

#PlanForHousing

Regional data

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Regional data: East Midlands

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the East Midlands

- The average property price in the region is £271,300 compared with £377,200 in England.
- Average annual earnings (£31,800) are also lower compared with England (£35,000).
- House prices are more affordable at 8.5 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £62,000 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the East Midlands?

- Housing associations provide 170,200 affordable homes, that's 8% of all homes in the region. They employ 8,000 staff and their day-to-day operations contribute £615m a year to the regional economy.
- Last year, housing associations made 8,900 lettings to tenants new to social housing. They also made 1,300 shared ownership sales.
- Housing association homes are more energy efficient than others in the region. 54.4% of housing association homes are at EPC C or better compared with 41.4% in the region as a whole.

The average weekly housing association social rent in the region is £94.24, that's 43% less than the average weekly private rent of £164.55.

Housing supply

84,000

households are on the social housing waiting list.

3,600

children in the East Midlands are living in temporary accommodation.

- The total new build of affordable homes by all developers was 4,300, a shortfall of 1,700 on the annual need of 6,000 new affordable homes.
- 388 homes for social rent were built last year, compared with an annual need of 1,900.
- There were 23,400 long-term empty homes across the region at the end of last year, and 13,000 second homes. Together these represent 1.7% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 10,800 households were assessed to be newly homeless across the region last year.
- 3,000 households live in temporary accommodation including 3,600 children.

Low incomes and welfare

- The unemployment rate in the region is 4.1% compared with 4.3% in England.
- There are 371,500 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 18% of all households in the region compared with 21% in England.
- Across the region there are 361,800 Universal Credit claimants in total, of which 48% are in employment compared with 45% on average in England.

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Regional data: East of England

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the East of England

- The average property price in the region is £404,100, compared with £377,200 in England.
- Average annual earnings are £36,000, which is close to the average for England, £35,000.
- House prices are unaffordable, at 11.2 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £92,400 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the East of England?

- Housing associations provide 299,200 affordable homes, 11% of all homes in the region. They employ 11,800 staff and their day-to-day operations contribute £1bn a year to the regional economy.
- Housing associations made 12,900 lettings to tenants new to the social sector last year. They also made 2,100 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region with 68.2% of housing association homes at EPC C or better compared, with 47.4% in the region as a whole.

The average weekly housing association social rent in the region is £105.96, that's 54% less than the average weekly private rent of £228.25.

Housing supply

28,000

new homes were built in the region last year, 39% below the requirement of 46,100 per year.

89,500

households are on the social housing waiting list.

9,600

children in the East of England are living in temporary accommodation.

- The total new build of affordable homes by all developers was 6,600, a shortfall of 11,400 on the annual need of 18,000 new affordable homes.
- 790 homes for social rent were built last year, compared with an annual need of 11,000.
- There were 25,600 long-term empty homes across the region at the end of last year, and 31,700 second homes. Together these represent 2.1% of all homes in the region, the same proportion compared with England.

Housing need and homelessness

- 13,500 households were assessed to be newly homeless across the region last year.
- 7,500 households live in temporary accommodation including 9,600 children.

Low incomes and welfare

- The unemployment rate in the region is 4.3%, the same rate as for England.
- There are 456,500 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, that's 17% of all households in the region compared with 21% in England.
- Across the region there are 423,000 Universal Credit claimants in total, of which 48% are in employment compared with 44% on average in England.

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Regional data: London

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in London

- The average property price in the region is £729,000 compared with £377,200 in England.
- Average annual earnings are £42,900, which is the average for £35,000 in England. House prices are unaffordable at 17 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £166,600 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in London?

- Housing associations provide 481,100 affordable homes, 13% of all homes in the region. They employ 21,600 staff and their day-to-day operations contribute £2.4bn a year to the regional economy.
- Housing associations made 10,700 lettings to tenants new to the social sector last year. They also made 2,900 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 75.8% of housing association homes are at EPC C or better, compared with 53.3% in the region as a whole.

The average weekly housing association social rent in the region is £130.27, that's 68% less than the average weekly private rent of £404.11.

Housing supply

30,900

new homes were built in the region last year, 59% below the requirement of 74,500 per year.

323,800

households are on the social housing waiting list.

82,400

children in London are living in temporary accommodation.

- The total new build of affordable homes by all developers was 12,200, that's 33,600 less than the annual need of 45,800 new affordable homes.
- 903 homes for social rent were built last year, compared with an annual need of 33,000.
- There were 36,200 long-term empty homes across the region at the end of last year, and 49,000 second homes. Together these represent 2.3% of all homes in the region, compared with 2.1% in England.

Housing need and homelessness

- 28,400 households were assessed to be newly homeless across the region last year.
- There are 60,600 households live in temporary accommodation including 82,400 children.

Low incomes and welfare

- The unemployment rate in the region is 4.8%, which is higher than 4.3% for England.
- There are 288,300 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit - 25% of all households in the region compared with 21% for England.
- Across the region there are 258,200 Universal Credit claimants in total, of which 40% are in employment compared with 44% on average in England.

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Regional data: North East

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the North East

- The average property price in the region is £187,700 compared with £377,200 in England.
- Average annual earnings are £30,400, which is lower compared with England, which is £35,000.
- House prices are more affordable at 6.2 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £42,900 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the North East?

- Housing associations provide 188,300 affordable homes, 15% of all homes in the region. They employ 6,900 staff and their day-to-day operations and contribute £472m a year to the regional economy.
- Housing associations made 11,308 lettings to tenants new to the social sector last year. They also made 330 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 61.4% of housing association homes are at EPC C or better compared with 48.6% in the region as a whole.

The average weekly housing association social rent in the region is £83.85, that's 39% less than the average weekly private rent of £137.78.

Housing supply

76,000

households are on the social housing waiting list.

500

children in the North East are living in temporary accommodation.

- The total new build of affordable homes by all developers was 1,800, a shortfall of 600 on the annual need of 2,400 new affordable homes.
- 94 homes for social rent were built last year, compared with an annual need of 800.
- There were 18,200 long-term empty homes across the region at the end of last year, and 10,100 second homes. Together these represent 2.2% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 7,000 households were assessed to be newly homeless across the region last year.
- 800 households live in temporary accommodation including 500 children.

Low incomes and welfare

- The unemployment rate in the region is 5.2% compared with 4.3% in England.
- There are 288,300 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 25% of all households in the region compared with 21% for England.
- Across the region there are 258,200 Universal Credit claimants in total, of which 40% are in employment compared with 45% on average in England.

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Regional data: North West

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the North West

- The average property price in the region is £244,500 compared with £377,200 in England.
- Average annual earnings are £32,400, which is lower compared with £35,000 in England.
- But house prices are more affordable at 7.6 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £55,900 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the North West?

- Housing associations provide 531,800 affordable homes, 16% of all homes in the region. They employ 28,900 staff and their day-to-day operations contribute £1.5bn a year to the regional economy.
- Housing associations made 25,200 lettings to tenants new to the social sector last year. They also made 1,900 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 67.6% of housing association homes are at EPC C or better compared with 44.5% in the region as a whole.

The average weekly housing association social rent in the region is £88.34, that's 48% less than the average weekly private rent of £167.55.

Housing supply

203,800

households are on the social housing waiting list.

8,900

children in the North West are living in temporary accommodation.

- The total new build of affordable homes by all developers was 6,800, a shortfall of 4,100 on the annual need of 10,900 new affordable homes
- 576 homes for social rent were built last year, compared with an annual need of 4,300.
- There were 42,500 long-term empty homes across the region at the end of last year, alongside 30,400 second homes. Together these represent 2.2% of all homes in the region, which is similar to the 2.1% across England.

Housing need and homelessness

- 22,200 households were assessed to be newly homeless across the region last year.
- 7,400 households live in temporary accommodation including 8,900 children.

Low incomes and welfare

- The unemployment rate in the region is 5.3%, compared with 4.3% in England, the highest of any region.
- There are 702,600 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 22% of all households in the region compared with 21% for England.
- Across the region there are 679,000 Universal Credit claimants in total, of which 42% are in employment compared with 45% on average in England.

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Regional data: South East

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the South East

- The average property price in the region is £470,900 compared with £377,200 in England.
- Average annual earnings (£37,100) are also higher compared with England (£35,000).
- House prices are unaffordable at 12.7 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £107,600 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the South East?

- Housing associations provide 425,800 affordable homes, 11% of all homes in the region. They employ 18,700 staff and their day-to-day operations contribute £1.1bn a year to the regional economy.
- Housing associations made 17,600 lettings to tenants new to the social sector last year. They also made 4,100 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 75.7% of housing association homes are at EPC C or better, compared with 50.1% in the region as a whole.

The average weekly housing association social rent in the region is £115.85, that's 54% less than the average weekly private rent of £253.87.

Housing supply

38,200

new homes were built in the region last year, far below the requirement of 90,200 per year.

118,500

households are on the social housing waiting list.

13,600

children in the the South East are living in temporary accommodation.

- The total new build of affordable homes by all developers was 10,900, that's a shortfall of 27,100 on the annual need of 38,000 new affordable homes.
- 1,671 homes for social rent were built last year, compared with an annual need of 26,300.
- There were 34,100 long-term empty homes across the region at the end of last year, and 42,100 second homes. Together these represent 1.9% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 18,100 households were assessed to be newly homeless across the region last year.
- 12,000 households live in temporary accommodation including 13,600 children.

Low incomes and welfare

- The unemployment rate in the region is 3.9% compared with 4.3% in England.
- There are 634,200 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 17% of all households in the region compared with 21% for England.
- Across the region there are 571,300 Universal Credit claimants in total, of which 49% are in employment compared with 45% on average in England.

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Regional data: South West

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the South West

- The average property price in the region is £371,900, close to the average £377,200 in England.
- Average annual earnings £32,400 are below the average for England, which is £35,000.
- House prices are unaffordable at 11.5 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £85,000 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the South West?

- Housing associations provide 277,600 affordable homes, 11% of all homes in the region. They employ 10,700 staff and their day-to-day operations contribute £908m a year to the regional economy.
- Housing associations made 12,500 lettings to tenants new to the social sector last year. They also made 2,100 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region, with 71.7% of housing association homes at EPC C or better, compared with 44.6% in the region as a whole.

The average weekly housing association social rent in the region is £99.44, that's 55% less than the average weekly private rent of £220.40.

Housing supply

22,200

new homes were built in the region last year, 47% below the requirement of 42,200 per year.

130,600

households are on the social housing waiting list.

5,300

children in the South West are living in temporary accommodation.

- The total new build of affordable homes by all developers was 5,900, a shortfall of 9,000 on the annual need of 14,900 new affordable homes.
- 1,695 homes for social rent were built last year, compared with an annual need of 8,300.
- There were 23,900 long-term empty homes across the region at the end of last year, and 51,500 second homes. Together these represent 2.8% of all homes, compared with 2.1% in England. This is the highest proportion of any region.

Housing need and homelessness

- 14,300 households were assessed to be newly homeless across the region last year.
- 5,000 households live in temporary accommodation including 5,300 children.

Low incomes and welfare

- The unemployment rate in the region is 3.6%, compared with 4.3% for England.
- There are 418,600 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 17% of all households in the region compared with 21% in England.
- Across the region there are 375,700 Universal Credit claimants in total. 50% of claimants are in employment, compared with 45% in England.

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Regional data: West Midlands

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in the West Midlands

- The average property price in the region is £281,300 compared with £377,200 in England.
- Average annual earnings are £32,800, this is lower compared with England, which is £35,000.
- House prices are more affordable at 8.6 times average earnings compared with 10.8 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £64,300 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the West Midlands?

- Housing associations provide 295,000 affordable homes, 12% of all homes in the region. They employ 18,300 staff and their day-to-day operations contribute £917m a year to the regional economy.
- Housing associations made 15,100 lettings to tenants new to the social sector last year. They also made 1,500 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 62% of housing association homes are at EPC C or better compared with 41% in the region as a whole.

The average weekly housing association social rent in the region is £95.28, that's 46% less than the average weekly private rent of £176.32.

Housing supply

112,000

households are on the social housing waiting list.

12,600

children in the West Midlands are living in temporary accommodation.

- The total new build of affordable homes by all developers was 5,700, a shortfall of 3,200 on the annual need of 8,900 new affordable homes.
- 1,733 homes for social rent were built last year, compared with an annual need of 3,100.
- There were 29,000 long-term empty homes across the region at the end of last year, and 13,100 second homes. Together these represent 1.6% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 16,800 households were assessed to be newly homeless across the region last year.
- 6,900 households live in temporary accommodation, including 12,600 children.

Low incomes and welfare

- The unemployment rate in the region is 5.0% compared with 4.3% in England.
- There are 533,000 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 22% of all households in the region compared with 21% for England.
- Across the region there are 528,000 Universal Credit claimants in total, of which 42% are in employment compared with 45% on average in England.

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Regional data: Yorkshire and the Humber

We're calling for a long-term plan for housing, built around a set of tangible outcomes that can drive real change, year-on-year.

Housing affordability in Yorkshire and the Humber

- The average property price in the region is £235,400 compared with £377,200 in England.
- Average annual earnings are £31,700, which are lower compared with £35,000 in England.
- House prices are more affordable at 7.4 times average earnings compared with 10.8 times in England.
- However, to afford a mortgage to buy an average home in the region, one would need an income of £53,800 compared with £86,200 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the Yorkshire and the Humber?

- Housing associations provide 213,600 affordable homes, 9% of all homes in the region. They employ 13,000 staff and their day-to-day operations contribute £677m a year to the regional economy.
- Housing associations made 12,600 lettings to tenants new to the social sector last year. They also made 1,000 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 61.0% of housing association homes are at EPC C or better compared with 39.6% in the region as a whole.

The average weekly housing association social rent in the region is £87.78, that's 46% less than the average weekly private rent of £163.63.

Housing supply

16,200

new homes were built in the region last year, 14% less than the requirement of 18,900 per year.

149,0000

households are on the social housing waiting list.

2,500

children in Yorkshire and the Humber are living in temporary accommodation.

- The total new build of affordable homes by all developers was 4,100, a shortfall of 1,400 on the annual need of 5,500 new affordable homes.
- 536 homes for social rent were built last year, compared with an annual need of 1,800.
- There were 28,400 long-term empty homes across the region at the end of last year, and 22,500 second homes. Together these represent 2.0% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 13,500 households were assessed to be newly homeless across the region last year.
- 2,600 households live in temporary accommodation, including 2,500 children.

Low incomes and welfare

- The unemployment rate in the region is 2.9%, compared with 4.3% in England, the lowest of any region.
- There are 483,600 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 21% of all households in the region, the same proportion compared with England.
- Across the region there are 470,500 Universal Credit claimants in total, of which 43% are in employment compared with 45% on average in England.

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Regional data sources

Housing affordability sources

- Average property price: ONS HPSSA dataset 12 (Mean, all dwellings) Year to end March 2023
- Earnings: ONS ASHE 2019 (Mean, all jobs, annualised from weekly).
- House price to income ratio: Derived from above.
- Income needed to afford average property: Derived from average property price (above) assuming buyer has a 20% deposit and can secure lending at 3.5x income.
- Average weekly private rent: ONS Private market rental median 2022/23.
- Average weekly housing association rent: RSH PRP social housing stock and rents 2023.
- Housing association affordable homes: RSH PRP social housing stock and rents 2023.

Impact of housing associations

- RSH PRP social housing stock and rents 2023.
- DLUHC CoRE data Tenancies summary tables 2022/23, Tables 1d and 1di.
- RSH PRP social housing stock and rents 2023.
- NHF/CEBR Local Economic Impact Calculator 2022.
- NHF/CEBR Local Economic Impact Calculator 2022.
- DLUHC English Housing Survey 2021 data.

Regional data sources continued

Housing supply

- New build of all housing: DLUHC Net additional dwellings 2022/23.
- All new housing required, per year: Prof. Glenn Bramley, NHF/Crisis Housing supply requirements across GB, 2018.
- New build of affordable homes: DLUHC Affordable housing supply, Table 1011 2022/23.
- New build of social rent: DLUHC Affordable housing supply, Table 1011 2022/23.
- Long-term empty homes: DLUHC Live tables on dwelling stock, Table 615 2023.
- Second homes: Local Authority Council Taxbase 2023.

Housing need and homelessness

- Social housing waiting list: DLUHC Rents, letting, tenancies: Social housing waiting list 2023, Table 600.
- Households newly homeless: Households owed a Relief Duty, DLUHC Statutory homelessness financial year 2023: Detailed local authority level, table A2R.
- Households and children in temporary accommodation: DLUHC Statutory homelessness live table June 2023, Table TA1.

Low incomes and welfare

- Unemployment rate: ONS Labour market in regions of the UK, September 2023 (Labour Force Survey).
- Claimants of HB or Housing Entitlement: DWP Stat-Xplore tool (relating to September 2023).
- All claimants of UC: DWP Stat-Xplore tool (relating to September 2023).
- UC claimants in employment: DWP Stat-Xplore tool (relating to September 2023).
- Children in low income families: DWP Stat-Xplore tool 'Children in Low Income Families' March 2022.