

Calder Valley Parliamentary Constituency

This is the second bulletin of 2015 produced by Northern Housing Consortium (NHC) providing analysis of housing-related data for the Parliamentary Constituencies in the North of England. The report provides analysis of the impacts of welfare reform and the housing market in the constituency.

We have used the following symbols to indicate your performance against the relevant regional or national statistics.



Above average



Reference point



Below average

Financial Distress



ONS figures show that in the year ending in June 2015, there were 54,000 people aged over 16 years old in employment (78.7%) in Calder Valley. There are 50,000 jobs in the constituency which equates to 0.76 jobs per 16-64 year old compared to 0.74 across Yorkshire and the Humber.



Experimental Jobseekers Allowance and out of work Universal Credit statistics produced by Jobcentre Plus shows that there were 855 such claimants in November 2015 (1.3% of 16-64 year olds), which is a 0.3% fall on the previous year. This compares to 2.2% of people in the region (a 0.5% decrease).



The latest Government data shows that there were 21,940 children in low income families in the constituency in August 2013 (13.9% of all children). Over three-quarters were in families in receipt of Income Support or Jobseekers Allowance while 16.8%, in families in receipt of Council Tax Credit and with less than 60% of median income.



Todmorden ward (20.4%) had the greatest concentration of such children followed by Elland (18.9%). Elland also has a higher than average proportion of children living in a family in receipt of Income Support or JSA (82.2%).

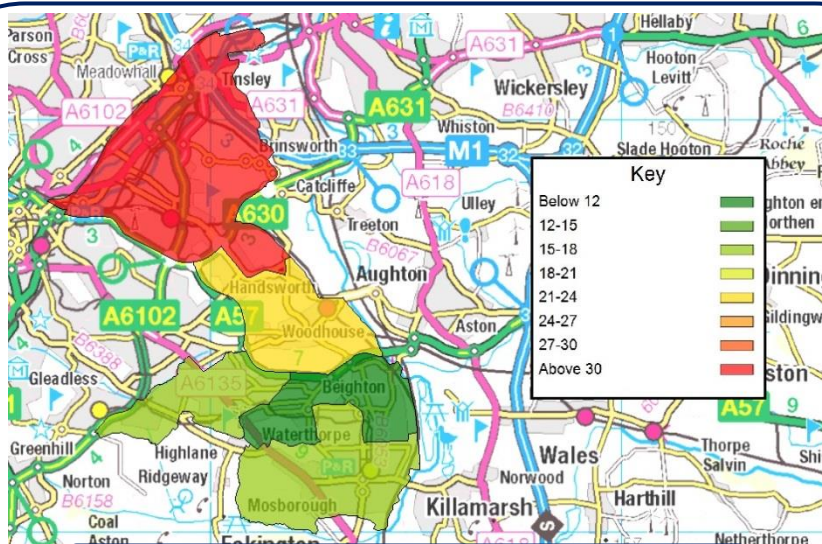


Figure 1: Percentage of children in low income families

Housing Market



In 2014/15, there were 74 homeless acceptances by Calderdale Council. This is a 27.6% increase on the 58 acceptances in 2009/10. Of these, 23 households were found temporary accommodation and there were no cases of a duty being owed but no accommodation found.



In October 2014, the total number of vacant homes was 3,863. This is a 24.1% fall from 5,088 in 2009 compared with the 26.6% fall in West Yorkshire. Long-term vacants fell by over a third (37.8%) over the same period. There was a total of 631 social housing vacants and 278 were classed as long-term vacant (44.1%) which is an increase from 187 in the previous year.



As at April 2014, there were 7,322 households on the housing waiting list in Calderdale LA. This is a 24.3% decrease on the previous year of 9,670. Furthermore, the long-term trend is also downwards with a fall of 5.1% on 2009 figures.



There are clear signs of a recovery in housing market in the constituency with an overall increase in sales between 2009 and 2014 (46.3%) with greatest increase in sales of terraced properties (ONS). Furthermore, house prices grew between 2013 and 2014 and reached their highest level since 2008.



As figure 2 shows, median house prices and pay (ASHE) have not grown at the same rate. Although house prices fell in 2011 and then remained constant for the next two years, their growth outstripped median pay growth in 2014. As a result, the affordability ratio grew to 5.9 from 5.8 between 2013 and 2014.

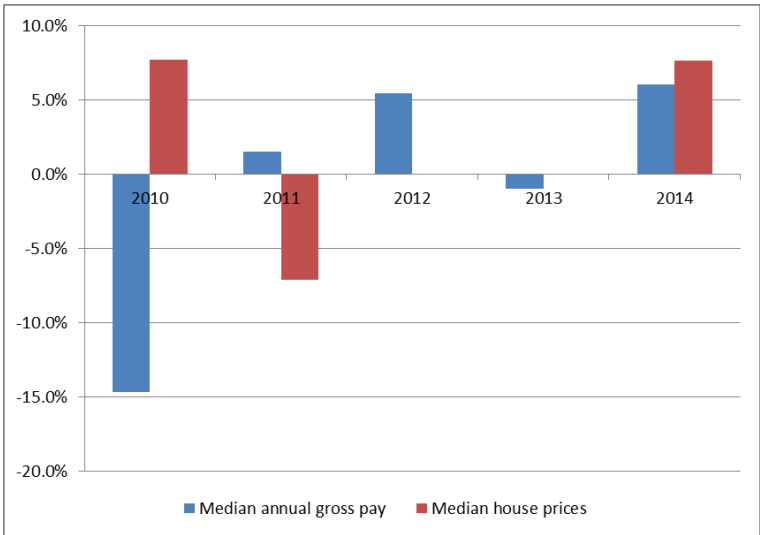


Figure 2: Annual % change in house prices and pay

If you have any queries regarding the content of the APPG briefings, please contact:
Barry Turnbull, Policy Services Officer, 0191 5661030 or barry.turnbull@northern-consortium.org.uk