herefordshire, County of	64,500	190,000	226,000	3	98.4	26.7	-2.6	22.2	222.9
Malvern Hills	78,000	226,361	261,250	1	108.3	25.8	-9.7	27.8	209.2
Newcastle-under-Lyme	48,000	128,000	138,750	15	45.7	39.1	-2.4	11.0	180.3
Powys	53,500	167,500	175,000	11	72.0	34.0	-6.6	11.8	217.2
Shropshire	62,638	182,500	210,000	5	91.6	31.3	-6.3	22.8	223.1
South Staffordshire	65,500	180,000	215,475	4	98.5	24.2	-1.7	21.7	197.2
Stafford	59,000	165,000	200,000	6	79.7	29.4	-3.0	25.0	233.6
Telford and Wrekin	51,000	135,000	163,000	12	70.1	23.9	5.6	14.4	199.1
Wolverhampton	46,000	124,000	144,950	14	69.6	37.8	-4.8	22.8	211.7
Worcester	56,500	168,000	195,000	8	100.0	29.3	-4.6	21.7	212.0
Wrexham	48,750	140,975	150,000	13	68.2	34.3	-7.8	15.4	197.0
Wyre Forest	57,000	155,000	179,000	9	84.2	23.0	-6.5	23.4	188.8
West Midlands	55,250	147,000	185,000		117.2	22.5	0.0	25.9	234.8
England	64,000	180,000	235,995		121.9	26.8	2.8	27.6	268.7

30 Median house price for national and subnational geographies – HPSSA Dataset 9 Table 1a and 2a, ONS. https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset09



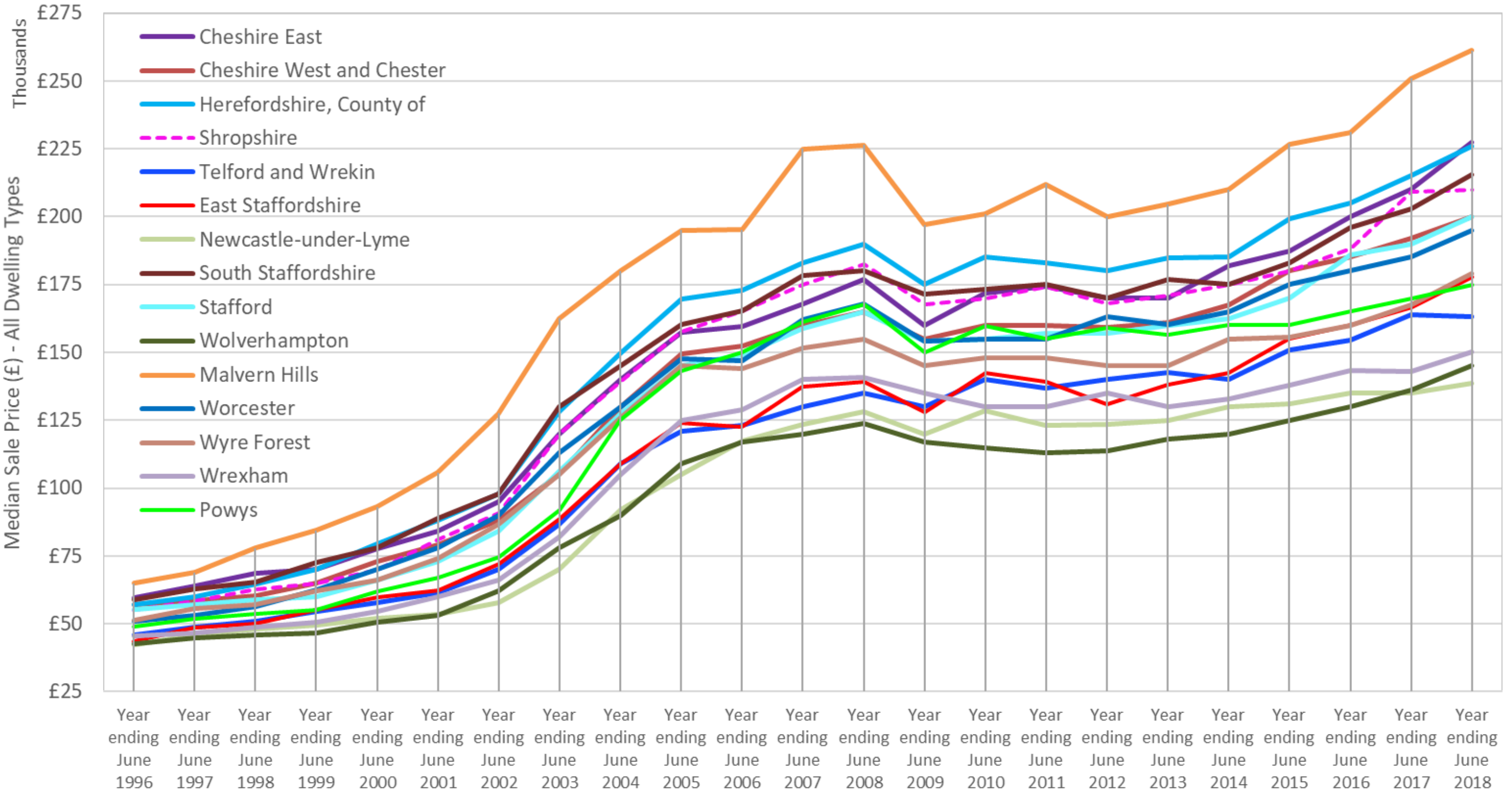
6.119. Figure 1 indicates the trend in real terms of median house prices compared with volume of sales in Shropshire. This illustrates very clearly that sales fell very significantly during 2007-2009 at the onset of the recession and have not yet returned to the levels experienced prior to 2007. Only in 2013 to 2016 is there evidence of a rising trend in sales and this parallels the rise in median house prices.

6.120. As referred to, long-terms trends in median house prices show that Shropshire experienced sustained house price growth during 1995-2008, but since then prices have stabilised and since 2013 have continued to rise. The period of relative stability in median house prices (2009-2014) allowed the gap between earnings and housing costs to narrow and stabilise in Shropshire. Housing costs became more affordable and gave more opportunity for people to become homeowners. This contributed to the rise in sales following 2013.

6.121. Figure 2 shows that Shropshire median house prices have followed a similar trend of long-term house price inflation between 1995 and 2008 compared to all comparator local authorities. This is particularly evident in Malvern Hills which has consistently seen higher house prices, in contrast to Wolverhampton and Newcastle-Under-Lyme which traditionally have lower housing costs. Since 1995 the gap between the local authorities with the highest and lowest housing costs has widened substantially. Shropshire's median house prices have remained just below Herefordshire's and very similar to South Staffordshire and Cheshire East. Shropshire shares similar rural characteristics with these authorities and in common with South Staffordshire borders the urban West Midlands conurbation making it attractive to commuters.

[31] ONS, Number of residential property sales for administrative geographies - HPSSA Dataset 6 (20/07/2017) – Table 2A - https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesfornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06

Figure 2: Long-term Trend in Median Sales Prices by Comparator Local Authorities[32]



6.122. Figure 2 highlights how the house price collapse impacted on all the reported local authorities during 2007-2010, with declining housing costs and then a period of house price stability. Of note is the higher rate of growth during 2016-2017 (11.1%) followed by a rise of only 0.5% during 2017 to 2018. This is also reflected in the number of sales with only 10 more sales in the year ended Q2 2018 compared to the year-end Q2 2018. This could reflect households finding it more difficult access affordable private market housing or could indicate people are being more cautious due to uncertainties caused by BREXIT and warnings of slower economic growth.

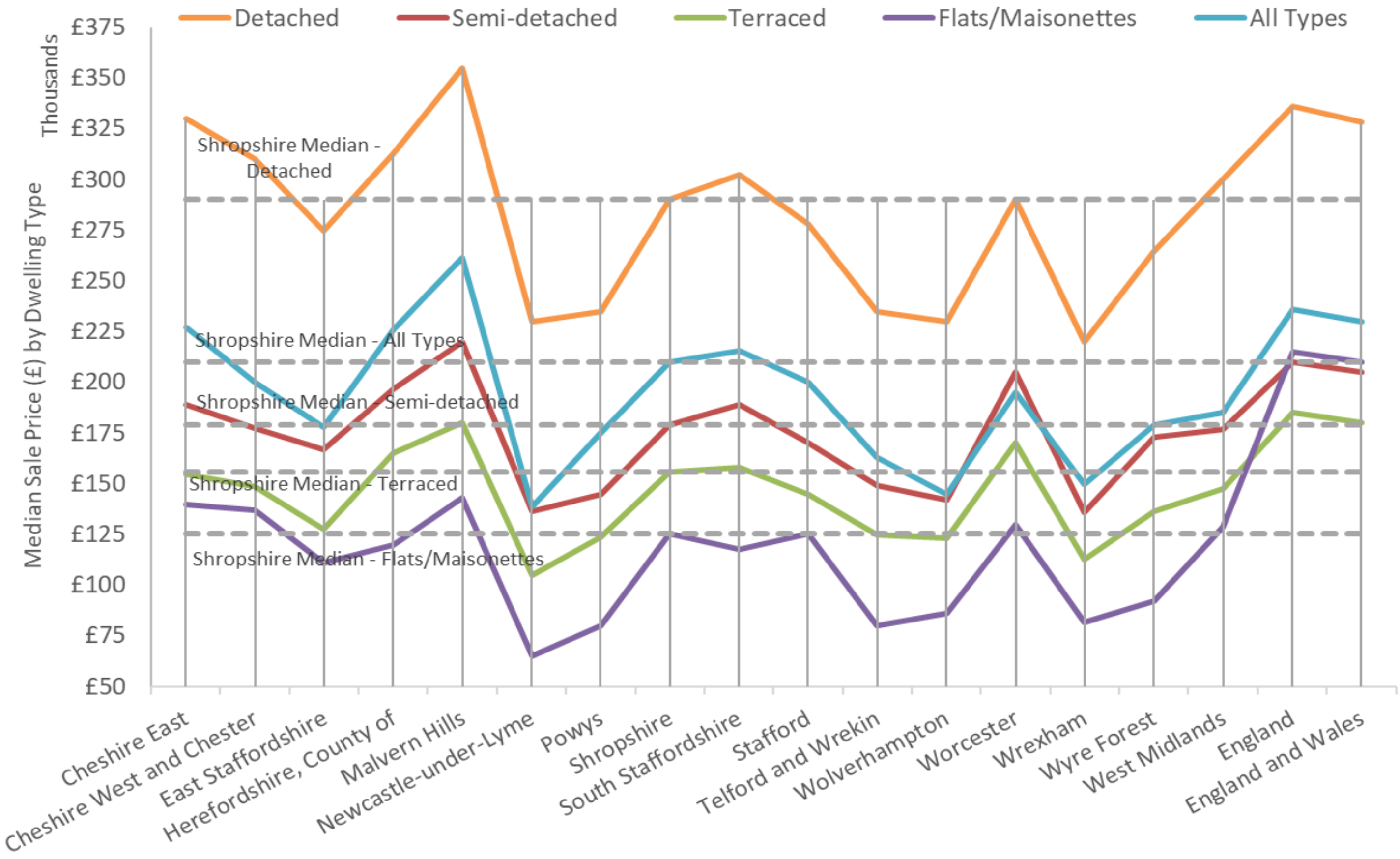
6.123. Figure 3 shows a comparison of median house price at local authority level in at the end of Q2 2018, by dwelling type. This highlights the substantial variations in median sale price between Shropshire's neighbouring local authorities and nationally in respect of detached, semi-detached, terraced and flat / maisonette dwelling types. In terms of detached dwellings Shropshire seems to reflect a middle road with five local authorities experiencing higher sales prices and six local authorities experiencing lower prices. Of note is that nationally and regionally the median house price for a detached dwelling is higher relative to Shropshire.

6.124. In general, costs of owning a detached and semi-detached property are higher than for terraced and flats / maisonettes when comparing neighbouring local authorities. However nationally the median price for a flat / maisonette exceeds the median price of semi-detached and terraced housing, reflecting higher density city living where flats / maisonettes represent a higher

[32] ONS, Median house price for national and subnational geographies – HPSSA Dataset 9 Table 2A

proportion of housing stock and are more in demand. Only Cheshire East, Cheshire West and Chester and Malvern Hills experienced a higher median house price for flats / maisonettes at year end Q2 2018.

Figure 3: Median Sale Price by Local Authority (Year End 2018) [33]



Average House Price

6.125. Analysis is included of the Land Registry reported monthly average (geometric mean) house price information as it is a more up-to-date data source than the ONS HPSSA data set and is part of the UK House Price Index (UKHPI) dataset. The most recently published average house price (January 2019) is for the month ending December 2019. It should be noted that the last two months data is always subject to revision due to time lags in registrations data.

6.126. Shropshire had an average house price of £213,999 in December 2018[34]. In comparison, this is significantly higher than Telford and Wrekin (£164,614) and considerably lower than for England (£247,886). When ranked against all comparison Local Authorities Shropshire is 5th out of 15 local authorities with Malvern Hills, Herefordshire, South Staffordshire and Cheshire East having higher average house prices (in that order).

[33]ONS, Median house price for national and subnational geographies – HPSSA Dataset 9 Table 2A.

Table 20: Land Registry Average House Price Data – July 2018[34]

	Average price (All Property Types) (£)						
	December 2006	December 2012	December 2018	Rank July 2017	% Change		
					Dec. 2006-12	Dec. 2012-18	Dec. 2006-18
Cheshire East	182,620	173,365	231,227	4	-5.1	33.4	26.6
Cheshire West and Chester	176,884	163,611	199,660	8	-7.5	22.0	12.9
East Staffordshire	151,728	140,715	186,041	11	-7.3	32.2	22.6
Herefordshire	198,907	188,368	246,145	2	-5.3	30.7	23.7
Malvern Hills	220,947	204,373	266,828	1	-7.5	30.6	20.8
Newcastle-under-Lyme	133,294	121,289	155,267	14	-9.0	28.0	16.5
Powys	160,677	155,539	187,029	10	-3.2	20.2	16.4
Shropshire	184,103	175,098	213,999	5	-4.9	22.2	16.2
South Staffordshire	184,199	180,851	231,498	3	-1.8	28.0	25.7
Stafford	176,345	166,157	208,306	7	-5.8	25.4	18.1
Telford and Wrekin	146,345	133,058	164,614	12	-9.1	23.7	12.5
Wolverhampton	132,243	116,622	151,791	15	-11.8	30.2	14.8
Worcester	175,106	164,192	209,020	6	-6.2	27.3	19.4
Wrexham	148,302	130,898	160,581	13	-11.7	22.7	8.3
Wyre Forest	163,492	142,865	194,479	9	-12.6	36.1	18.9
West Midlands Region	158,291	147,386	200,388		-6.9	36.0	26.6
England	182,031	178,406	247,886		-2.0	38.9	36.2

Source: Land Registry

6.127. Comparison of average house prices in December 2006 with December 2018 shows an increase of 16.2% in Shropshire, relative to 36.2% nationally and 26.6% regionally. In terms of long-term change Shropshire ranked 11th relative to the identified comparator Authorities.

6.128. When the trend is broken down into shorter time periods (2006-2011 and 2011-2017) it is more revealing, showing that average house prices declined by -4.8% in period one and grew by 17.3% in period two. During period one Shropshire experienced average house price decline that was significantly worse than Stafford (-0.8) and better than Wolverhampton (11.1%). Average house price change during period two showed that 11 comparison Authorities recovered at a higher rate than Shropshire.

[34]Land Registry, © Crown Copyright 2019. http://landregistry.data.gov.uk/app/hpi *(this table uses the geometric mean average house price which provides different results to the median house price).*

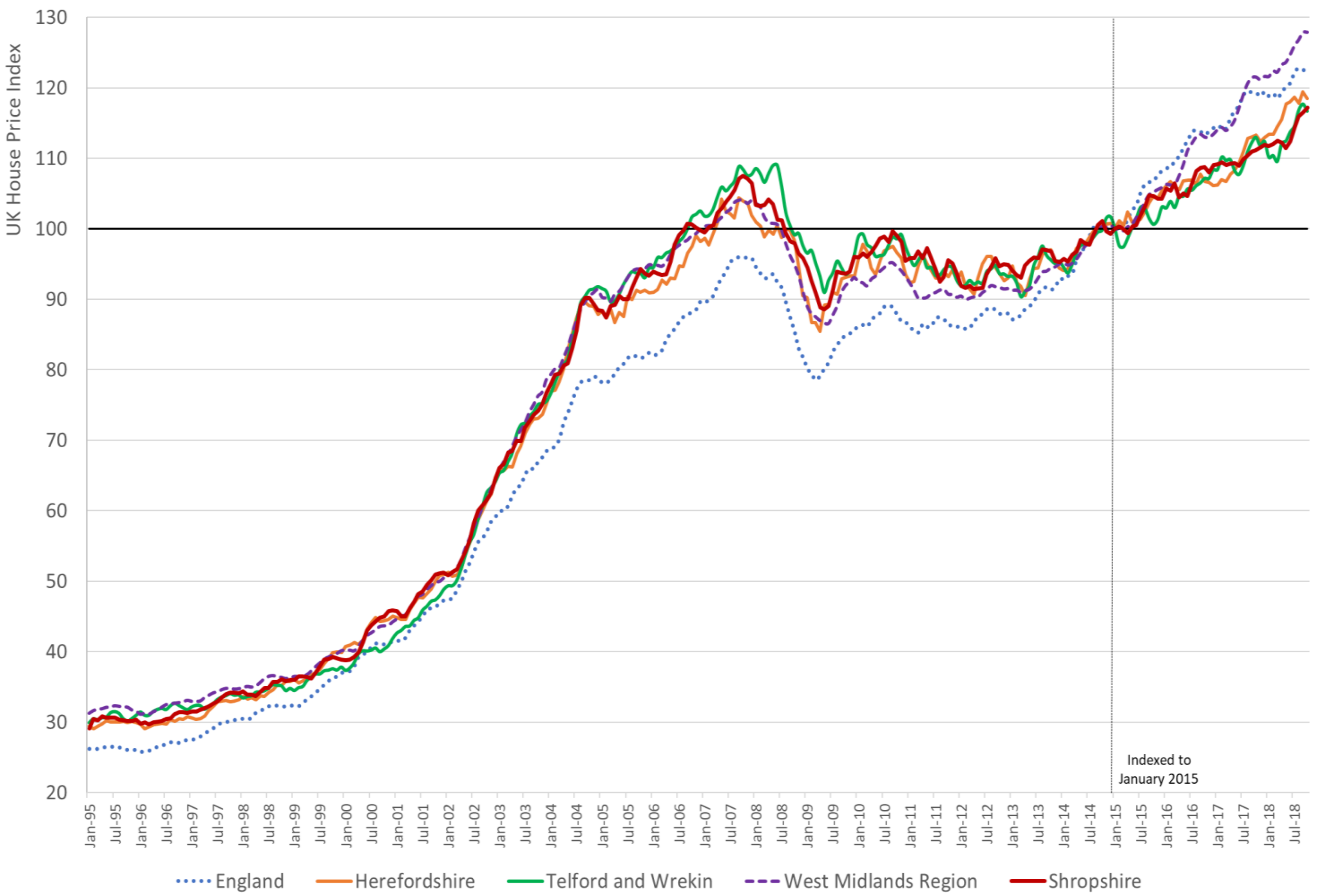
House Price Index

6.3. The new UK House Price Index (UK HPI) was launched on the 14th June 2016 and is up-dated monthly. At this time the historic trend was rebased to January 2015. The long-term trend in the UK HPI (January 1995 – December 2018) is displayed in Figure 4 for Shropshire, Herefordshire, Telford and Wrekin (these two Local Authorities have the greatest synergy with Shropshire), the West Midlands and England. This is followed by Figure 5 which shows monthly data since January 2015, when the UK HPI was rebased.

6.4. The long-term trend in Figure 4 shows house price inflation nationally remained below the January 2015 (base month) levels during 1995-2014 but rose relatively sharply from January 2015 onwards. This contrasts with Shropshire and comparator areas who have experienced higher than national house price growth during 1995-2014 and lower levels of house price growth since January 2015.

6.5. In year 2006-2008 Shropshire, Herefordshire and Telford and Wrekin observed house prices above the base month level, during the peak of the house price boom. Only in the last two years have house prices recovered to levels experienced in 2007-2008. The margin between Shropshire and nationally widened during July 2003-January 2014 and there was more variation in house prices between Shropshire and comparator areas 2005-2014.

Figure 4: House Price Index – Comparison (published monthly)[35]

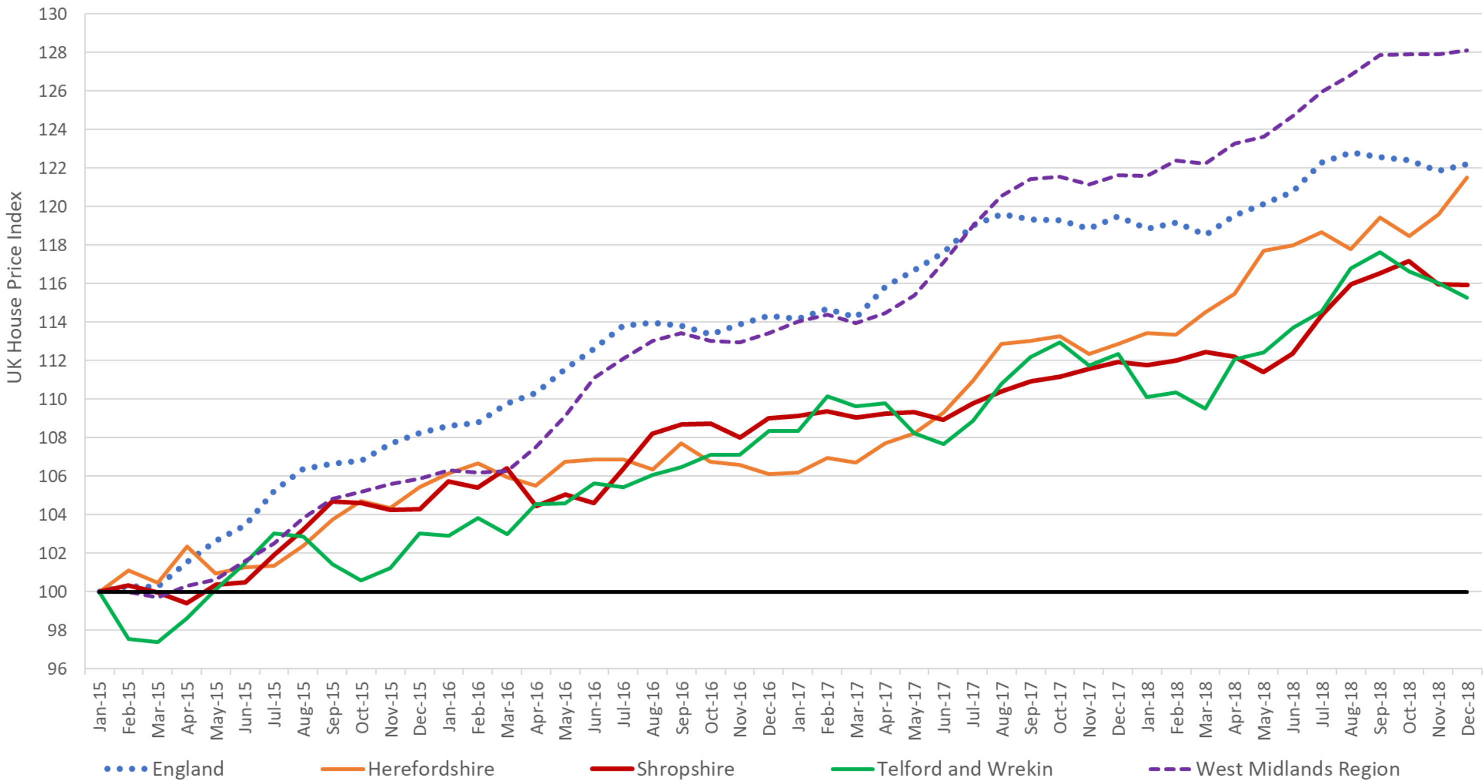


6.6. House prices in Shropshire during 2009-2015, have remained fairly stable and have remained below the peak level reached before the onset of the recession in 2007-2008. This evidence of general stability during 2009-2015 and good comparability with other areas suggests house prices have not resulted in growing affordable housing need during this period.

6.7. Figure 5 demonstrates that in the last four years house prices in Shropshire, Herefordshire and Telford and Wrekin have risen but generally well below house price growth for the West Midlands region and nationally. Since June 2017, house price growth in Herefordshire has exceeded Shropshire and Telford and Wrekin. Both Shropshire and Telford and Wrekin have experienced very similar growth trends since April 2016.

6.8. Of note is data for the last four months, which shows evidence of falling house price inflation in Shropshire and Telford. In contrast house prices nationally and regionally have stabilised and only Herefordshire has experienced continued house price inflation. If this recent trend continues it may suggest people are being hindered due to rising housing costs or being more cautious before entering the housing market, perhaps in response to BREXIT / economic forecasts.

Figure 5: UK House Price Index – Rebased to January 2015 (Published monthly)[36]



[36]Land Registry, House Price Index, www.gov.uk/government/publications/about-the-house-price-index/about-the-house-price-index

Volume of Sales

6.3. Unfortunately, sales data is only available to October 2018 and so for the purpose for this analysis volume sales information for 2018 encompasses sales for November 2017 to October 2018 (year to date October 2018.)

6.4. The Land Registry UK HPI data shows Shropshire saw average monthly sales of 428[37] private dwellings. This represents a decline of -22.0% when compared with average monthly sales of 548 in 2006. Table 9 shows that since 2006 Shropshire has experienced the 11th highest level of decline compared with the identified comparator Local Authorities and nationally. However, when broken down into two time periods the severe fluctuation in sales is evident with a decline of -48.3% during 2006-2012 and an increase of 50.7% during 2012-2018.

Table 21: Land Registry House Price Data – Volume of Sales[37]

	Average Monthly House Sales (All Property Types)					
	2006	2012	2018	% Change		
				2006-12	2012-18	2006-18
Cheshire East	9,246	4,711	6,980	-49.0	48.2	-24.5
Cheshire West and Chester	7,308	3,629	5,880	-50.3	62.0	-19.5
East Staffordshire	2,701	1,387	2,019	-48.6	45.6	-25.2
Herefordshire	3,953	2,189	2,758	-44.6	26.0	-30.2
Malvern Hills	1,370	984	1,212	-28.2	23.2	-11.5
Newcastle-under-Lyme	2,366	1,396	1,723	-41.0	23.4	-27.2
Powys	2,116	1,207	1,825	-43.0	51.2	-13.8
Shropshire	6,579	3,403	5,130	-48.3	50.7	-22.0
South Staffordshire	1,825	1,071	1,407	-41.3	31.4	-22.9
Stafford	2,836	1,454	2,497	-48.7	71.7	-12.0
Telford and Wrekin	3,632	1,814	2,611	-50.1	43.9	-28.1
Wolverhampton	3,849	1,952	2,949	-49.3	51.1	-23.4
Worcester	2,728	1,325	1,783	-51.4	34.6	-34.6
Wrexham	2,675	1,163	1,672	-56.5	43.8	-37.5
Wyre Forest	2,149	1,135	1,494	-47.2	31.6	-30.5
Worcestershire	13,016	7,054	10,091	-45.8	43.1	-22.5
Staffordshire	17,489	9,099	14,030	-48.0	54.2	-19.8
West Midlands Region	115,869	56,452	83,845	-51.3	48.5	-27.6
England	1,249,080	634,536	819,221	-49.2	29.1	-34.4
England and Wales	1,308,139	664,916	866,199	-49.2	30.3	-33.8

Source: Land Registry

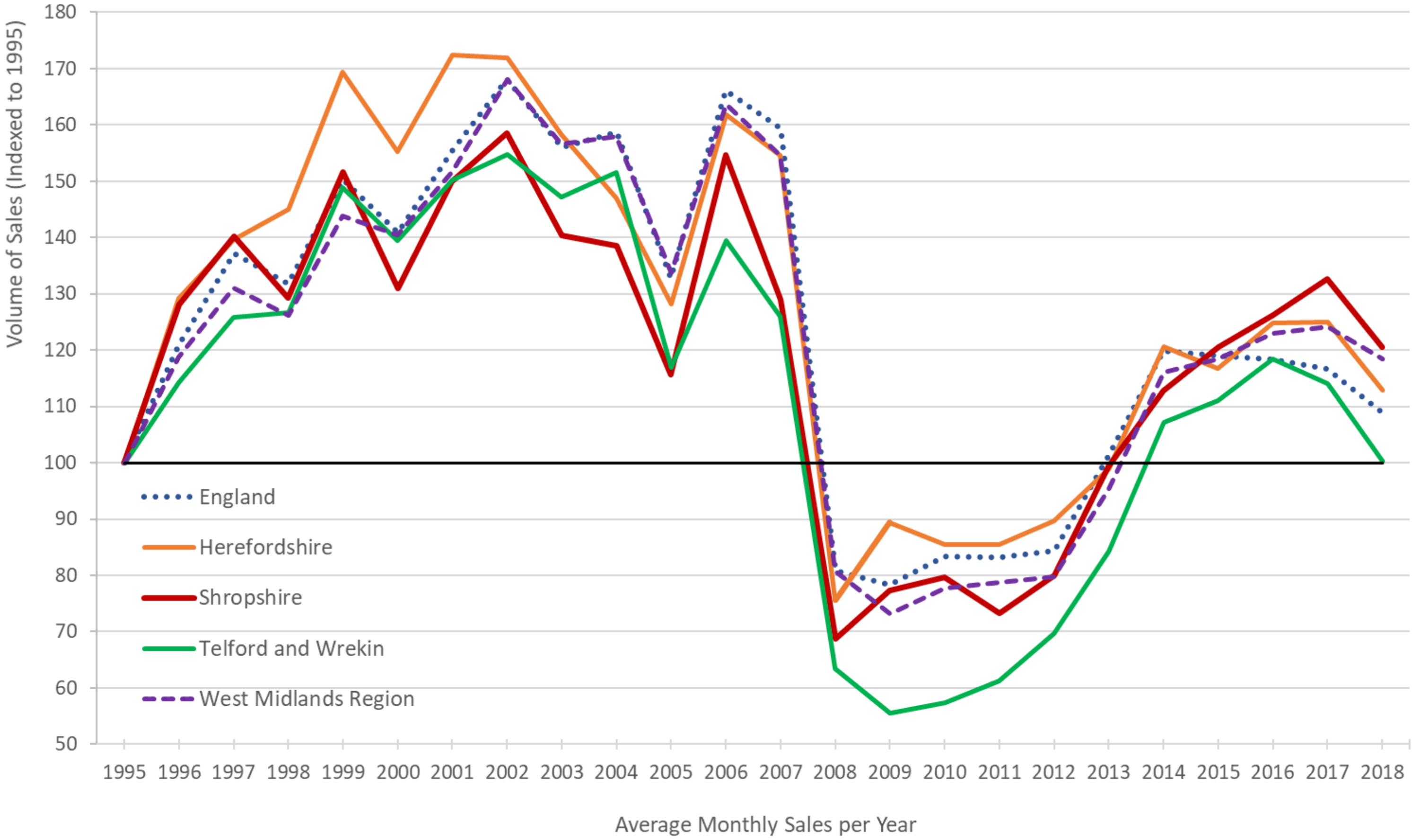
6.3. Figure 6 shows that in terms of residential property sales, Shropshire, England, Herefordshire and Telford and Wrekin have experienced similar fluctuations during the period 1995-2018. Shropshire has generally remained below or in line with Herefordshire and national levels. Since

[37] [37]Land Registry, UK House Price Index, www.gov.uk/government/publications/about-the-house-price-index/about-the-house-price-index

the sharp decline in sales (2007-2008) at the onset of the house price collapse, Shropshire sales volumes have remained significantly higher than Telford and Wrekin.

6.4. Average monthly sales have yet to recover to the peak levels experienced in 1996-2007 (with the exception of 2005). The more gradual recovery of sales volumes in Shropshire has been encouraging indicating greater confidence in the private housing market and suggesting housing has become a little more affordable. In 2017, Shropshire experienced the highest level of increase since 1998. However, in the year to October 2018 average monthly sales have fallen back 1996 and 2005 levels. This fall in average sales is reflected in all areas illustrated in Figure 6. Again, this may suggest people are being a little more cautious about selling and buying property in the present BREXIT / economic climate or could indicate housing costs are becoming even less affordable due to the lack of availability of affordable housing.

Figure 6: Volume of Sales (indexed to 1995) Comparison

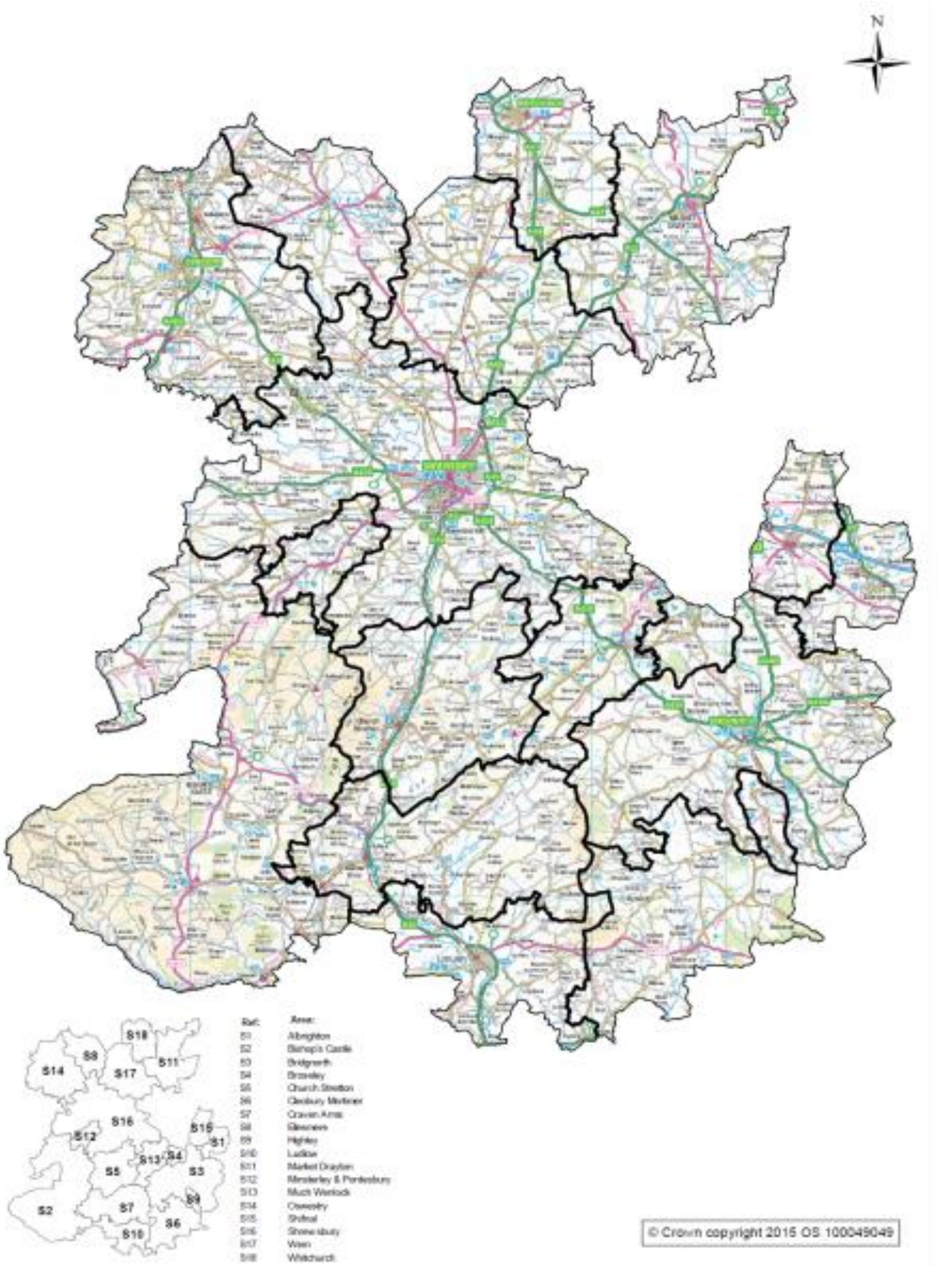


ousing Demand and Supply at Sub-County Level

6.3. Understanding patterns in housing demand and supply at a sub-county level, through analysis of house prices, can also assist in having a more detailed understanding of the functioning of Shropshire's local housing market.

6.4. Analysis of house prices enables the identification of areas within Shropshire which either have similar house price characteristics or alternatively have very diverse house price characteristics. Analysis of Price Paid[38] data (at record level) sourced from the Land Registry (accessible via the DCLG website) means data can be aggregated up to Place Plan Area and lower quartile, median and average house prices compared. Figure 7 illustrates Shropshire's Place Plan Areas to help interpret the analysis.

Figure 7: Shropshire Place Plan Areas



[38] Price Paid D… ta-sets/price-paid-data-downloads

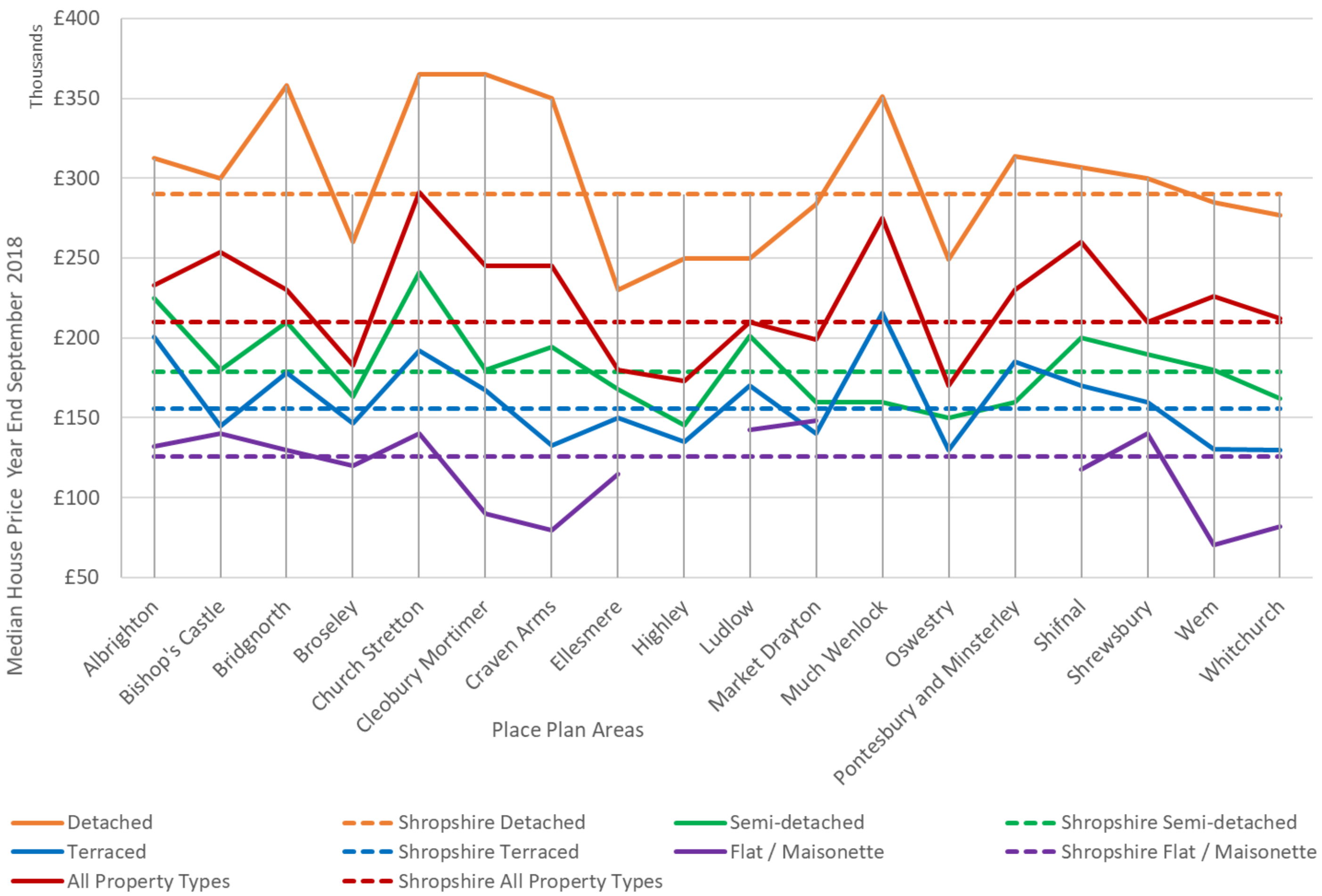
Median House Price

6.3. Figure 8 provides a comparison of median house sale prices by property type for sales in the year September 30th, 2018, for each Place Plan Area. Also included is comparison with the Shropshire median house price by property type[39]. For context Table 10 shows the volume of sales in year to September 30th, 2018 by property type for each Place Plan Area and Table 12 a breakdown of the areas housing stock derived from the 2011 Census.

6.4. Figure 8 shows that Church Stretton (£291,500) closely followed by Bishop's Castle (£275,000) saw the highest overall median house prices in 2018 compared with all Place Plan Areas in Shropshire. In contrast Oswestry (£170,000), Highley (£173,000), closely followed by Ellesmere (£179,973) Place Plan Areas saw the lowest median house prices. These areas experienced median house prices significantly below the County median (£210,000).

6.5. Comparison with the Shropshire median house price shows southerly Place Plan Areas such as Church Stretton, Much Wenlock, Shifnal, Cleobury Mortimer and Craven Arms observed significantly higher median house prices. The more northerly Place Plan Areas of Oswestry, Ellesmere, Market Drayton, Shrewsbury and Whitchurch performed on or close to the Shropshire median. In general, house prices are significantly higher in the south of the County when compared with central and northern Shropshire house prices.

Figure 8: Median House Price by Property Type and Place Plan Area: Year to Sept 2018



(https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset09)

6.6. Exceptions to this conclusion are Highley (a historic mining community) and Ludlow, both in the south of the County. These areas share characteristics in terms of higher levels of social housing, higher levels of lower cost terraced housing (Highley - 24.3% and Ludlow – 26.4%) and higher proportions of residents living in deprivation.

Table 22: Number and Percentage Breakdown of Sales by Property Type for 2018

	Sales					Sales - % Breakdown			
	All	Detached	Flat	Semi-Detached	Terraced	Detached	Flat	Semi-Detached	Terraced
Albrighton	88	36	27	19	6	40.9	30.7	21.6	6.8
Bishop's Castle	136	82	30	23	1	60.3	22.1	16.9	0.7
Bridgnorth	357	142	93	91	31	39.8	26.1	25.5	8.7
Broseley	121	55	41	24	1	45.5	33.9	19.8	0.8
Church Stretton	134	77	27	10	20	57.5	20.1	7.5	14.9
Cleobury Mortimer	95	50	27	17	1	52.6	28.4	17.9	1.1
Craven Arms	75	39	24	10	2	52.0	32.0	13.3	2.7
Ellesmere	152	65	47	34	6	42.8	30.9	22.4	3.9
Highley	63	33	19	11	0	52.4	30.2	17.5	0.0
Ludlow	316	135	56	91	34	42.7	17.7	28.8	10.8
Market Drayton	361	170	115	65	11	47.1	31.9	18.0	3.0
Much Wenlock	50	34	10	6	0	68.0	20.0	12.0	0.0
Oswestry	629	271	189	140	29	43.1	30.0	22.3	4.6
Minsterley & Pontesbury	63	30	24	9	0	47.6	38.1	14.3	0.0
Shifnal	323	177	82	54	10	54.8	25.4	16.7	3.1
Shrewsbury	2,109	690	704	500	215	32.7	33.4	23.7	10.2
Wem	272	165	73	28	6	60.7	26.8	10.3	2.2
Whitchurch	335	164	91	65	15	49.0	27.2	19.4	4.5
Shropshire	5,679	2,415	1,679	1,197	388	42.5	29.6	21.1	6.8

Type of Properties

6.5. As would be expected detached properties sell for the highest house prices, in 2016 peaking in Craven Arms (median price £345,000), followed closely by Church Stretton (£340,000) and Cleobury Mortimer (£323,000). These areas fall within or are adjacent to the South Shropshire Hills AONB and are known to be attracters of migrants wishing to live in a beautiful environment. Often these migrants are retirees from the rest of the UK.

6.6. Table 10 shows that detached properties made up over 50% of sales in Bishop's Castle, Craven Arms and Cleobury Mortimer, reflecting that over 50% of housing stock in these areas is detached (see Table 11). Further analysis also shows areas of Shifnal, Albrighton and Bridgnorth saw relatively high median sale prices for detached properties. These areas border Telford and South Staffordshire local authorities, with good access to rail and road links to employment centres in Telford and the West Midlands conurbation.

6.7. In terms of median sale prices of flats, urban areas of Shrewsbury and Bridgnorth observed the highest prices (higher stock levels – 12.4% and 10.0% respectively). Figure 8 shows a high median house price for Broseley attributable to the sale of only one flat in the area. Similarly, the more rural Place Plan Areas (Bishop's Castle, Cleobury Mortimer, Craven Arms, Highley, Much Wenlock and Minsterley and Pontesbury) saw 5 or less sales of flats during 2016. Of note is the high number of sales in Church Stretton which may be attributable in part to a single development.

6.5. Terraced housing generally provides more affordable housing when compared with detached and semi-detached housing. The median house price for a terraced property in Shropshire is £145,000 in 2016, based on 1,179 sales. Bishop's Castle experienced the highest median house price for terraced properties (£192,000, 25 sales), over 32% higher than the Shropshire median. Similarly, Albrighton, Bridgnorth, Church Stretton, Cleobury Mortimer and Much Wenlock all saw median house prices well above the County median.

Table 23: Percentage Breakdown of Housing Stock by Property Type[40]

	All	Detached		Flat*		Semi-Detached		Terraced		Other**	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%
Albrighton	3,135	1,118	35.7	169	5.4	1,298	41.4	507	16.2	43	1.4
Bishop's Castle	5,045	3,063	60.7	194	3.8	1,216	24.1	511	10.1	61	1.2
Bridgnorth	10,778	4,319	40.1	1,078	10.0	3,515	32.6	1,731	16.1	135	1.3
Broseley	2,529	939	37.1	204	8.1	936	37.0	408	16.1	42	1.7
Church Stretton	3,676	2,127	57.9	421	11.5	810	22.0	309	8.4	9	0.2
Cleobury Mortimer	3,391	1,829	53.9	144	4.2	789	23.3	330	9.7	299	8.8
Craven Arms	3,017	1,562	51.8	208	6.9	835	27.7	389	12.9	23	0.8
Ellesmere	3,558	1,638	46.0	209	5.9	1,243	34.9	459	12.9	9	0.3
Highley	1,910	702	36.8	85	4.5	550	28.8	465	24.3	108	5.7
Ludlow	7,912	2,883	36.4	686	8.7	2,200	27.8	2,092	26.4	51	0.6
Market Drayton	9,232	3,854	41.7	708	7.7	3,436	37.2	1,160	12.6	74	0.8
Minsterley & Pontesbury	2,126	1,098	51.6	159	7.5	675	31.7	187	8.8	7	0.3
Much Wenlock	2,260	1,155	51.1	151	6.7	596	26.4	313	13.8	45	2.0
Oswestry	17,797	7,371	41.4	1,640	9.2	5,754	32.3	2,986	16.8	46	0.3
Shifnal	3,549	1,175	33.1	418	11.8	1,355	38.2	599	16.9	2	0.1
Shrewsbury	42,474	12,549	29.5	5,266	12.4	16,095	37.9	8,495	20.0	69	0.2
Wem	6,761	3,529	52.2	491	7.3	2,021	29.9	707	10.5	13	0.2
Whitchurch	6,495	2,618	40.3	726	11.2	1,965	30.3	1,159	17.8	27	0.4
Shropshire	135,645	53,529	39.5	12,957	9.6	45,289	33.4	22,807	16.8	1,063	0.8

'*' 'Flat' is 'Flat, maisonette or apartment', '**' 'Other' is 'Caravan or other mobile or temporary structure'

6.5. In contrast Highley experienced the lowest median house price of £110,500 for a terraced property, over 32% below the Shropshire median. This reflects the high proportion of terraced housing stock attributable to its mining heritage and the relatively high proportion of sales (36.5%, 31 sales). Ludlow and Shrewsbury experienced median house prices closest to the Shropshire median, both areas containing higher proportions of terraced housing.

[40] 2011 Census Key Statistics Table KS401EW - Dwellings, household spaces and accommodation type, ONS, https://www.nomisweb.co.uk/

Long-term House Price Change

6.5. Figure 8 is very useful in identifying the commonalities and diversity of median sale prices across Shropshire. However, it is also very important to understand the long-term trend in median house prices within Shropshire. Figures 9-11 show a 10-year trend in median house prices by Place Plan Area (2006-2016). Included for comparison is the Shropshire and England trend in overall median house prices. As the figures demonstrate Shropshire and England median house prices remained similar during 2006-2009 and since then have diverged to a point where the national median house price is £30,000 higher in 2016. Observing this period (2006-2016) is useful as it covers both the recession and a period of economic recovery.

6.6. For ease of viewing the findings, Place Plan Areas have been split by north (Figure 9), central / south west (Figure 10) and south east Shropshire (Figure 11). Through viewing the data this way it reveals the significantly lower range of median house prices experienced in Place Plans Areas in the north (Figure 11) when compared to southern / central Place Plan Areas shown in Figure 9 and 10. In the north of Shropshire the highest median house price over ten years was seen in Wem in 2007 (£207,000) compared to Craven Arms in the south which experienced a peak median house price in 2010 (£285,000).

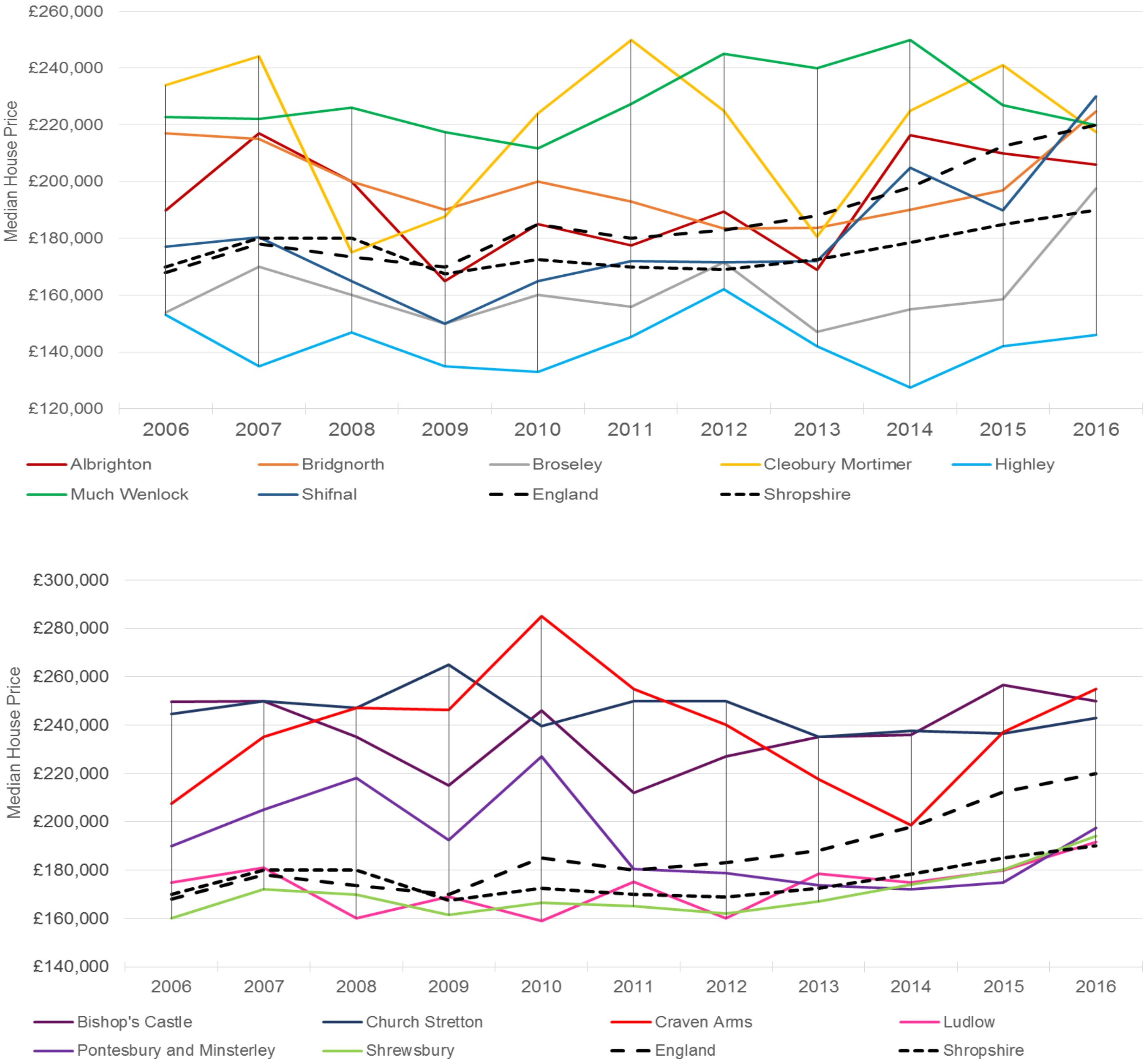
6.7. Due to the smaller size of the property market in each Place Plan Area when compared to Shropshire and England there is greater fluctuation in median house price over the 10-year period. This is particularly evident in Craven Arms (£198,500 (2014) - £285,000 (2010)) and Cleobury Mortimer (£175,000 (2008) - £250,000 (2011)) Place Plan Areas.

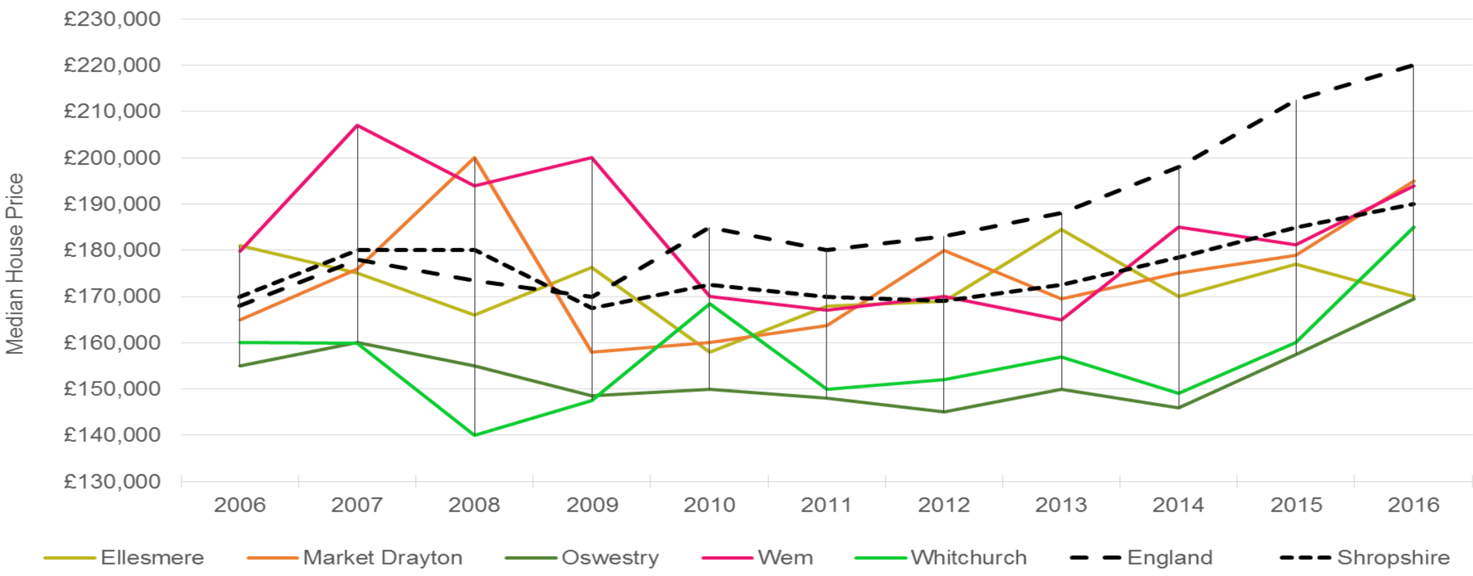
South East Shropshire

6.5. Figure 10 shows median house prices in Much Wenlock and Cleobury Mortimer have remained significantly above the County and national average during 2006-2016. In complete contrast Highley and Broseley in Figure 9 and have observed median house prices well below the Shropshire and the national average. During 2006-2016 prices in Much Wenlock didn't fall below £211,750 but in Highley prices didn't rise above £162,000.

6.6. All Place Plan Areas in Figure 9 experienced a decline in median house prices during the period 2007-2010 and during 2014-2016, Broseley, Highley, Bridgnorth and Shifnal Place Plan Areas observed rising median house prices, following the County and national trend. This may be reflective of the impact of the recession and the subsequent economic recovery on local housing markets. Although Much Wenlock, Cleobury Mortimer and Albrighton Place Plan Areas bucked this trend experiencing falling median house prices during 2014-2016.

Figure 9-11: Median House Prices by Place Plan Area – 2006-2016





Central and South West Shropshire

6.5. Figure 10 shows Shrewsbury and Ludlow Place Plan Areas have closely followed the Shropshire median house price trend during 2006-2016. Bishop's Castle, Craven Arms and Church Stretton Place Plan Areas have seen median house prices significantly above the national and Shropshire averages during 2006-2016. For these areas house prices have not fallen below £198,500 since 2006. In summary there were no Place Plan Areas in central / southern Shropshire with median house prices that consistently fell below the Shropshire average.

North Shropshire

6.6. Figure 11 shows median house prices in Oswestry and Whitchurch Place Plan Areas have remained significantly below the national and Shropshire averages during 2006-2016. Whitchurch median house prices fell to their lowest in 2008 (£140,000) but in 2015-16 prices have moved closer to the Shropshire average. In 2016, Wem, Market Drayton and Whitchurch achieved higher median house prices than in 2006, but Oswestry and Ellesmere prices remain below 2006 levels.

6.7. From 2009-2016 all Place Plan Areas in north Shropshire observed median house prices significantly below the national average and in general Ellesmere, Wem and Market Drayton have followed the Shropshire trend. During 2014-2016 all Place Plan Areas with the exception of Ellesmere have experienced growing median house prices. Only Wem achieved house prices of over £200,007 (2007) but similarly to Market Drayton median house prices fell dramatically during 2008-2009 (£200,000 to £158,000).

Overview

6.8. Figures 9-11 demonstrate the disparity of median house prices across the County during 2006-2016. For example, the highest median house price over the 10-year period was observed in Craven Arms (£285,000) in 2010, but in the same year Highley observed a median house price of

£133,000, a disparity of £152,000. Overall, the figures provide evidence of significantly higher private sector housing costs in south / central Shropshire Place Plan Areas when compared with the north Shropshire Place Plan Areas. Median house prices range from £140,000 (Whitchurch 2008) - £207,000 (Wem 2007) in the north and from £159,000 (Ludlow 2010) - £285,000 (Craven Arms 2010) in the south during the 2006-2016 period.

Lower Quartile and Median House Price

6.9. Figure 12 shows the spatial distribution of lower quartile and median house prices across Shropshire using 2016 data.

Map 2 shows clearly the commonalities in terms of median house prices between groupings of Place Plan Areas in;

- South West Shropshire (Bishop's Castle, Church Stretton and Craven Arms – highest housing costs),
- South East (Much Wenlock, Shifnal, Bridgnorth and Cleobury Mortimer),
- Central and north east Shropshire (Whitchurch, Market Drayton, Wem, Shrewsbury, Minsterley and Pontesbury), and
- North West Shropshire (Ellesmere and Oswestry – lowest housing costs).

Lower Quartile House Price Data (2016)

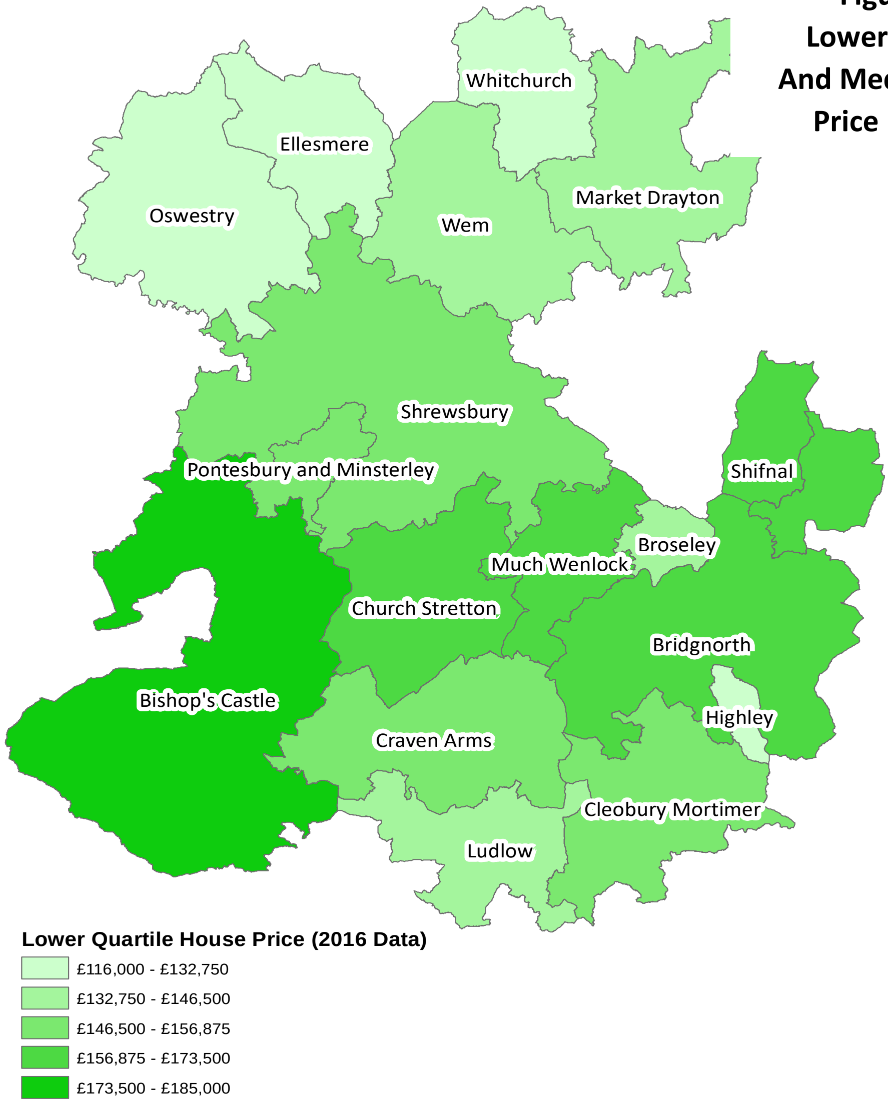
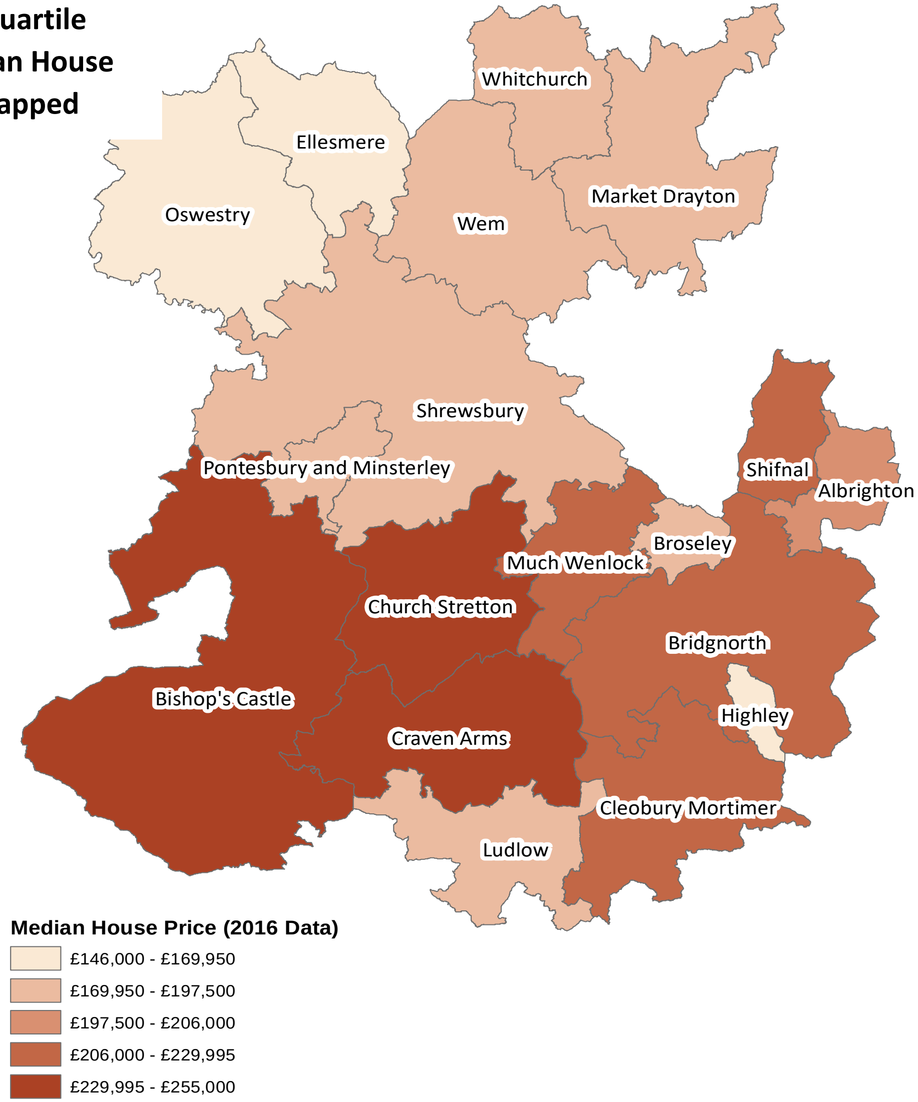


Figure 12: Lower Quartile And Median House Price Mapped

Median House Price Data (2016)



6.5. Place Plan Areas of Ludlow, Highley, Broseley and Albrighton stand out as exceptions to this behaviour. However, house prices in these areas are likely to be influenced by their unique characteristics.

- Albrighton Place Plan Area is home to the armed forces and their families at RAF Cosford.
- Highley has retained the character of its coal mining roots with a high level of lower cost terraced housing, a resilient community, lower household income and is constrained in its location to the west of the River Severn.
- Ludlow has a community of households living in relative deprivation (IMD 2015), a higher level of lower cost terraced housing and strong links with employment in agriculture.
- Broseley has strong linkages with Ironbridge and the rest of southern Telford.

6.5. Lower quartile house price analysis is useful in better understanding where issues of housing affordability may be common across Shropshire for households on lower quartile incomes. Map 1 is less clear cut in its groupings of Place Plan Areas than Map 2, however Bishop’s Castle stands out as having the highest private market housing costs in Shropshire. Oswestry, Ellesmere, Whitchurch (bordering Wales), Highley, Ludlow and Broseley have the lowest housing costs.

Private Market Rents

6.125. Private sector rents provide an indication of the cost of accessing rental accommodation within the Shropshire housing market area. The NPPG identifies market rents as a key market. The Valuation Office Agency (VOA) publishes data on private sector monthly rents based on a sample of 486,310 transactions recorded in their lettings administrative database. For 2017-2018, Shropshire's sample was 2,470 transactions (0.5%).

Table 24: Private Sector Monthly Rental Values[41]

	Count of rents	Lower quartile (£)	Rank	Median (£)	Rank	Upper quartile (£)
South Staffordshire	510	575	1	655	1	775
Malvern Hills	670	550	2	650	2	750
Cheshire East UA	4,640	525	Joint 3rd	625	Joint 3rd	845
Worcester	1,620	525	Joint 3rd	625	Joint 3rd	700
Cheshire West and Chester UA	3,460	525	Joint 3rd	600	4	700
Herefordshire, County of UA	2,230	500	Joint 4th	595	Joint 5th	695
Stafford	1,860	500	Joint 4th	595	Joint 5th	685
Wyre Forest	880	495	Joint 5th	565	7	650
Telford and Wrekin UA	1,410	495	Joint 5th	560	8	650
East Staffordshire	1,340	490	6	550	9	675
Shropshire UA	2,470	475	7	575	6	675
Wolverhampton	1,430	450	8	525	Joint 10th	625
Newcastle-under-Lyme	820	448	9	525	Joint 10th	600
Staffordshire	7,580	495		575		695
Worcestershire	5,130	535		645		750
West Midland Region	*43,120*	*500*		*600*		*725*
England	*486,310*	*525*		*690*		*950*

6.126. Table 12 shows Shropshire has a median rental value of £575 in 2017-2018. This shows that Shropshire is significantly below the national average (£690) just slightly above close neighbour Telford and Wrekin (£560). Overall Shropshire ranks the 6th highest of the comparison Authorities, with Wolverhampton and Newcastle-under-Lyme ranked joint lowest (£525.)

6.127. Lower quartile rental values are often used as a measure of affordability. In Shropshire's case the lower quartile monthly cost is £475, below Telford and Wrekin (£495) and Herefordshire (£500). The Shropshire lower quartile monthly rental value of £475 is 9.5% below the national lower quartile monthly rental value of £525.

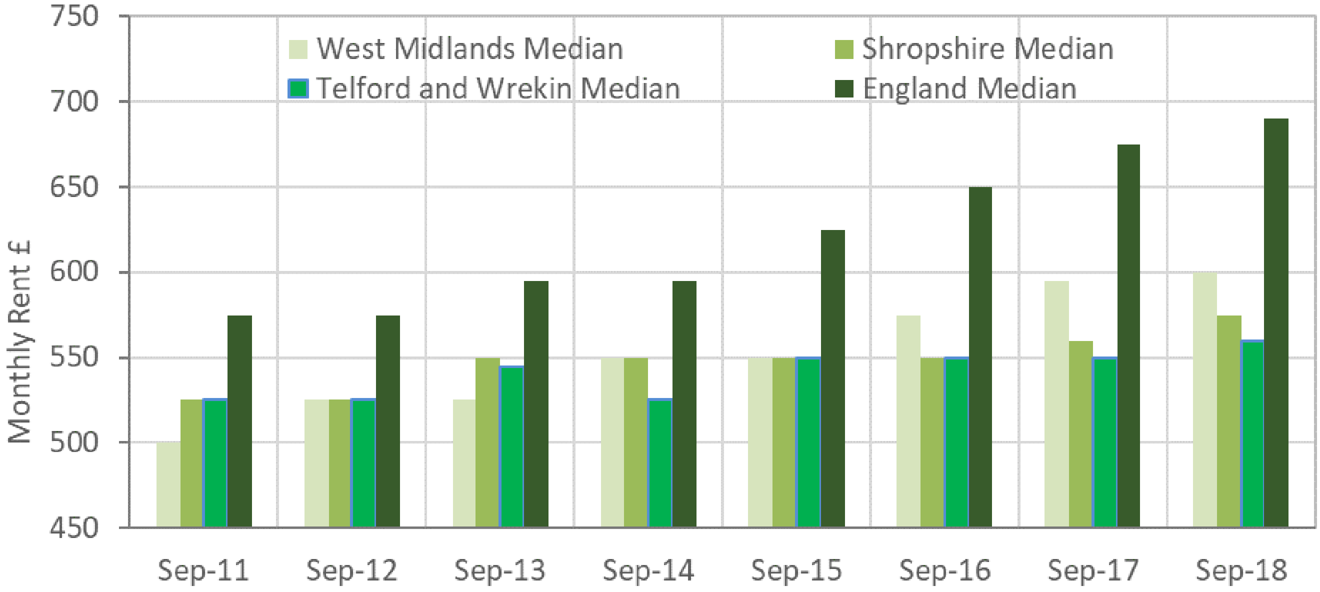
[41]VOA, Private Rental Market Statistics - Table 2.7: Summary of monthly rents (01/04/16 - 31/03/2017), https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2016-to-march-2017

6.128. Figure 13 shows a snapshot of median rental levels at the year ending September 2011 to September 2018. Before interpreting it is important to understand that this administrative data source is not ideal for monitoring change. The data is based on a sample of rental information collected by Rent Officers from landlords and letting agents. The composition of this sample changes over time so any differences in median rent may be due to differences in the sample rather than true changes in the rental market.

6.129. In the years shown in Figure 13 the national median private monthly rental values have far outstripped those of Telford and Wrekin, Shropshire and the West Midlands region as a whole.

6.130. In the years ending September 2011 to September 2012 median private monthly rental values remained stable in Shropshire at £525, on a par with Telford and Wrekin. Shropshire levels rose at year end September 2013 to £550, remaining stable until year end September 2016. Unfortunately, median rental levels have increased year on year since September 2016, reaching £575-year end September 2018. This indicates a rise of 9.5% in private rental levels in Shropshire since year end September 2011 compared to a rise of 20% nationally.

Figure 13: Comparison of Median Private Monthly Rent



6.131. Further information on private sector monthly rental values in Shropshire was available through analysis of data collected by the on-line estate agent 'Right Move' (September 2014 - September 2015). This data source showed that the overall average monthly rental cost in Shropshire was £634 a month. It also highlights that the average monthly rent for a two-bedroom property was £559 a month and for a three-bedroom property £687 a month. Both rental values are slightly above the median rents reported by the VOA in 2014 and 2015.

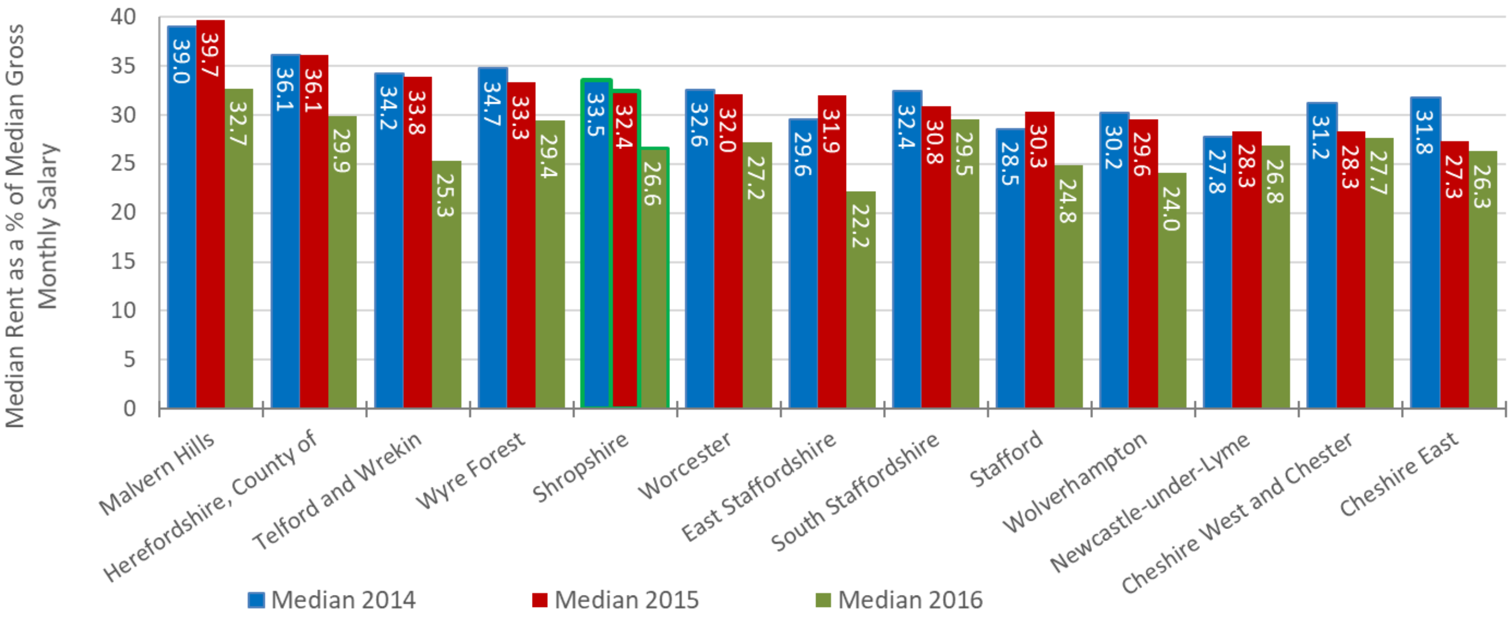
6.132. In summary, monthly housing costs associated with renting a median priced dwelling in Shropshire do have worsened in the last three years in parallel with the rising costs of home ownership. Comparison nationally and with identified comparator Local Authorities shows Shropshire to be relatively affordable. This evidence does suggest that the cost of renting accommodation privately in Shropshire is rising, making access to affordable rented housing more difficult for households. Renting privately in

Shropshire is the only option for households who can't afford to pursue the ownership route and are not eligible for social housing.

Affordability – Renting a Property

6.135. ONS have now published data for 2014, 2015 and 2016 for the relatively new indicator of affordability of private sector rental accommodation. This is expressed as median private sector monthly rental cost as a proportion of median gross monthly salary. Figure 16 below illustrates Shropshire's position relative to the identified comparator Local Authorities and nationally, comparing 2014, 2015 and 2016 data.

Figure 16: Median Private Sector Rent as a Proportion of Gross Monthly Salary – 2014-2016[42]



6.136. In 2016, median private sector monthly rent represented 26.6% of median gross monthly salary in Shropshire. Eight comparator local authorities had a higher proportion than Shropshire, with Malvern Hills having (32.7%) the highest and East Staffordshire the lowest (22.2%). The relatively low proportion in Shropshire indicates housing costs for rented accommodation are more affordable.

6.137. During the period 2014-2016, the median private sector monthly rent as a percentage of monthly salary in Shropshire fell from 33.5% to 26.6%, a decline of -20.7%. Although based on only three years data, Figure 16 suggests access to private rented accommodation in Shropshire may be becoming more affordable.

6.138. Shropshire has experienced the 4th largest decline when compared with selected local authorities, with Telford and Wrekin seeing the largest decline of 26.0%. In contrast Newcastle-Under-Lyme has experienced the smallest decline of -3.3%.

[42] ONS, Housing Summary Measures - Data tables, www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housingsummarymeasuressummarymeasuresdata

Homelessness

6.139. Homelessness is a useful indicator of how well the housing needs of Shropshire residents are being met. If the number of households accepted as homeless and in priority need is increasing this may indicate an increase to affordable housing need or the availability of certain types of housing.

6.140. The charity 'Crisis' defines homelessness in its broadest sense *as "a problem faced by people who lack a place to live that is supportive, affordable, decent and secure"[43].* Rough sleepers are the most visible homeless, but a high proportion of homeless people/households are accommodated in hostels, squats, bed and breakfasts (B&BS) or temporarily with friends and family.

6.141. The primary homelessness legislation is in Part 7 of the Housing Act 1996 and provides the statutory under-pinning for action to prevent homelessness and provide assistance to people threatened with or actually homeless. This was emended by the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England) Order 2002. These extended the statutory duty that local authorities have to provide accommodation to households accepted as being homeless and in priority need. Their duty also extends to supporting homelessness prevention and relief.

6.142. In 2017 new legislation entitled the "Homelessness Reduction Act" was adopted together with an up-dated version of the Homelessness Code of Guidance. This places a duty on local authorities to intervene at earlier stages to prevent homelessness in their areas. It also requires housing authorities to provide homelessness services to all those affected, not just those who have 'priority need'.

6.143. This new legislation came into force on April 3rd, 2018 and coincided with a change to how homelessness statistics will be collected in the future from local authorities. This is positive in that more valuable data will be collected, but initially will lead to a drop in the quality as local authorities get used to the system. The data on which the following analysis cannot be updated beyond quarter one 2018.

6.144. Figure 18 analyses recent trends in households accepted by Local Authorities as being 'homeless and in priority need' through the use of rates (homeless households per 1,000 population). The data used is published by DHCLG and it is unknown whether changes in Local Authority / national policy have impacted upon this.

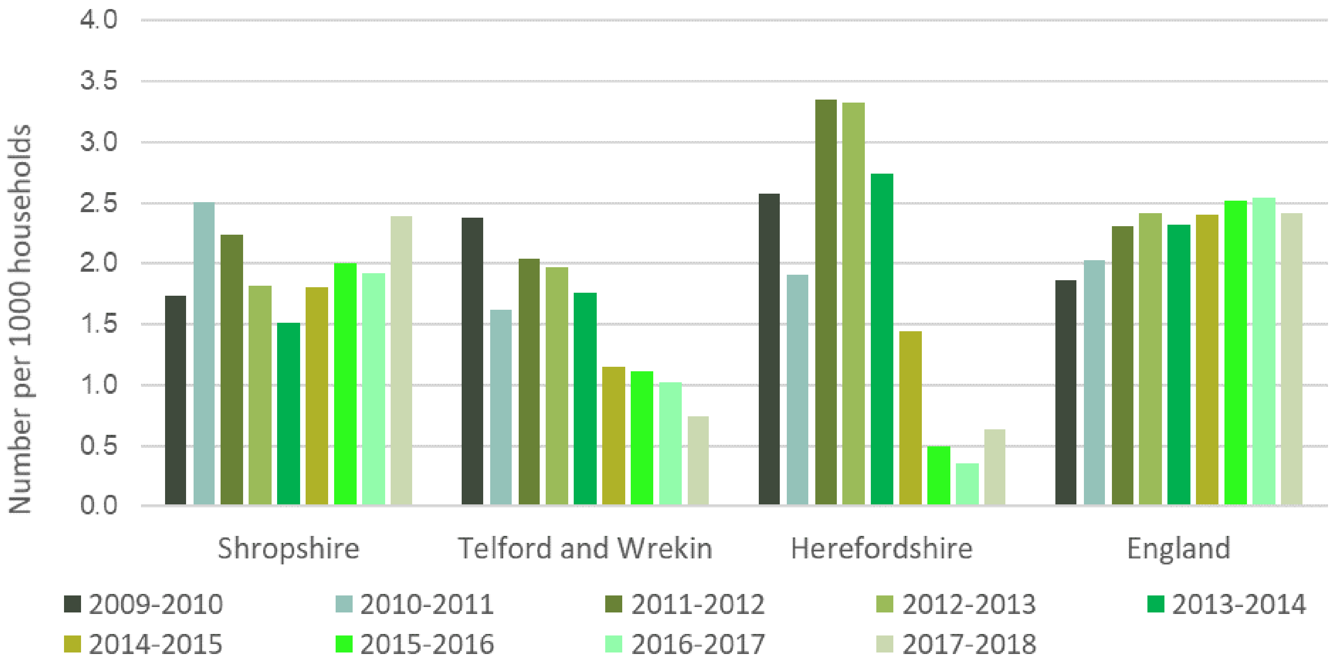
6.145. In Shropshire 2.39 households per 1,000 were accepted as homeless between April 2017 and March 2018, relative to 2.41 households nationally. Compared with the selected comparator local authorities, Shropshire has the 4th highest rate of homeless households per 1,000 households.

6.146. In Shropshire the number of households per 1,000 accepted as being 'homeless and in priority need' rose sharply during 2009-10 to 2010-11 by 44.4%. This is likely to be in response to rising housing costs up until 2008/09 then the subsequent housing market crash. Since 2010-11, rates of homelessness have reduced year on year to 2013-14 reflecting more stability in housing costs as the housing market has recovered.

[43] Crisis, (2005), What is Homelessness

6.147. Unfortunately, since 2013-14 rates of homelessness have generally continued to increase in Shropshire, with a significant increase of 24.5% in the last two years. Rates still remain below the level for 2010-11. This rise in the number of homeless households, parallels with rising house prices in Shropshire. With the exception of 2010-11, Shropshire rates have consistently remained below national levels.

Figure 18: Statutory Homelessness – 2009-18[44]



6.148. Of Shropshire's closest comparator Local Authorities:

- Telford and Wrekin experienced an increase in levels in 2011-12 to a level comparable to Shropshire, rates have then reduced year on year to 2015-2016.
- Herefordshire has experienced a much higher level of homelessness per 1,000 households than Shropshire in recent years but has more than halved levels since 2012-13.

6.149. Table 17 shows the number of households accepted as homeless and in priority need for the period 2009-2018, alongside data for comparator Local Authorities. It is evident from this that Shropshire has seen the second highest number of homeless households, accepted as being in priority need annually, during 2009-2018, after Wolverhampton.

6.150. Figure 19 illustrates the fluctuations in numbers of households accepted as homelessness and in priority need in Shropshire, showing the rising linear trend. In the last two years

6.151. To summarise;

- In terms of numbers of homeless households there is evidence of worsening levels of homelessness in Shropshire, with a significant rise in the last two years, eclipsing the previously highest number from 2010-11.

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[44]CLG, Table 784: Local Authority Summary, https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness

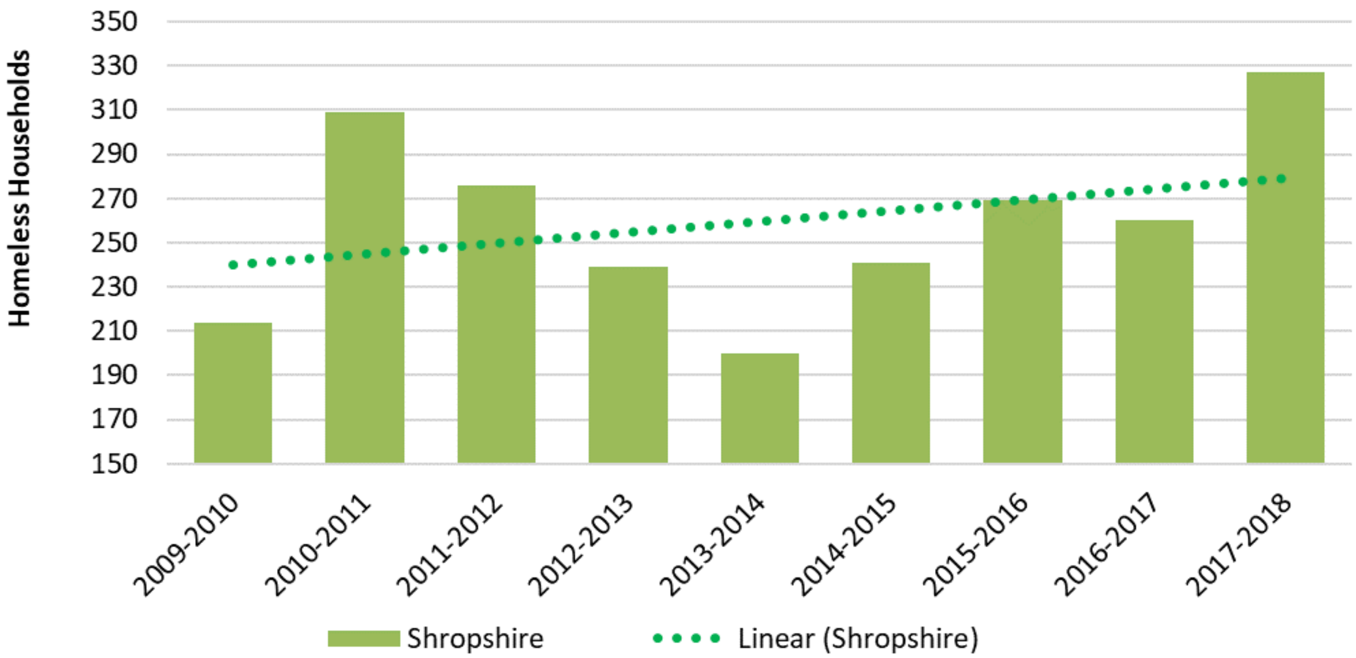
- In relative terms, rates of homelessness improved in Shropshire during 2010/11-2013/14, but since then there has been rising rates of homelessness in the County. Rates in Shropshire have yet to reach the level experienced in 2010-11, when they surpassed national levels.

Table 25: Homelessness[45]

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Average Per Year
Cheshire East	55	80	111	108	104	104	99	101	99	96
Cheshire West and Chester	34	72	100	110	65	90	84	99	105	84
East Staffordshire	27	49	24	34	78	112	115	138	105	76
Herefordshire	201	149	261	262	219	116	41	29	53	148
Malvern Hills	41	65	55	39	52	51	37	39	36	46
Newcastle-under-Lyme	17	7	6	13	18	10	9	15	19	13
Shropshire	**214**	**309**	**276**	**239**	**200**	**241**	**269**	**260**	**327**	**259**
South Staffordshire	21	62	50	33	27	27	48	37	22	36
Stafford	68	50	63	49	49	22	54	76	20	50
Telford and Wrekin	159	108	137	132	119	78	76	71	52	104
Wolverhampton	339	324	363	372	337	334	376	412	454	368
Worcester	166	183	206	213	187	171	135	153	181	177
Wyre Forest	69	96	141	151	134	141	168	169	150	135
England	40,020	44,160	50,290	53,770	52,290	54,430	57,740	59,100	56,600	52,044

[45] CLG, Table 784: Local Authority Summary, https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness

Figure 19: Shropshire Trend – Households Accepted as Homeless and in Priority Need



6.152. The analysis shows a worsening trend in Shropshire which suggests there has been a build-up of unmet housing need that has impacted heavily on levels of homelessness. In other words, there remains an increasing number of homeless households in Shropshire who need access to 'affordable, decent and secure housing.'

Temporary Accommodation

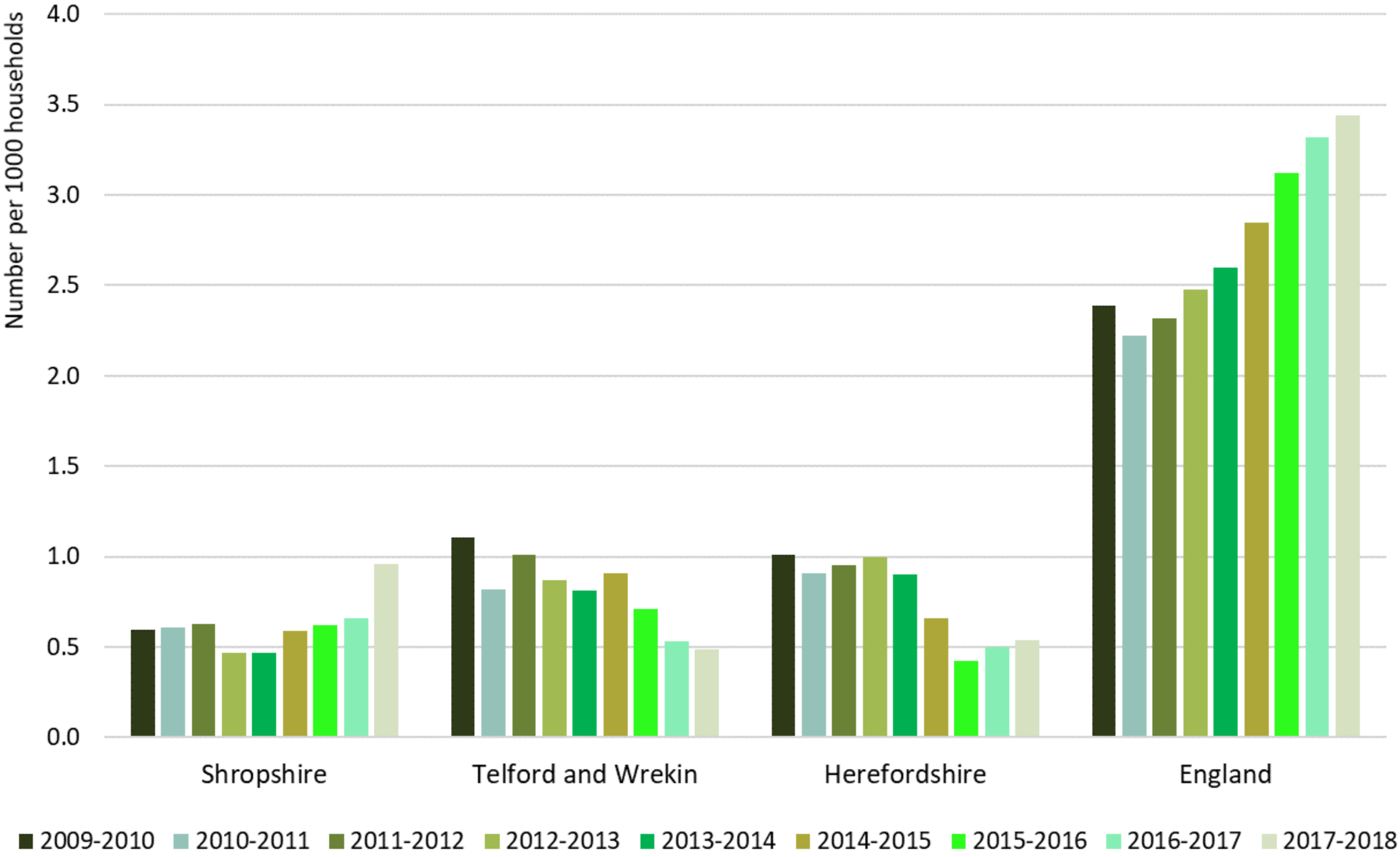
6.153. Households placed in temporary accommodation are a useful signal of the quantity of housing need. If the number of households placed in temporary accommodation is worsening then this may suggest housing costs are becoming less affordable, leading to growing affordable housing need.

6.154. Households present themselves as homeless due to a range of circumstances which may include eviction from private sector housing through rent/mortgage arrears, rising private sector housing costs or they may be concealed households who can no longer rely on friends or family to accommodate them.

6.155. When a Local Authority accepts a household is 'homeless and in priority need' if the households cannot be assisted to remain in their existing accommodation or suitable alternative accommodation is not immediately available, they must be provided temporary accommodation until such time as suitable settled accommodation can be offered.

6.156. Figure 20 compares the recent trend in households accepted by Local Authorities as in priority need and placed in temporary accommodation. It uses a measure of the number of households placed per 1,000 households as a means of comparing Shropshire with the identified comparator Local Authorities and nationally. It is immediately evident that Shropshire has significantly lower numbers per 1,000 households than nationally and during 2009-2010 to 2014-15 remained significantly below its closest comparator authorities, Herefordshire and Telford and Wrekin.

Figure 20: Households Placed in Temporary Accommodation, 2009-2017[46]



6.157. Nationally the number of households in priority need per 1,000 households has continued to rise year on year since 2010-2011, reaching 3.44 households per 1,000 in 2017-2018. Shropshire has not followed this trend. In years 2012-13 and 2013-2014 rates fell to below 0.5 households per 1,000. However, rates have risen slightly year on year since 2013-2014, encompassing significant rise during 2016-17 to 2017-2018 (0.66 to 0.96 households per 1,000 households.) This follows on from a similar rise in homelessness and runs parallel with rising housing costs in Shropshire.

[46] CLG, Table 784: Local Authority Summary, www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness

Table 26: Households in Temporary Accommodation

	Numbers in Temporary Accommodation										Annual Average % Change
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Annual Average	
Cheshire East	13	14	20	18	35	32	17	24	28	22	15.3
Cheshire West & Chester	22	26	46	43	36	39	41	39	62	39	15.5
East Staffordshire	0	4	2	7	9	9	5	23	21	9	59.5
Herefordshire	79	71	74	79	80	53	34	41	45	62	-4.1
Malvern Hills	9	8	4	1	-	6	5	-	6	4	-17.0
Newcastle-under-Lyme	1	2	0	1	-	-	-	-	-	0	0.0
Shropshire	73	75	78	61	62	79	84	90	131	81	**8.1**
South Staffordshire	9	9	4	3	5	-	-	-	-	3	-1.5
Stafford	0	5	2	4	-	-	-	-	5	2	4.4
Telford and Wrekin	79	55	68	58	55	63	49	37	34	55	-7.4
Worcester	50	50	49	56	40	47	34	35	49	46	1.8
Wolverhampton	59	51	57	54	65	57	56	60	69	59	2.4
Wyre Forest	30	17	9	5	-	-	6	10	-	9	-18.7
England	51,310	48,240	50,430	55,320	58,410	64,710	71,660	77,220	80,720	59,663	*5.3*

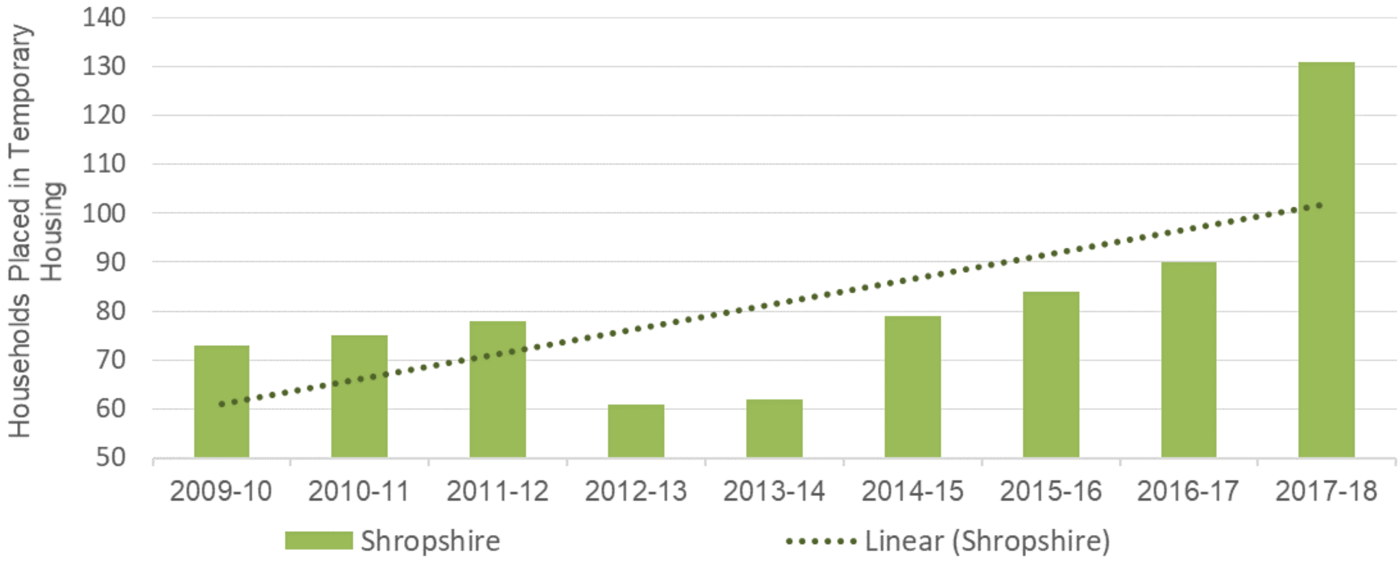
Please note: "– "is where numbers have not been provided to DHCLG.

6.158. Table 18 shows Shropshire and comparator local authorities in terms of the annual number of households placed into temporary accommodation, covering the period 2009-2010 to 2017-2018. The most recent year, 2017-2018, saw 131 homeless households placed into temporary housing in Shropshire. This represents the highest recorded number of households in the last nine years. The data reveals a 79.5% increase in households during this period.

6.159. Closer inspection of the trend data (illustrated in Figure 21) indicates that actual numbers of households placed in temporary accommodation within Shropshire has remained relatively stable to 2014-15, fluctuating slightly between 61-79 households a year. However, since then the number of households has risen year on year, increasing most significantly in the last two years. Figure 21 illustrates this upward linear trend in Shropshire. Table 18 shows that on average 81 households a year occupy temporary accommodation in Shropshire.

6.160. The number of households placed into temporary accommodation has risen by 45.6% during 2016-2017 to 2017-2018. This suggests finding suitable settled housing for the rising number households accepted as homeless and in priority need in Shropshire has become more challenging.

Figure 21: Shropshire Trend – Households in Temporary Accommodation



Repossessions

6.161. The Ministry of Justice – Mortgage and Landlord Possession Statistics[47] are another data source that additional insight into private housing market conditions. If the number of actions and enforcements has been worsening this may suggest that private sector housing costs are becoming less affordable in Shropshire. For this reason, this analysis reviews trends in household repossessions (possession actions registered in the county courts of England and Wales).

[47]Ministry of Justice – Mortgage and Landlord Possession Statistics, https://www.gov.uk/government/statistics/mortgage-and-landlord-possession-statistics-quarterly-april-to-june-2017 *(Data available to Quarter 2 2017, but Table 9 uses full calendar years)*

6.162. **Table** 19 presents information on repossessions for Shropshire; its comparator Local Authorities; and nationally.

Table 27: Change in Repossessions 2003-2017

	Actual Repossessions			Percentage Change			Rate/1000 Dwellings (2017)	Rank (Using Rate)
	2003	2010	2017	2003-10	20010-17	2003-17		
Cheshire East	181	221	146	22.1	-33.9	-19.3	0.84	10
Cheshire West and Chester	138	184	181	33.3	-1.6	31.2	1.16	6
East Staffordshire	73	83	59	13.7	-28.9	-19.2	1.15	7
Herefordshire, County of	73	71	69	-2.7	-2.8	-5.5	0.82	11
Malvern Hills	20	42	28	110.0	-33.3	40.0	0.80	13
Newcastle-under-Lyme	112	104	66	-7.1	-36.5	-41.1	1.17	5
Powys	37	45	22	21.6	-51.1	-40.5	0.34	15
Shropshire	97	148	115	52.6	-22.3	18.6	0.81	12
South Staffordshire	55	46	31	-16.4	-32.6	-43.6	0.66	14
Stafford	43	55	55	27.9	0.0	27.9	0.91	9
Telford and Wrekin UA	125	165	71	32.0	-57.0	-43.2	0.95	8
Wolverhampton	191	345	212	80.6	-38.6	11.0	1.94	1
Worcester	60	85	77	41.7	-9.4	28.3	1.69	2
Wrexham	80	140	101	75.0	-27.9	26.3	1.67	3
Wyre Forest	78	94	74	20.5	-21.3	-5.1	1.58	4
England	40464	48678	43450	20.3	-10.7	7.4	*1.67*	

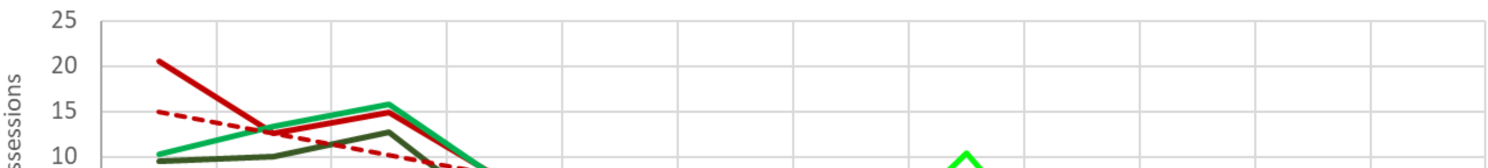
6.162. Table 19 indicates that in 2017 nationally repossessions occurred at a rate of 1.67 per 1,000 dwellings, over twice the rate of Shropshire with 0.81 per 1,000 dwellings. Shropshire ranks 12th relative to identified comparator Local Authorities.

6.163. In the long-term the number of repossessions in Shropshire peaked in 2008 and 2009 with 203 repossessions in both years. Table 19 shows that during the period 2003-2010 the number of repossessions in Shropshire rose by 52.6% following a sustained period of house price inflation. In contrast between 2010 and 2017, numbers have fallen by -22.3%, possibly reflecting improvements in levels of housing affordability (through a combination of stability on house purchase/rental prices; lower interest rates; and rising earnings); increased levels of job stability; and reduced unemployment.

6.164. The pattern of rise and fall in numbers is reflected in all the comparator Authorities shown in Table 19, except South Staffordshire, Herefordshire and Newcastle-Under-Lyme. These areas experienced percentage decline during 2003-2010 followed by more significant decline during 2010-2017. In the long-term (2003-17), the local authorities of Malvern Hills followed by Cheshire West and Cheshire, and Worcester have seen the highest percentage rise in repossessions, perhaps reflecting recent rises in house prices in these areas. In Shropshire re-possessions have risen by 18.6% in the long terms, significantly above the national rise of 7.4%.

6.165. Figure 22 uses a three-year rolling average of annual repossessions data for 2003-2017. From this percentage annual change in repossessions has been calculated to enable comparison of the Shropshire trend with those of Herefordshire, Telford and Wrekin and nationally. The number of repossessions fluctuate substantially over time and so using a rolling average is a useful way of smoothing the data to reveal the real trend.

Figure 22: Three Year Rolling Average Change - Repossessions 2003-2017



***Please note**: '% Change: Av. 2003-05 to 2004-06' on the horizontal axis refers to the average number of repossessions for 2003-05 subtracted from the average number of repossessions for 2004-06 and then divided by the first value to obtain an annual percentage change figure.*

6.166. Shropshire has experienced successive annual percentage growth in the average number of repossessions during 2003-05 to 2007-09, with the level of growth decreasing over time. However, since 2008-10 to 2015-17, Shropshire has experienced annual percentage decline in the average number of repossessions, the only exception being 2010-12 to 2011-13, with a small level of growth. The displayed linear trend for Shropshire illustrates the general downward trend of successive growth and then successive decline, which is consistent with the general trend for Telford and Wrekin, Herefordshire and nationally.

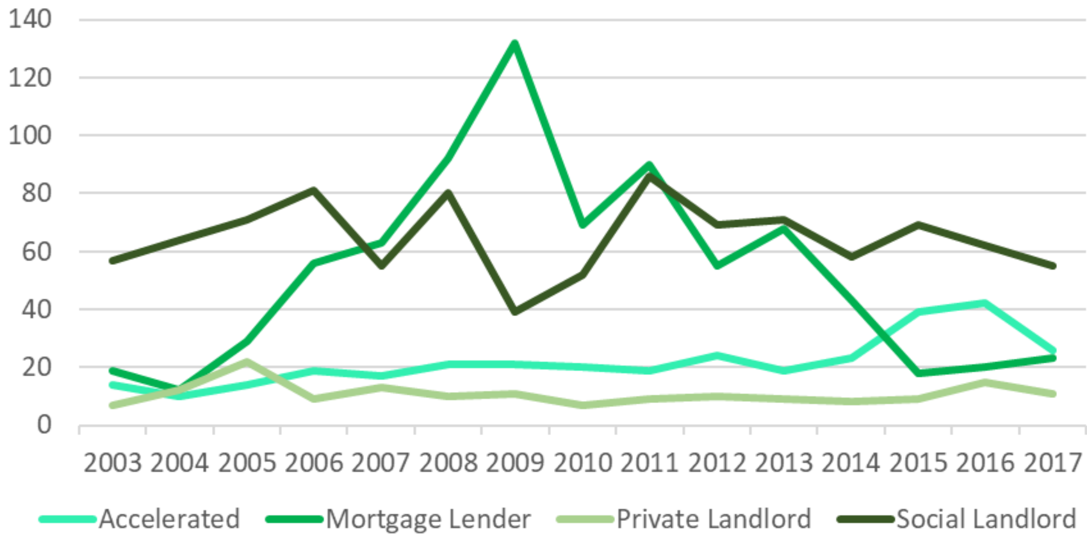
6.167. During 2003-05 to 2008-10, Shropshire has continued to experience higher levels of percentage annual growth in repossessions than experienced nationally but since then Shropshire has experienced either higher or similar levels of annual percentage decline. In 2003-05 to 2004-06 Shropshire experienced the highest-level growth (20.5%) and during 2011-13 to 2012-14 saw its highest level of decline.

6.168. Figure 24 provides a simple trend of Possession Actions by claimant in Shropshire. This provides more insight into the operation of mortgage lenders and private landlords in the private housing market.

6.169. Most striking is the number of repossessions by mortgage lenders, which peaked in 2009 but has since fallen by -82.6% in Shropshire. Compared with the selected comparator Authorities this places Shropshire 10th in terms of the highest fall. This peak is likely to reflect a combination of consistent house price inflation during the period from 2003 to 2009 and the impact of the economic downturn.

6.170. The general level of possession actions by private landlord is relatively low when compared with the possession actions of other types of landlord. In 2015, Shropshire levels reached 11 repossessions, resulting in an average of 10.8 actions per year since 2003.

Figure 23: Possession Actions by Type of Claimant in Shropshire, 2003-2017



6.171. Figure 23 shows that between 2007 and 2011 possession actions instigated by mortgage lenders were higher than those by social landlords. However, for the remaining years the reverse is true with social landlords initiating more possession actions. In 2017, there were 115 repossessions, 20.0% were instigated by mortgage lenders, 9.6% by private landlords, and nearly half by social landlords (47.8%). The remainder (22.6%) were treated as 'accelerated landlord' possession actions, where if certain tenancy criteria were met the case didn't need to go before the courts. During 2014 and 2016 the number of accelerated actions increased by of 82.6%, falling by -38.1% during 2016-17.

6.172. Between 2003 and 2017, overall repossessions peaked in 2008/2009 and 2011 (exceeding 200), with the largest proportion instigated by mortgage lenders. Since 2009 possession actions by mortgage lenders has fallen by -82.6% in Shropshire from 132 as the recession kicked in to only 23 in 2017.

6.173. In summary, the long-term trend in repossession actions has risen by 18.6% in Shropshire, potentially reflecting the relatively high affordability ratios experienced in the County. However, reductions between 2010 and 2017 of -22.3% may in part reflect improvements in affordability levels since 2007. These trends are consistent with national trends and this suggests that there has not been a rise in the need for affordable housing need.

Affordability – Purchasing a Property

6.174. The ability or inability of households to afford and access suitable housing in a suitable location is a key market signal that may indicate higher levels of affordable housing need. Affordability ratios (ARs) are widely used as a measure of affordability of private market housing, as they compare housing costs against the ability of a household to pay. A high ratio indicates housing is less affordable and that households on lower incomes are more likely to struggle to afford even the lowest priced accommodation.

6.175. The Office for National Statistics (ONS) have taken on the mantle from CLG to publish annual data on lower quartile house prices to lower quartile earnings and median house price to median earnings. Best practice is to use the workplace-based earnings estimates as opposed to resident-based earnings to calculate ARs. In 2018 workplace based median earnings were estimated at £26,519[48] in Shropshire and resident based earnings at £27,653[49]. This contrast in earnings is due to many Shropshire residents accessing higher paid jobs by commuting outside of the County and the relative lower paid jobs within Shropshire. More detailed earnings data is sourced from the 2018 ONS Annual Survey of Hours and Earnings (ASHE)[50]

Lower Quartile House prices to Lower Quartile Earnings[48]

6.176. This analysis considers long-term trends and comparison with other Local Authorities and nationally. Table 13 shows that in 2017 Shropshire had a lower quartile-based affordability ratio (AR) of 8.52. This places Shropshire's AR the third highest against the comparable Local Authorities listed in Table 13 and reveals Shropshire to be the third least affordable place to live of the Local Authorities considered, in 2017. Herefordshire and Malvern Hills stand out as the least affordable comparable Local Authorities at 8.80 and 10.67.

6.177. Shropshire's AR is 3.2% (0.28) below Herefordshire's AR and 16.2% above the England ratio of 7.26. The most comparable Local Authorities with Shropshire in terms of ARs are South Staffordshire (8.2) and Wyre Forest (7.8). Telford and Wrekin's AR of 6.32 contrasts significantly with Shropshire's AR indicating the area is much more affordable to households on lower quartile earnings.

6.178. Overall Shropshire's ranking highlights that access to affordable private market housing for people on low incomes is a particular challenge in the County. This indicates a higher level of affordable housing need amongst lower income households compared with similar Authorities and nationally.

6.179. However, as house prices in Shropshire are below the national average, the high affordability ratio in Shropshire is likely to result from lower wages received in the area, particularly amongst those employed

[48] Ratio of house price to workplace-based earnings (lower quartile and median) https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

[49] Ratio of house price to residence-based earnings (lower quartile and median) https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian

[50] Nomis Official Labour Market Statistics (ASHE) https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=25

in rural areas. Indeed data for 2018 indicates that the average median gross weekly earning for employees in Shropshire is £504.8[50], significantly less than the median average for the West Midlands Region (£536.6) and the median average for Great Britain (£570.9). Consequently, a more effective method of addressing affordability in Shropshire may be to increase opportunities to earn higher wages, rather than solely relying on provision of affordable dwellings.

6.180. Table 13 shows that since 2002, Shropshire's AR has risen at a rate of 0.56, just below the rise experienced nationally of 0.61. Only six local authorities have experienced higher rises in ARs than Shropshire during the period 2002-2017, led by Wolverhampton (0.79) and East Staffordshire (0.72). Telford and Wrekin has seen the third highest level of growth at 0.66 compared with Shropshire's ranking of seventh.

Table 28: Ratio of Lower Quartile House Price to Lower Quartile Earnings[51]

	Affordability Ratio				Rank	Rate of Change			
	2002	**2007**	**2012**	**2017**	**2017**	**2002-07**	**2007-12**	**2012-17**	**2002-17**
Malvern Hills	7.95	10.40	8.53	10.67	1	0.31	-0.18	0.25	0.34
Herefordshire, County of	5.91	9.66	8.57	8.80	2	0.63	-0.11	0.03	0.49
Shropshire	5.47	9.01	7.83	8.52	3	0.65	-0.13	0.09	0.56
South Staffordshire	5.42	8.79	8.39	8.20	4	0.62	-0.05	-0.02	0.51
Wyre Forest	5.29	7.76	7.86	7.81	5	0.47	0.01	-0.01	0.48
Worcester	5.55	8.03	7.07	7.49	6	0.45	-0.12	0.06	0.35
Stafford	4.51	7.27	6.62	7.46	7	0.61	-0.09	0.13	0.65
Powys	4.35	9.55	7.21	7.17	8	1.20	-0.25	-0.01	0.65
Cheshire East	:	:	6.85	7.14	9	:	:	0.04	:
Cheshire West and Chester	:	:	6.61	7.09	10	:	:	0.07	:
East Staffordshire	3.83	6.47	5.76	6.58	11	0.69	-0.11	0.14	0.72
Telford and Wrekin	3.81	6.66	5.91	6.32	12	0.75	-0.11	0.07	0.66
Wrexham	3.86	7.41	6.02	5.90	13	0.92	-0.19	-0.02	0.53
Wolverhampton	3.22	5.99	4.80	5.75	14	0.86	-0.20	0.20	0.79
Newcastle-under-Lyme	3.49	6.49	5.68	5.47	15	0.86	-0.12	-0.04	0.57
England	*4.51*	*7.21*	*6.58*	*7.26*		*0.60*	*-0.09*	*0.10*	*0.61*

Please note Cheshire East and Cheshire West & Chester Local Authorities were newly created in 2009 and so data is unavailable before 2009. ONS do not publish ARs for Shropshire prior to 2008, so the ARs for 2002 and 2007 have been calculated using historic ASHE data from NOMIS for the former Shropshire CC.

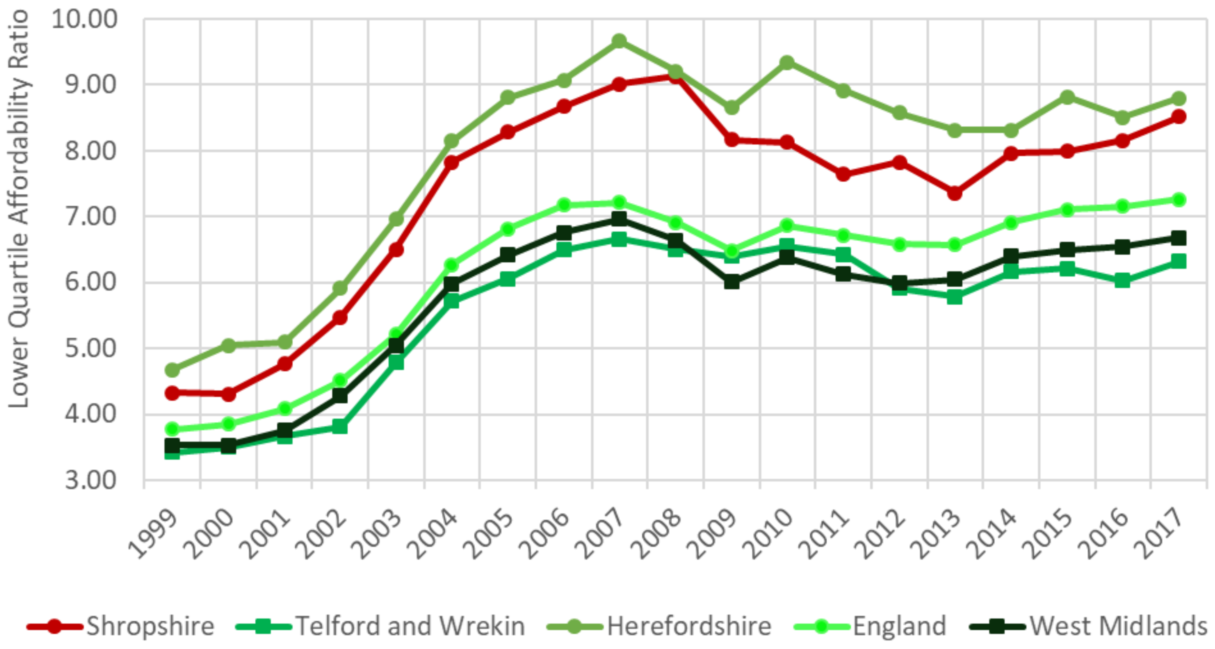
6.181. Breaking down the long-term trend, Table 13 shows the AR in Shropshire rose at a higher rate (0.65) during 2002-2007, then fell by -0.13 during 2007-2012 and rose slightly by -0.09 during 2012-2017. During 2007-2012 and 2012-2017, the rate of increase in ARs nationally and in the comparison Local Authorities slowed or began to decline in response to the recession impact on house prices and earnings. During 2007-2012 Shropshire experienced the fifth highest level of decline after Malvern Hills, Powys, Wrexham and Wolverhampton. During 2012-17, the Welsh local authorities, Newcastle-under-Lyme,

[51]Ratio of house price to workplace-based earnings (lower quartile and median) https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

Wyre Forest and South Staffordshire continued to experience decline, indicating a slower recovery in house prices.

6.182. Figure 14 depicts the long-term trend in ARs, during the time series 1999-2017. It illustrates clearly (as proven in Table 13) that in the long-term Shropshire has experienced significantly higher ARs than Telford and Wrekin and England but has more closely followed the Herefordshire trend. During the period 2002-2007 the ARs for all areas rose sharply reflecting the high levels of house price inflation at the time. When comparing Shropshire with Telford and Wrekin and England, the margin between ARs has widened since 2004.

Figure 14: Change in the Ratio: Lower Quartile House Prices to Lower Quartile Earnings[51]



6.183. As reflected in Figure 14, Shropshire's ARs rose significantly each year from 2000 to 2008, reaching 9.13 at the peak of the house price boom in 2008. Since the onset of the housing market crash in 2008/9 Shropshire's ARs have fallen to a low of 7.36 in 2013. A short period of stability to 2015, indicated the gap between earnings and housing costs was narrowing, making access to affordable market housing relatively easier for lower income households. However, Shropshire's ARs have in recent years started rising again showing evidence of housing becoming even less affordable to people on lower quartile earning. This is discouraging suggesting housing need is not being met within the Shropshire private sector housing market. Access to affordable housing remains a large concern in Shropshire particularly if house prices continue to rise.

6.184. The latest ASHE data for 2018 reveals lower quartile earnings for Shropshire's workplace population of £19,500 and the most recent Price Paid data shows the median house price for the year ending September 2018 is £155,000. Together these figures indicate an affordability ratio of 7.95.

Median House Price to Median Earnings (Workplace based)[52]

6.185. Table 14 considers the long-term trend in the affordability ratio of median house price to median earnings and provides a comparison of with other selected local authorities and nationally. Shropshire is ranked third in terms of the highest median affordability ratio with only Herefordshire and Malvern Hills having higher ratios. This again emphasises the challenge of providing enough affordable housing in the County.

6.186. In the long-term (2002-2017) Shropshire has experienced the fifth lowest level of change compared with the selected local authorities (where data is available). However, Shropshire (0.51) has experienced a lower rate of growth than nationally (0.72). When change is broken down into three smaller time periods (2002-07, 2007-12 and 2012-17) Shropshire saw growth of 0.52 during period one, decline of -0.09 during period two (at the beginning of the recession period) followed by growth of 0.09 since 2012.

6.187. The latest ASHE data for 2018 reveals median earnings for Shropshire's workplace population of £26,519 and the most recent Price Paid data shows the median house price for the year ending September 2018 is £210,000. Together these figures indicate an affordability ratio of 7.92.

Table 29: Median House Price to Median Earnings[52]

	Affordability Ratio				Rank	Rate of Change			
	2002	**2007**	**2012**	**2017**	**2017**	**2002-07**	**2007-12**	**2012-17**	**2002-17**
Cheshire East	:	:	6.8	7.6	6	:	:	0.11	:
Cheshire West and Chester	:	:	6.2	7.2	9	:	:	0.16	:
East Staffordshire	3.9	6.5	5.4	6.3	12	0.64	-0.17	0.18	0.60
Herefordshire, County of	6.4	9.1	9.2	9.5	2	0.43	0.01	0.03	0.49
Malvern Hills	8.5	9.9	8.9	10.6	1	0.15	-0.10	0.20	0.24
Newcastle-under-Lyme	3.6	6.0	5.9	5.5	14	0.69	-0.02	-0.07	0.54
Powys	4.7	8.7	7.9	7.4	7	0.86	-0.09	-0.06	0.59
Shropshire	5.5	8.4	7.7	8.4	3	0.52	-0.09	0.09	0.51
South Staffordshire	6.2	8.1	7.9	7.7	5	0.31	-0.03	-0.02	0.24
Stafford	4.5	7.1	6.3	7.2	8	0.59	-0.12	0.15	0.61
Telford and Wrekin	4.0	5.7	5.8	6.3	11	0.41	0.02	0.10	0.57
Wolverhampton	3.3	5.4	4.6	5.4	15	0.66	-0.15	0.18	0.67
Worcester	5.1	7.4	6.5	6.6	10	0.47	-0.13	0.02	0.31
Wrexham	3.5	6.5	6.0	5.8	13	0.84	-0.08	-0.03	0.63
Wyre Forest	5.1	7.6	7.8	7.8	4	0.50	0.03	-0.01	0.54
England	4.5	7.0	6.8	7.7		0.54	-0.02	0.14	0.72

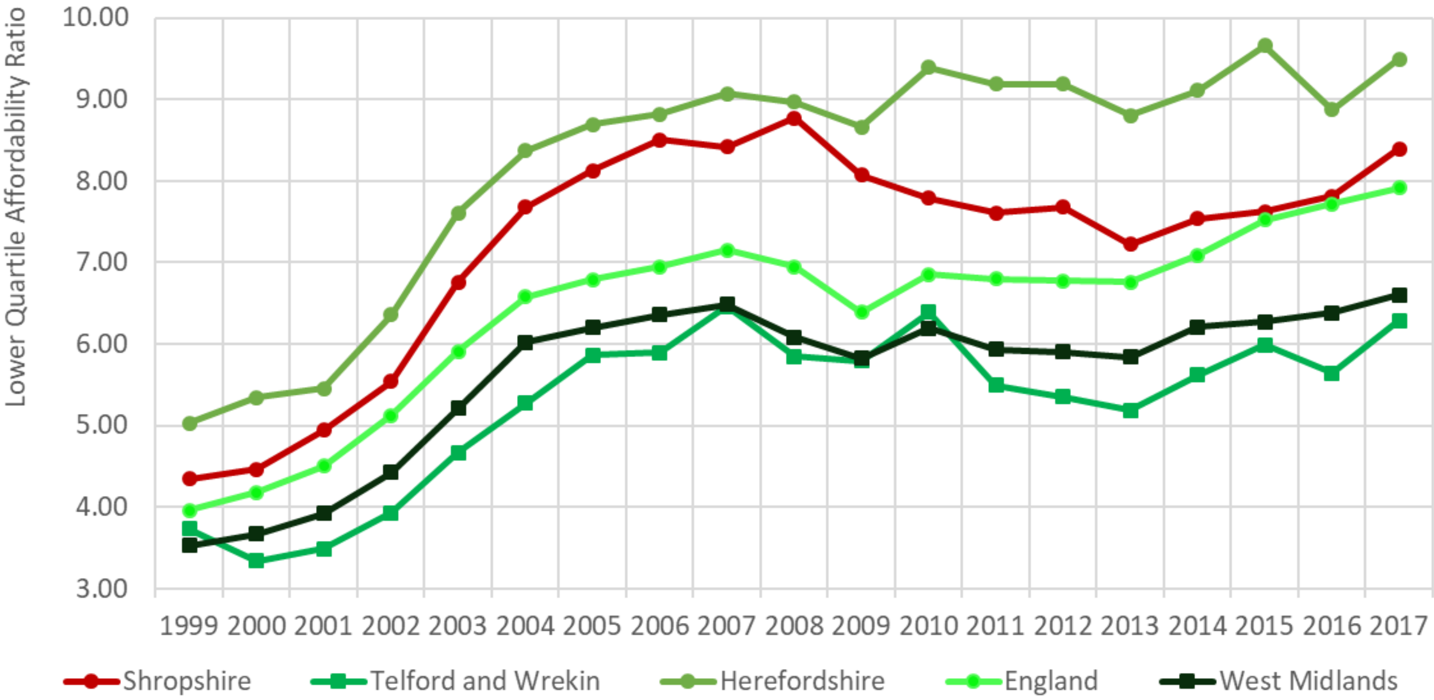
Please note Cheshire East and Cheshire West & Chester Local Authorities were newly created in 2009 and so data is unavailable before 2009. ONS do not publish ARs for Shropshire prior to 2008, so the ARs for 2002 and 2007 have been calculated using historic ASHE data from NOMIS for the former Shropshire CC.

[52] Ratio of house price to workplace-based earnings (lower quartile and median) https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

6.188. Figure 15 illustrates the long-term trend in the median affordability ratios during 1999-2017 and compares the trend nationally and with the two local authorities Shropshire has most synergy with; Herefordshire and Telford and Wrekin. All areas have experienced similar long-terms trends with sustained rises during 1999-2006-8 and then continued smaller fluctuations since then. The impact of the recession (2008-09) is apparent in Shropshire and nationally in particular.

6.189. In the long-term Shropshire's median affordability ratio has remained above Telford and Wrekin and nationally. Shropshire's ARs have remained significantly below Herefordshire's ARs but the gap has significantly widened between the two authorities since 2008.

Figure 15: Ratio of Median House Price to Median Earnings (work based)[52]



Housing Affordability Ratios by Shropshire Place Plan Area

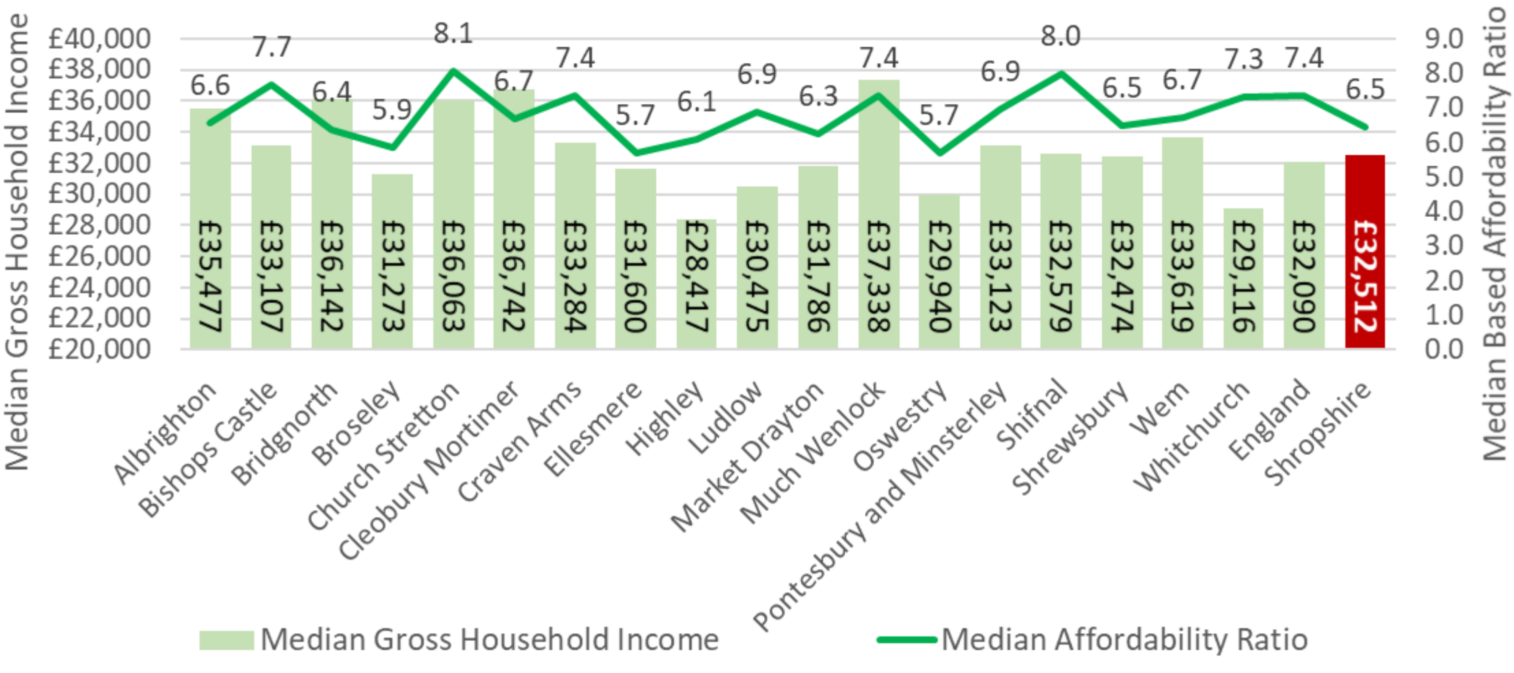
6.190. NPPG identifies affordability ratios (ARs) (ratio of house prices to income) as a key market signal in determining housing need. As explained in Part I of this profile ARs provide a measure of how affordable housing costs are in an area. A high value indicates housing costs are less affordable relative to average gross household income in an area. ONS use earnings data from the ONS Annual Survey of Hours and Earnings (ASHE) to calculate ARs, however this data is not available below county level. So, the following analysis is based on gross household income Paycheck[53] data purchased from CACI.

6.191. Figures 6 and 7 include data on median / lower quartile household income by Place Plan Area. For comparison a secondary axis is included illustrating ARs based on median household income / median house price and lower quartile household income / lower quartile house price.

6.192. Figure 6 shows Highley Place Plan Area has the lowest median household income (£25,361) within Shropshire contrasting with Much Wenlock which has the highest (£35,514). This difference of over £10K gives some insight into the diversity of gross household income levels across Shropshire. Bishop's Castle, Broseley, Ellesmere, Highley, Ludlow, Oswestry, Shrewsbury and Whitchurch fall below the Shropshire and national median household income. Albrighton, Bridgnorth, Cleobury Mortimer and Much Wenlock Place Plan Areas in the south east of Shropshire have median household income levels in excess of £33,000, which is largely attributable to many residents commuting to work in Telford and the West Midlands conurbation, accessing higher paid jobs.

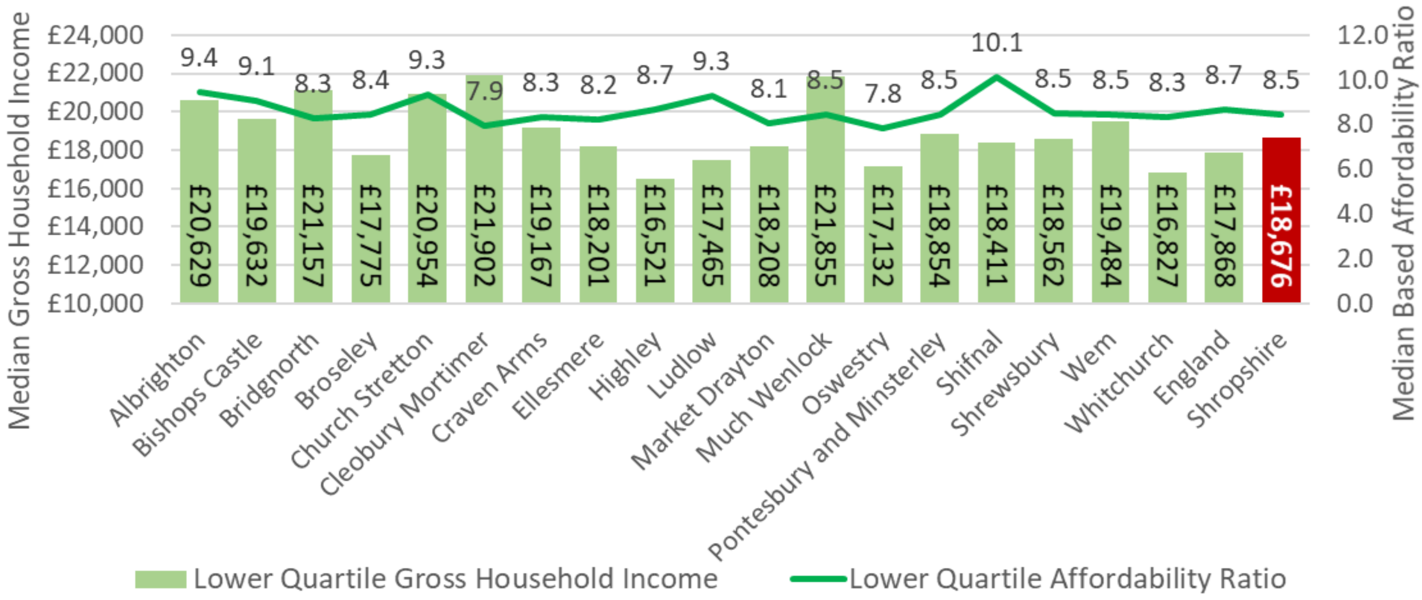
6.193. The ARs in Figure 6 reveal the largest gap between housing costs and household income is in the Place Plan Areas of Bishop's Castle and Craven Arms in the south of Shropshire, where median house prices are the highest in Shropshire. Lower levels of median household income may be attributable to the lower wage agricultural economy in these areas combined with more retired residents and higher median house prices may be attributable to the attractiveness of the South Shropshire Hills AONB as a place to retire to from other parts of the UK.

Figure 6: Median Household Income (2018) by Shropshire Place Plan Area[53]



6.194. Figure 7 shows high levels of affordable housing need in Shifnal, closely followed by Albrighton, Church Stretton and Ludlow. These areas all have ARs in excess of the Shropshire and national ARs. Ten Place Plan Areas have lower quartile gross household incomes below the Shropshire average (£18,676), with Highley (£16,521) and Whitchurch (£16,827) having the lowest.

Figure 7: Lower Quartile Household Income (2018) by Shropshire Place Plan Area[53]



6.5. Figure 8 illustrates the percentage of Shropshire households with annual gross household incomes shown by broad income banding for each Place Plan Area. Highley (39%) followed by Ludlow, Whitchurch, Broseley and Oswestry all have in excess of 35% of households with incomes of £0-20K, substantially above national (33.1%) and County (32.2%) levels.

7. **Figure 8: Percentage of Households by Gross Household Income Bandings (2018)**