

Keighley Parliamentary Constituency

This is the second bulletin of 2016 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

Stock modelling



Stock modelling carried out in Bradford by BRE provided a range of valuable data. It showed that in Keighley, there are a total of 12,204 low income households. This represents 28.9% of all stock in the constituency. These households are most prevalent in Keighley West (25.4%) and Keighley Central (24.4%).



Aggregating the number of dwellings with solid walls and those without insulated cavity walls totals 25,400 – 60.2% of the total stock in the constituency. The private sector is the greatest affected (62.4%) with 75.4% of the private rented and 59.6% of owner-occupied affected compared with only 41.3% of social rented properties.



Figure 1 below shows the proportion of solid walled/non-insulated cavity wall dwellings by ward. It shows that in Worth Valley (71.8%) and Keighley Central (71.4%) have the greatest percentage of such properties. Worth Valley also has the highest proportion of excess cold (9.9%).



Some 4,850 households are in fuel poverty using the Low Income High Costs indicator and a further 7,879 are in fuel poverty using the 10% indicator ([definitions](#)).

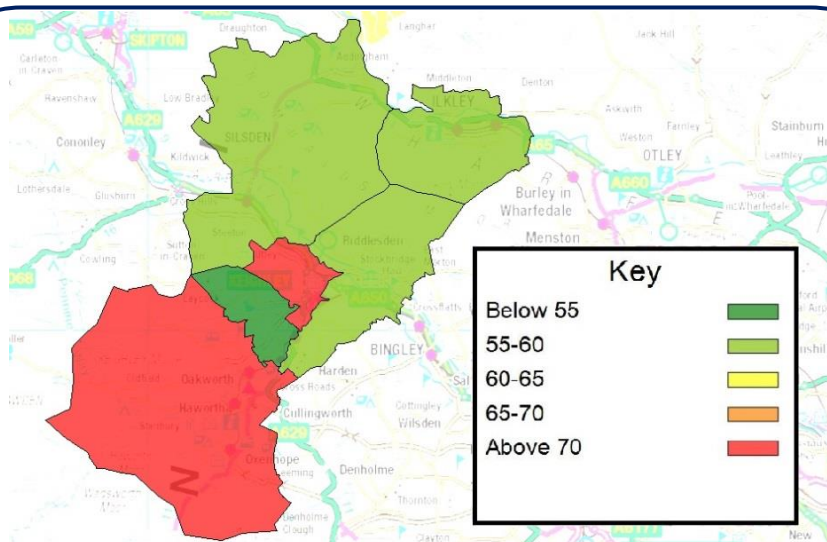


Figure 1: % of dwellings with solid walls/no cavity insulation

LHA and Supported Housing



There are 1,586 Houses in multiple occupation in Keighley. As Figure 2 below shows, LHA rates for the Bradford and South Dales Broad Rental Market Area (BRMA) ranges from £58.26 for shared accommodation to £123.58 for four bedroom accommodation.



LHA awarded to single people aged below 35 will be restricted to the shared accommodation rate. This is to encourage single people younger than 35 years old to share accommodation which will in turn lead to empty properties elsewhere. Using the average supported rent as a benchmark, this leaves this cohort £23.46 short on their rent.



Furthermore, the Statistical Data Return (SDR) shows that there are 3,860 housing association-owned supported units in Bradford owned by large housing associations with an average net weekly rent being £81.72. This is well above the weekly LHA rate for shared accommodation of £58.26. Therefore, where private rents are cheaper, LHA may not cover supported accommodation costs but will in more expensive areas.



This is causing concern for housing providers with reports that new supported schemes are being put on hold until there is more certainty over how local authorities will administer the fund to top up the cost of supported housing from Government.



Large housing associations own 29,135 units in Bradford. Introducing a regulatory fee of £5 per property to large associations would equate to a cost of £145,675. Furthermore, using average rents and a 52 week rent year, these associations also face a £1.2m fall in rental income in the first year of the 1% rent reduction for stock in Bradford alone.

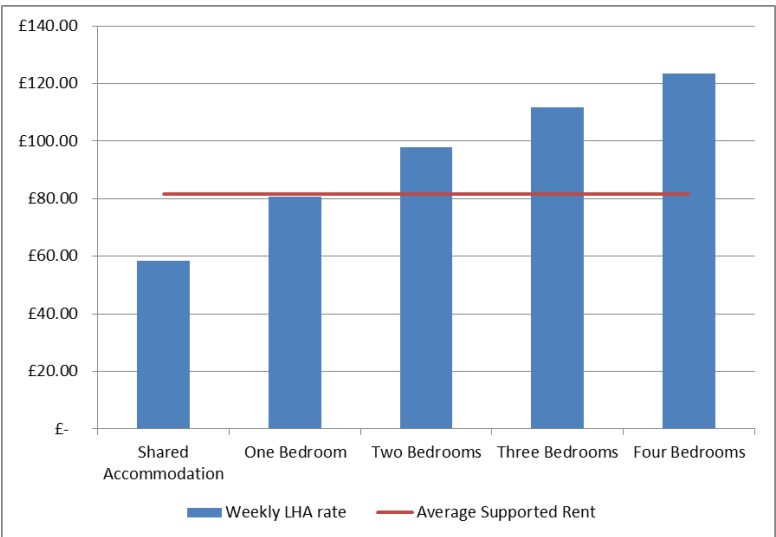


Figure 2: Average weekly supported rent and LHA rate

If you have any queries regarding the content of the APPG briefings, please contact:
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