

## City of Chester Parliamentary Constituency

This is the first bulletin of 2019 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 housing condition and demography 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

### Household size and dwelling stock



[Office of National Statistics](#) (ONS) reports that in 2017 there were 19.0 million families in the UK, a 15% increase from 16.6 million in 1996 and that with 12.9 million families, the married or civil partner couple family remains the most common in 2017, with the cohabiting couple family growing the fastest.



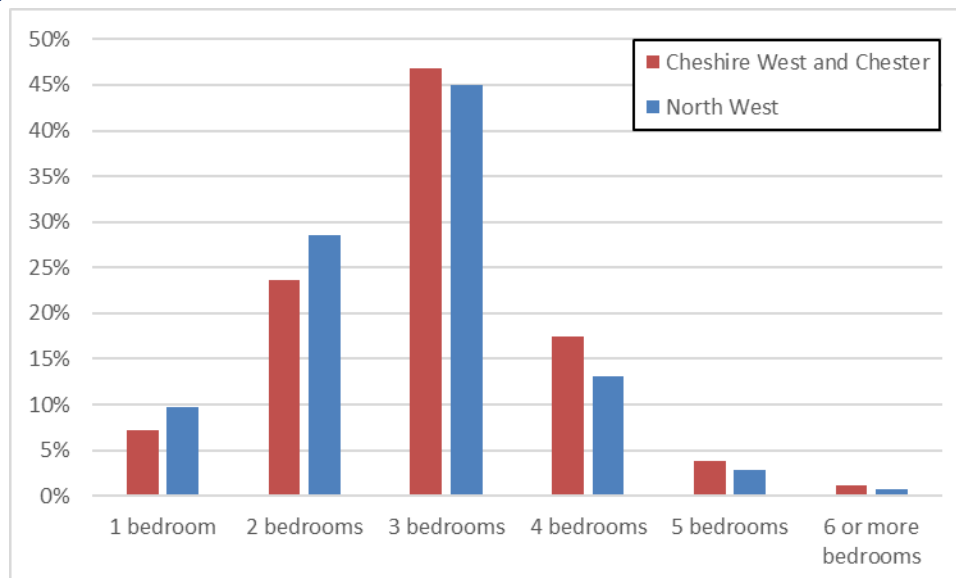
Household size at the national level in 2016 stood at 2.4 and this is projected to fall to 2.3 by 2041. Similarly, household size in Cheshire West and Chester is set on a downward trend, being 2.3 people in 2016 and projected to be 2.2 by 2041.



Meanwhile, as Figure 1 shows, while Census data shows that most households live in properties with three bedrooms or less, it also shows that there are an unusually large proportion of larger properties compared to the region as a whole.



At the regional level there are 45,715 households subject to the Spare Room Reduction (10.2%) and these data suggest a disparity between household size and the size/type of dwellings available in the district.



**Figure 1: Number of bedrooms**

## Vacant dwellings



The private rented sector is becoming an increasingly important provider of housing. However, the Valuation Office Agency data shows 3,460 private rents recorded between October 2017 and September 2018 in Cheshire West and Chester. This is down from 3,510 on the 2015/16 financial year.



Median private rents have remained constant over the intervening period at £600 per calendar month in Cheshire West and Chester. Over the same period, the Bank of England base rate grew by 0.5% from 0.5% to 0.75%.



Static rents have had little effect on demand with vacant dwellings increasing in the district. Since 2014, there has been an overall increase of 354 vacant properties and there were a total 4,413 vacant dwellings at October 2018. Some 1,630 were long-term vacant – a downward trend since 2014.



Although MHCLG figures do not provide data on private vacant dwellings, by subtracting the social vacant figures from the total, we can calculate that there are 4,234 private vacant homes in the district in October (both owner-occupied and private rented).

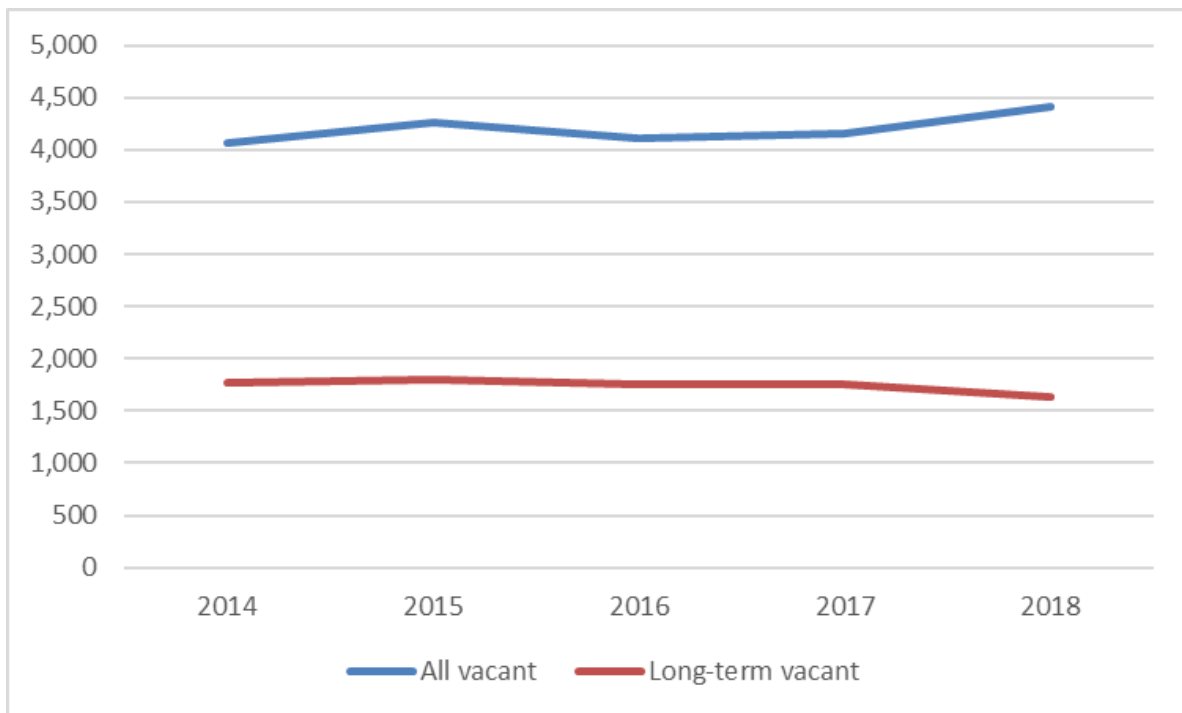


Figure 2: Vacant dwellings

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