

**Carlton**

**City of Leeds**

**Local Housing Assessment**

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Leeds City Council

This document is a summary of the facts and figures that describes Carlton's local housing market and estimates the additional housing required to meet the future needs of its residents.

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**Main Contact:** Chris Broughton  
**Email:** [chris.broughton@arc4.co.uk](mailto:chris.broughton@arc4.co.uk)  
**Telephone:** 0800 612 9133  
**Website:** [www.arc4.co.uk](http://www.arc4.co.uk)



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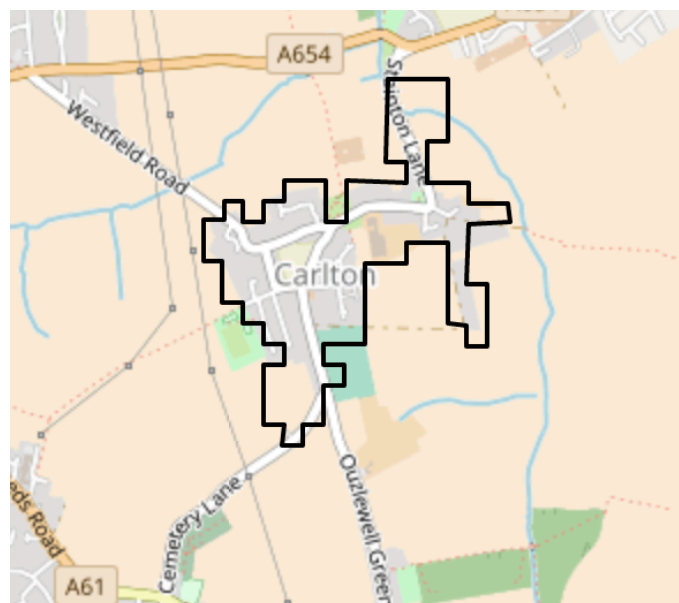
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## 1. About the Carlton neighbourhood plan area

- 1.1 Carlton is a residential area. It is surrounded by agricultural and horticultural businesses that are of note, within the Rhubarb Triangle. Both Leeds and Wakefield are easily accessible by car and public transport. Access to the M62 is nearby. The village has limited retail and services in the form of a post office incorporating a small general store, two public houses and a school. It is very close to Rothwell which provides a wider range of retail services, business services and leisure facilities.
- 1.2 The area around the settlement is designated as green belt.
- 1.3 It sits within the Leeds South Housing Market Characteristic Area (HMCA) that includes Rothwell, Woodlesford and Oulton, Mickletown and Lofthouse.
- 1.4 In 2017, a household survey was undertaken to understand the housing needs, requirements and aspirations of households across the city. This together with official data from the Office of National Statistics, the Land Registry and many more sources has provided the evidence for the Leeds City Strategic Housing Market Assessment (SHMA) which is an important evidence base for Leeds City Council policy, moving forward.
- 1.5 This Local Housing Assessment for Carlton draws on the above information to provide an estimate of the additional housing required to meet the future needs of its residents.
- 1.6 The Neighbourhood Plan Area cannot be defined exactly in terms of census output areas. We have based much of our census based analysis on the Carlton Built up Area (census reference Leeds BUASD 365). This excludes a small development known as Westfields at the north-eastern corner of the boundary.

**Map 1: Carlton Built Up Area**



Source: ONS

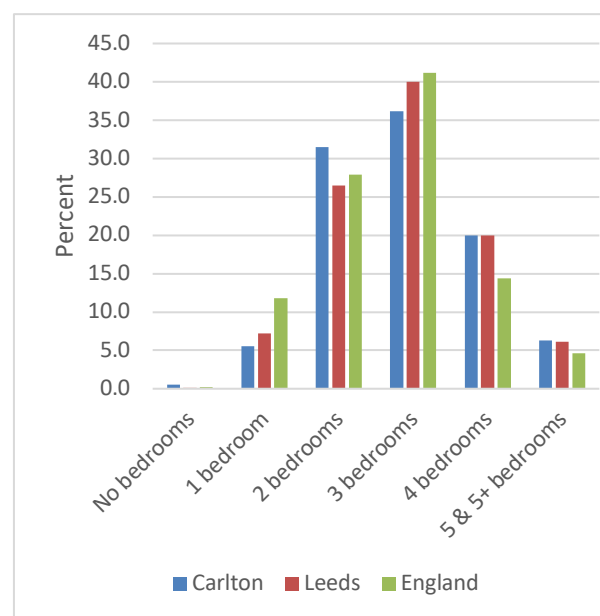
## 2. What are Carlton's 'housing vital statistics'?

- 2.1 Based upon the above geography, at census day 2011, 842 people lived in Carlton in 365 households. There were 15 vacant homes. The total number of household spaces was therefore 380. Vacant dwelling spaces were 2.4% of the total. Where we refer to dwellings below, we include only occupied household spaces.
- 2.2 Figures 1-4 summarise the main vital statistics; the headline information is:
- 2-bedroom housing forms nearly one third of all homes which is a high proportion compared to other areas (the City of Leeds and England as a whole as well as neighbouring Rothwell);
  - the proportion of 4 and 5-bedroom homes is similar to the other areas but there is a lower proportion of 3-bedroom homes, which is a significant finding, as is the considerably lower proportion of 1-bedroom homes;
  - nearly half of the local housing is semi-detached which is also a high proportion compared to other areas;
  - there is a high proportion of detached homes (30%) compared to Rothwell (18% and the City of Leeds (22%), There are low proportions of terraced homes and flats;
  - compared to Rothwell and the City of Leeds, there is a high proportion of home owners, especially those with a mortgage, and a low proportion of social rented homes;
  - compared to Rothwell and the city, the area houses a much lower proportion of people aged 20-29 years and similar proportions of all other age groups.
- 2.3 More detailed research shows that:
- 80% of 3-bedroom and 94% of 4-bedroom homes are occupied by home owners;
  - 1-bedroom homes are mostly occupied by social renting tenants;
  - Nearly two thirds of private renters occupy 2 or 3-bedroom homes (mostly 3 bedroom);
  - Home owners tend to under-occupy their housing with over half having 2 or more spare bedrooms. Private renters tend to have only one spare bedroom. Most social renters have no spare bedrooms;
  - 88% of detached housing is occupied by home owners. Flats and apartments are mostly occupied by social renting tenants;
  - Bungalows are around 13% of the area's housing stock - higher than for the city;
  - Around 23% of homes are in Council Tax Band A which is a lower proportion to the city. 75% of homes are evenly distributed across Bands A, B and C
  - The largest household type is a single person household under 65 years (20% of all households). Nearly 60% of households have no children. Carlton has larger proportions of families all aged 65 or over and married couples with 1 or 2 children than the city as a whole.

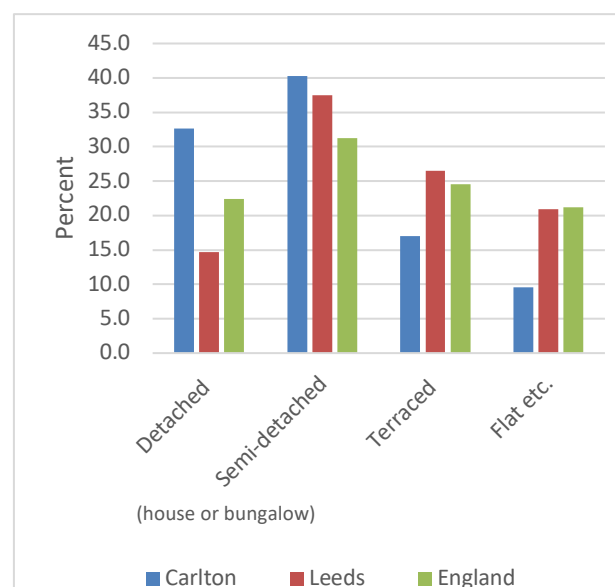
- 2.4 In summary, the housing stock is suited to families with children but is mostly occupied by older households who have no children or non-dependent children living with them.

### Vital statistic summary charts

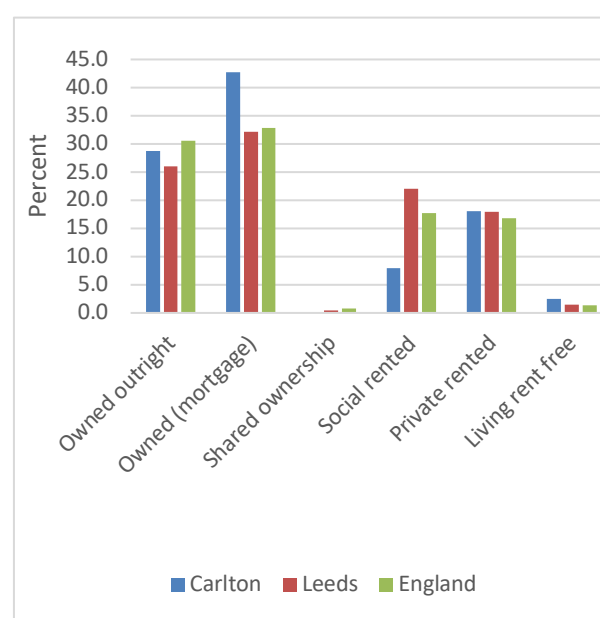
**Figure 1: Number of bedrooms**



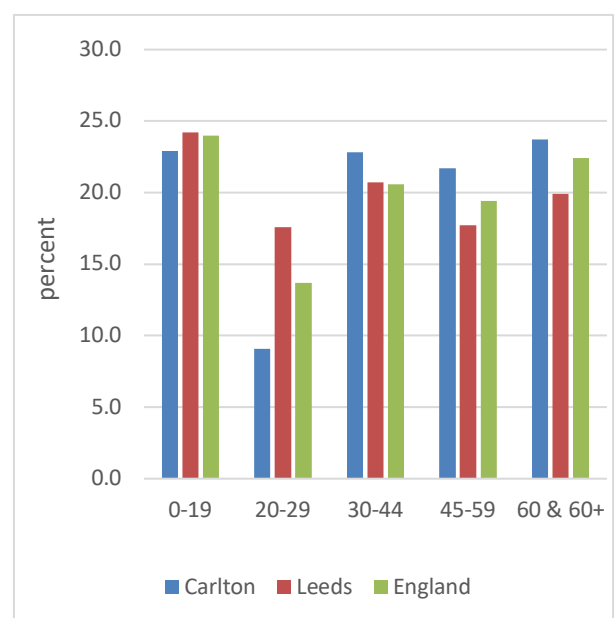
**Figure 2: House type**



**Figure 3: Tenure (all households)**



**Figure 4: Age of population in broad bands**



Source: Census 2011

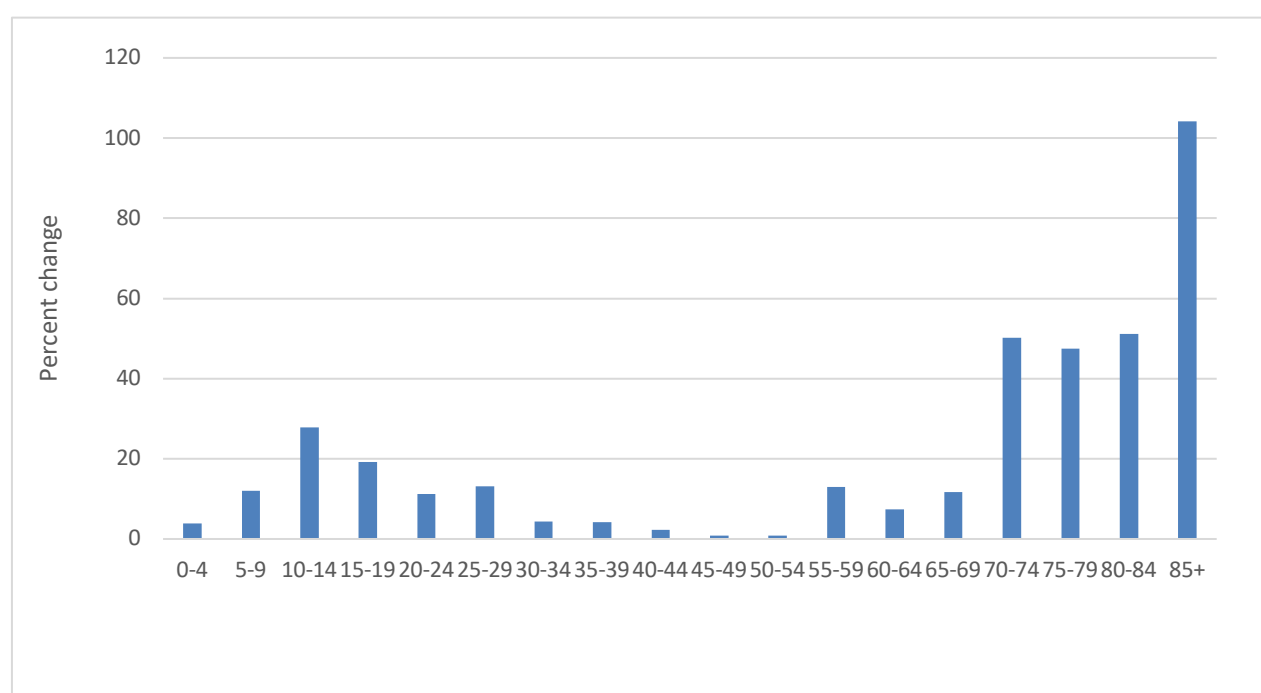
### 3. What are the local housing market's drivers?

- 3.1 Here we describe the factors that might drive or affect supply and demand within the local housing market such as demographic change, migration and the relationship between the place of residence and the place of work. House prices and affordability are also significant drivers considered in this section.

#### Population projections

- 3.2 Figure 5 shows Office for National Statistics (ONS) population projections for the city.

**Figure 5** City level population projections 2014-2039, in 5-year age bands



Source: ONS

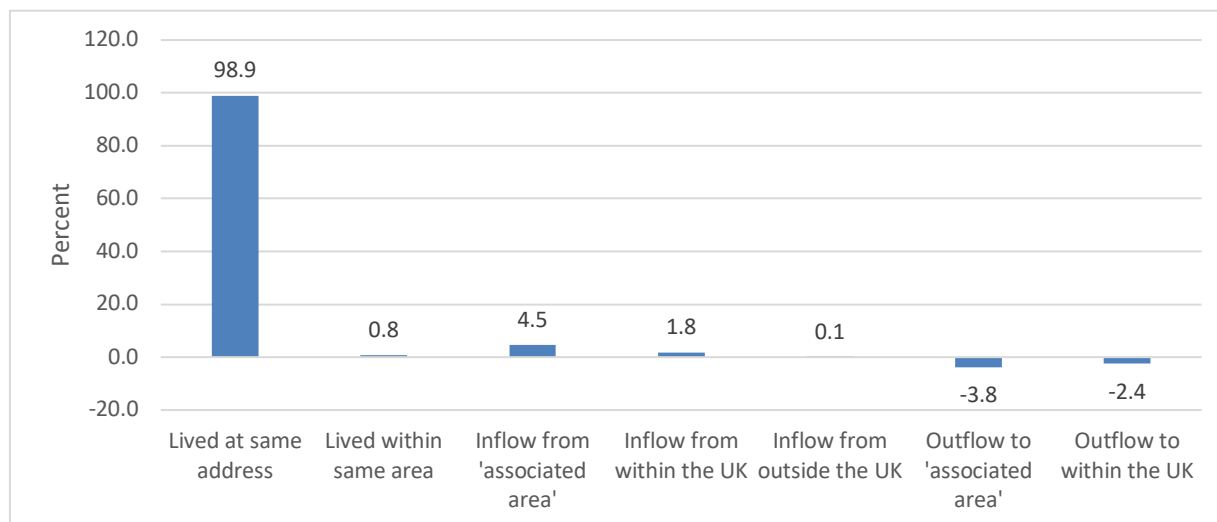
- 3.3 Key points are that:

- The population of the city is estimated to grow by 111,000 people by 2039;
- Nearly half of this growth will be people aged over 65;
- Those aged 85 and over will grow in number by 16,000, double the number in 2014;
- This is likely to affect the Carlton and Rothwell areas as they have a large elderly population and a housing stock that is mostly suited to younger families;
- Adults aged 45 to 54 show the lowest level of growth; and
- Overall there will be an impact on health and support services and the need for suitable and specialised housing.

## Migration

- 3.4 The census compared the usual place of residence of people on census day to the year before. Figure 6 shows that most residents did not move home. Small proportions moved within, into and out of the area and the proportion coming to the area from outside the UK was very small. There was a small net outflow of people from the area which might be underestimated as the census cannot record people that have left the area to live outside the UK.

**Figure 6 Migration wholly moving households (census MLSOA E02002429)**

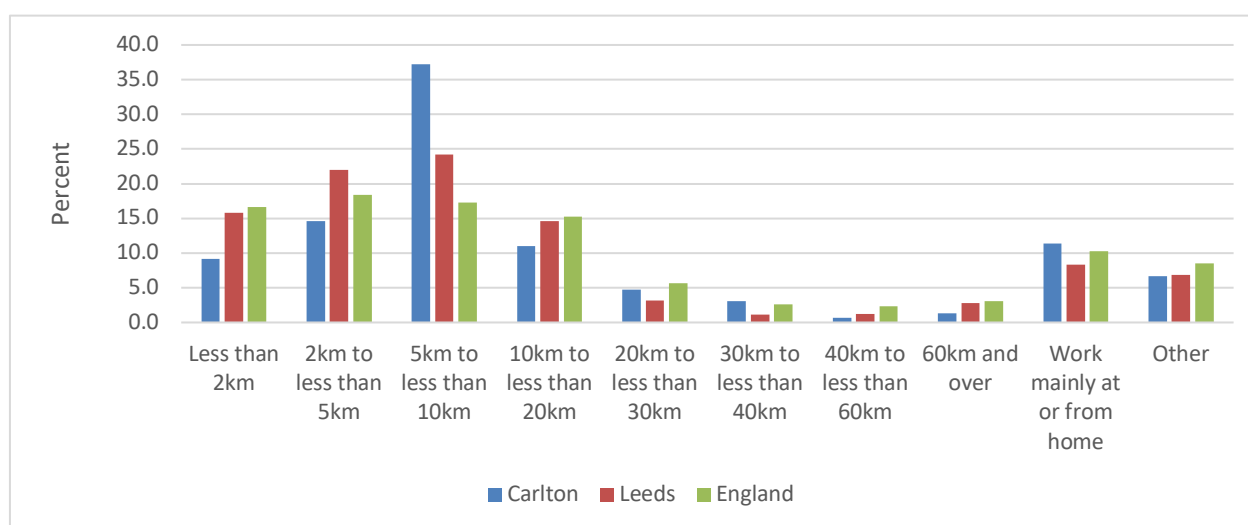


Source: Census 2011

## Travel to work

- 3.5 Figure 7 shows that a very high proportion (61%) of people of working age travelled less than 10 km to work.

**Figure 7 Distance travelled to work**



Source: Census 2011

- 3.6 The greatest proportion of workers, 37%, travel between 5km and 10km which is likely to be within the City of Leeds or Wakefield. 11% worked mainly from home.

### House prices and affordability

- 3.7 The last 39 house sales, between August 2017 and November 2014 have been analysed in terms of price and house type. Table 1 shows that Carlton's registered selling prices are lower than the benchmark prices for Rothwell and the Outer South HMCA and the City of Leeds as a whole.

Table 1      Resale housing market price percentiles				
Percentile	Carlton £000's	Rothwell £000's	Leeds Outer South HMCA £000's	City of Leeds £000's
75th Percentile	209	233	228	230
50th percentile	130	170	160	159
25th percentile	104	140	129	112

Source: Land Registry 2017 and SHMA table 2.1

- 3.8 Of the 39 sales:
- 21% were semi-detached houses or bungalows;
  - 44% were terraced houses or bungalows;
  - 35% were detached houses or bungalows;
  - no flats or apartments were sold.
- 3.9 Comparing proportion of sales with the profile of the local housing stock There were considerably more terraced and considerably fewer detached homes bought and sold than would be expected. This high proportion of terraced house sales and the period over which the data was collected, may account for relatively low values for Carlton that appear in table 1.

### Local household income and affordability of market housing

- 3.10 Carlton's average gross annual household income is stated in table 2. This value is identical to Rothwell's however, some of the older person household typologies used in Cameo show slightly higher income levels for Carlton residents.



Table 2 Carlton household income percentiles (£ per annum gross)			
25 <sup>th</sup> Percentile	Mean	Median	75 <sup>th</sup> Percentile
£25,000	£41,995	£35,000	£62,500

Source: Call Credit Cameo (licensed use)

3.11 Spending power for home ownership depends on income levels and savings for a deposit. The following table shows the spending power based upon 25<sup>th</sup> and 50<sup>th</sup> percentile incomes using a mortgage lenders' multiplier of 4.5 times gross income and a 10% deposit offered for low risk households with a good credit rating.

Table 3 Carlton Household spending power for mortgage purposes			
Percentile income	4.5 x income	Add 10% deposit	Total spending power
25th	£112,500	£11,250	£123,750
Median	£157,500	£15,750	£173,250

Source: Cameo and arc<sup>4</sup>

3.12 Comparing tables 1 and 3,

- couples with incomes at the 25<sup>th</sup> percentile level, with a minimum deposit of 10% could afford housing at prices just below the 50<sup>th</sup> percentile point; and
- couples on median income with a minimum deposit could afford a large proportion of the recent sales.

3.13 Income varies across household types. 'Young couples with children' and 'families with school age children' have lower 25<sup>th</sup> percentile incomes than average. It is especially important to understand that housing costs will be significant for them due to having children and facing difficulties in accruing savings or equity in their homes if they are home owners.

3.14 Spending power for market rented housing is based upon rent being no more than 25% of gross household earnings. Table 4 states the current rental levels averaged across all house types.

Table 4 Income level for rented housing	
Income level (percentile)	Spending power
25th	£520.83
50th	£729.18

Source: Cameo and arc<sup>4</sup>

- 3.15 Similar estimates of spending power for rental housing have been estimated using the above income levels on the basis that maximum rent equals 25% of gross household income. Due to the small number of recent private rented sector lettings we are unable to estimate the relative affordability of private rented housing for local households.

### Qualitative information

- 3.16 An independent estate agent told that the main driver for the village's local housing market is due to the popularity of the local primary school. Places at the school are sought after and parents strive to live within the catchment area. That said, the agent said that vacancies were rare in the village and new build housing would attract these households to live in the village.
- 3.17 The agent cautioned that the village was gridlocked at school opening and closing times.

## 4. What additional housing is needed?

- 4.1 Leeds City Council commissioned arc<sup>4</sup> to undertake a Strategic Housing Market Assessment (SHMA) in 2017. A city-wide household survey was undertaken to inform the SHMA. The following summary of the additional housing needed in Carlton is largely based upon analysis of the household survey data. Separate analysis has been undertaken on the need for affordable housing and market housing. Part of the overall requirement for housing will be from newly forming households as well as existing households. We have undertaken additional analysis of newly forming households likely to be Carlton residents.
- 4.2 The following tables 6-9 (inclusive), should be regarded as indicative. The city-wide household survey produced relatively few responses from Carlton residents. The information presented below should be read alongside the contextual information - vital statistics and housing market drivers. Section 5 of this report brings together all of the information needed to form a balanced view of the need for additional housing to meet the future needs of Carlton residents.

### Affordable housing

- 4.3 The gross need is summarised in the following table. This is estimated as 2 dwellings.

Bedrooms	General need	Older person need	Bedrooms total
1-bedroom	1	0	1
2-bedroom	0	0	0
3-bedroom	1	0	1
4-bedroom	0	0	0
5-bedroom	0	0	0
6-bedroom	0	0	0
7-bedroom	0	0	0
<b>Age group total</b>	<b>2</b>	<b>0</b>	<b>2</b>

Source: household survey 2017, land registry, Zoopla.

- 4.4 According to the SHMA, most households in need live in the private rented sector (SHMA table 3.13). The household type most in need city wide (60%) are single parent families (SHMA table 3.14). According to the census Carlton has around half the proportion of lone parent households compared to Rothwell or the City of Leeds as a whole.
- 4.5 Households in housing need would be counted toward the affordable housing requirement if they cannot afford market prices. On this basis we would not expect Carlton residents to generate much need for affordable housing. Indeed, Carlton,

relative to the city as a whole, has few young adults (20-29 years of age) and very high levels of home ownership.

- 4.6 To put this information in context, according to the SHMA, the Outer South HMCA is estimated to have 4% of households in some form of need. Recent estimates from the City Council show that only 4% of the city's housing requirement is planned to be met in the area. We therefore conclude that only relatively small amounts of new build affordable homes are needed in the sub area and are planned.

## Market housing

- 4.7 The estimated gross additional market housing required is summarised in the following table. This is estimated to be 12 dwellings.

Table 7 Summary of estimated gross need for market housing - existing households					
Bedrooms:	One	Two	Three	Four	Type total
	No.	No.	No.	No.	No.
Detached house	0	0	0	5	5
Semi-detached house	0	0	3	0	3
Smaller terraced house	0	2	0	0	2
Detached bungalow	0	0	2	0	2
<b>Bedroom total</b>	0	2	5	5	12

Source: SHMA household survey 2017

- 4.8 Nearly all of the additional housing need identified from the household survey for existing households is for 3 and 4-bedroom homes. The 3-bedroom homes would be in the form of semi-detached houses and detached bungalows. The remaining requirement is for 2-bedroom terraced houses. Note that this table is abridged to remove all dwelling types and sizes that registered no requirement. There is no demand from local people for apartments or self-build housing of any type.
- 4.9 This is different to the city-wide housing requirement (SHMA figure 6.1) that shows additional need for 1 and 2-bedroom houses and flats. However, subsequent tables in the SHMA show wide variation across the HMCAs.
- 4.10 In addition, most newly forming households are seeking 2-bedroom homes and around half are seeking intermediate tenure such as shared ownership. A smaller proportion are seeking private rented housing. None were seeking social or affordable rented housing. If tables 7 and 8 are combined, then the 2-bedroom home becomes the largest part of the requirement - 6 dwellings in total.

Table 8 Summary of estimated housing needed by newly forming households				
	Private rent	Owner-occupied (mortgaged)	Intermediate (shared ownership)	Bedroom total
1-bedroom	1	0	0	1
2-bedrooms	0	2	2	4
3-bedrooms	0	0	0	0
4-bedrooms	0	0	0	0
Studio	0	0	0	0
Tenure total	1	2	2	5

Source: SHMA household survey 2017

## Older person households

- 4.11 Given the finding in section 1 that older people form the largest part of Carlton's population, further information from the household survey is presented regarding older person households who stated their intention to move home. These households are contained within tables 6 and 7. Reasons for seeking to move home are presented in table 9. Note that this was a multiple-choice question and the total is responses, not households.

Table 9 Reasons why older person households are seeking to move home		
	No.	%
Need smaller property, current home is too difficult to manage	3	33.6
Need smaller property for other reasons	1	11.0
Cannot afford expensive rent / mortgage payments	1	11.0
Need housing suitable for older / disabled person	1	11.0
To be closer to family/friends for social reasons	1	11.0
Want smaller garden	2	22.6
Total	9	100

Source: SHMA household survey 2017

## 5. What are the key messages from the information?

### ‘Vital statistics’

- 5.1 The area’s housing consists of high proportions of 2 and 3-bedroom, semi-detached and detached homes. There are higher proportions of 2-bedroom and detached and semi-detached homes than in the city as a whole. There is a much lower proportion of terraced homes and flats compared to the city as a whole.
- 5.2 Carlton has higher proportions of owner occupier households, but much lower proportions of those that are social renting.
- 5.3 The relatively low proportions of 1 and 2-bedroom terraced homes and apartments is significant as this would provide a more affordable supply of housing to lower income households whether seeking to own or rent.
- 5.4 The area’s population has a lower proportion of children and young adults and a larger proportion of people in all other age groups than the city as a whole. This may be due to the city as a whole being home to large numbers of students.
- 5.5 The high proportions of adults aged around 60 years and over, result in large proportions of the owner-occupied housing stock being significantly under-occupied.

### Housing market drivers

- 5.6 Projected increases in the number and proportion of older people across the city will be an issue for the Carlton area in future, due to the age profile described above. The housing stock, being mostly 2-storey houses, may prove unsuitable for older people if they become frail and need support.
- 5.7 Census data shows that the local housing market serves local people mostly, who are either retired, work from home or travel relatively short distances to work.
- 5.8 House prices are generally lower than prices in neighbouring Rothwell and city-wide prices on average. House prices are relatively affordable compared to local household incomes and this particularly assists households who are first time buyers or first time movers with little equity in their homes. It must be noted that Carlton’s housing generates few vacancies from its 365 occupied homes as at the census 2011. A high proportion of recent vacancies have been terraced houses. Therefore, resale prices used in our affordability estimates, may not reflect the average value of homes.

### Future housing requirements

- 5.9 Accordingly, there is only small scale need for additional housing generated by local residents. Based upon the available evidence there are 2 affordable and 12 market homes needed plus 5 homes for newly forming households. Affordable and intermediate affordable needs are generally for 1 and 2-bedroom homes and market

housing is mostly 3 to 4-bedroom homes with some households seeking 2-bedroom homes being downsizers.

- 5.10 Additional housing that is particularly suited to elderly downsizers would potentially create supply for those seeking to upsize.

## Overall findings

- 5.11 The evidenced vital statistics, market drivers and future requirements, drawn from the census and the SHMA household survey contribute to our conclusions about Carlton.
- 5.12 Carlton is a small settlement within the Leeds Outer South Housing Market Characteristic Area (HMCA), closely situated to the town of Rothwell which is the area's local service centre.
- 5.13 Carlton shares many of the features of the HMCA in that it is a highly self-contained residential area in terms of the vast majority of its housing vacancies being filled by local households.
- 5.14 There is small scale need for additional housing for local people, 19 dwellings, 4 of which would need to be affordable housing, in total. Affordable dwellings needed would need to be 1 and (mostly) 2-bedroom dwellings. Market housing would be nearly equivalent numbers of 4-bedroom detached (5 no) and 3-bedroom semi-detached houses and bungalows (5 no.) and 2-bedroom homes (4 no.).
- 5.15 These are mostly to facilitate upsizing due to growing and aspiring households and downsizing due to age. Average prices are lower than those of the sub-area, allowing first time buyers to afford a minimum deposit to access the market.
- 5.16 Due to the high proportion of older person households, market new build housing if targeted on elderly downsizers would be an effective strategy as it would release a supply of 3 and 4-bedroom homes to the market. A small additional supply of 1 and 2-bedroom market and affordable homes would enable newly forming and existing households to be retained in Rothwell's community.
- 5.17 The above evidence should be treated with caution as the quantity of housing needed for local people is based upon a small sample of households responding to the city-wide household survey conducted in 2017. A survey based local housing needs assessment confined to the parish would provide further information.
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V2 February 2018