Cheshire West &
Chester Council

Chester Housing Market Report 2023

Cheshire West and Chester

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Chester Housing Market Report

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Introduction

This report looks in detail at the housing market in and around Chester City comprising of data from 7 wards:

- Upton
- Newton & Hoole
- Great Boughton
- Chester City and the Garden Quarter
- Handbridge Park
- Lache
- Blacon

Key trends:

Population

The population in these wards is younger overall than the rest of the borough with a greater number of inhabitants in the 19–25-year brackets. This is likely due to influence of Chester University as well as the reputation of Chester itself.

Chester City and the Garden Quarter has the highest population and Lache the smallest. Chester City and the Garden Quarter, Blacon and Newton and Hoole have the highest rates of 1 person households. Chester City and the Garden Quarter being the only ward where there are more 1 person households than any other type.

There are pockets of deprivation in Blacon, Lache and Chester City and the Garden Quarter. Although Lache also has more economically active residents than the borough average. Blacon has the lowest average household income and Handbridge Park the highest.

As with the rest of the UK these wards are predicted to see significant increases in the proportion of the population aged over 65 with a small decrease in residents aged 45-64.

Whilst more adults will need high levels of care there are also predicted to be increases in older adults who are able to live independently or who have lower levels of care needs. Considering the significant cost of care housing that can support independence and lower care needs will be increasingly important.

Stock

The stock in these wards varies according to the ward. There are more flats in the city centre, both purposes built and converted whilst larger properties are more common in other wards towards the edges of the city.

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Buying and renting a home

Comparing average purchase costs to average household income it's clear that affordability of homes is an issue in all wards. Chester city is the least affordable with the average annual income unable to purchase any property size. In all other wards a one-bedroom flat would be affordable on the average income, in Newton and Blacon a two-bed flat and in Lache a two-bedroom house.

Renting a property is also a challenge for affordability. On an average salary in all wards a one-bedroom flat would be considered affordable whereas four-bedroom homes would not be affordable to someone on the average salary in any ward. Handbridge Park is one of the most affordable wards due to higher average incomes whereas Blacon with its lower rents is less affordable due to lower average incomes.

Social housing demand

In all wards the largest gap between turnover and demand from the social housing register is in the provision of one-bedroom flats, and this at its highest in Chester City and the Garden Quarter where the gap is 319 units. The next largest gaps are in two-bedroom properties and whilst the gaps between need and turnover in smaller for larger homes there are significantly less properties with only two four-bedroom homes becoming available since December 2022 and no larger homes. This means whilst there are far fewer applicants with these needs there is no provision for them.

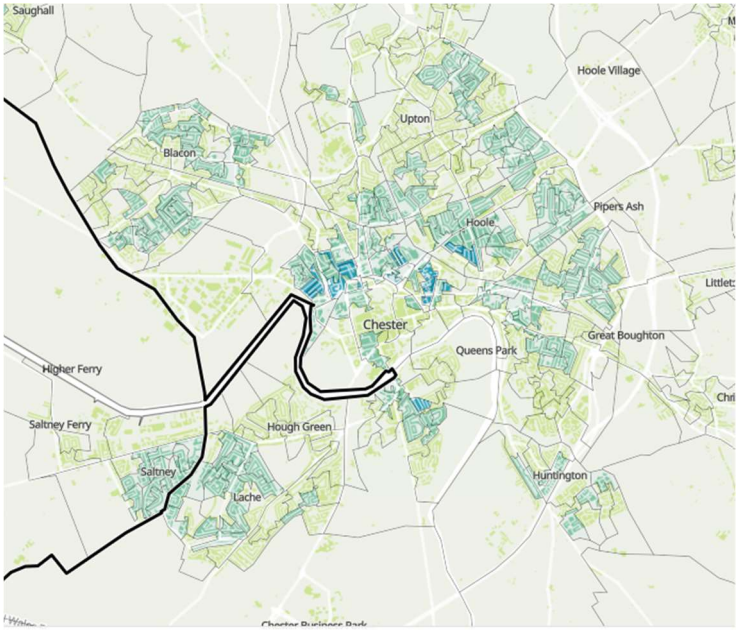
87.5% of applicants for social housing in these wards are in receipt of benefit with 35% being in receipt of universal credit, 13% in receipt of PIP and 8% state pension. Most lets in these wards were in Blacon with the majority being homes. Despite Chester City and the Garden Quarter being the most popular choice for individuals on the housing register that have completed this question the ward came sixth on the list is terms of turnover with only 13 let properties.

There are clear gaps both in the social and private rental sectors between demand and supply for one-bedroom properties in all wards but Blacon, Newton & Hoole, Great Boughton and Chester City and the Garden Quarter. Looking at other property/household types there appears to be an oversupply of two-bedroom homes in Blacon, Newton and Hoole and Chester City and the Garden Quarter indicating that a rebalancing of property types away from larger homes is necessary in these wards.

Chester Housing Market Report

Population data

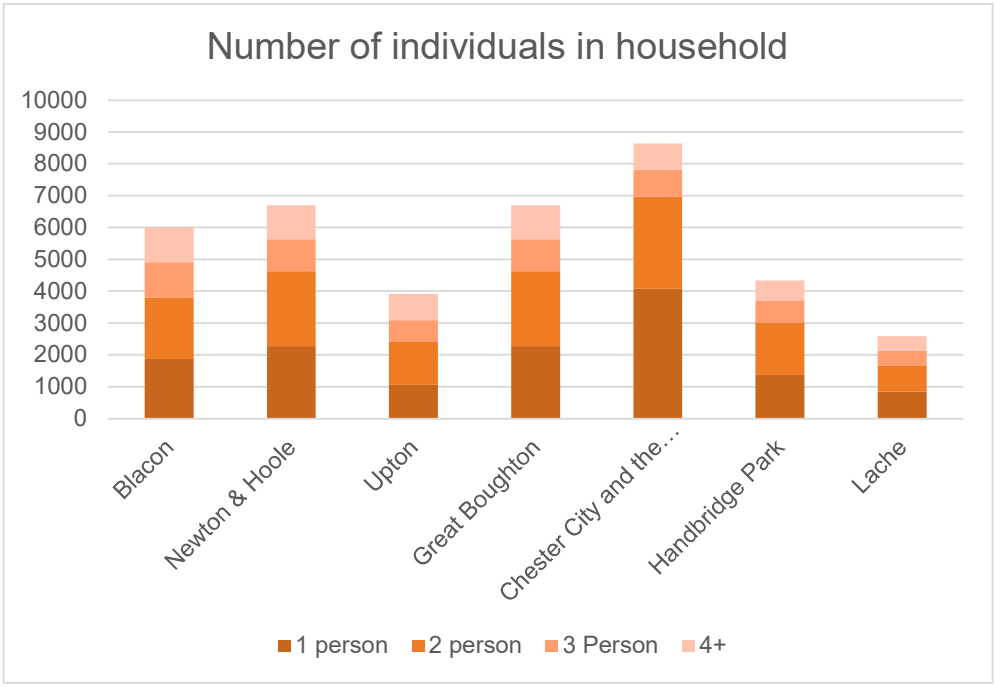
Population density



(ONS Census 2021)

The darker blue indicate areas with higher levels of population density (Census 2022). These areas are primarily those where the stock consists of greater levels of terraced homes.

Number of individuals in household

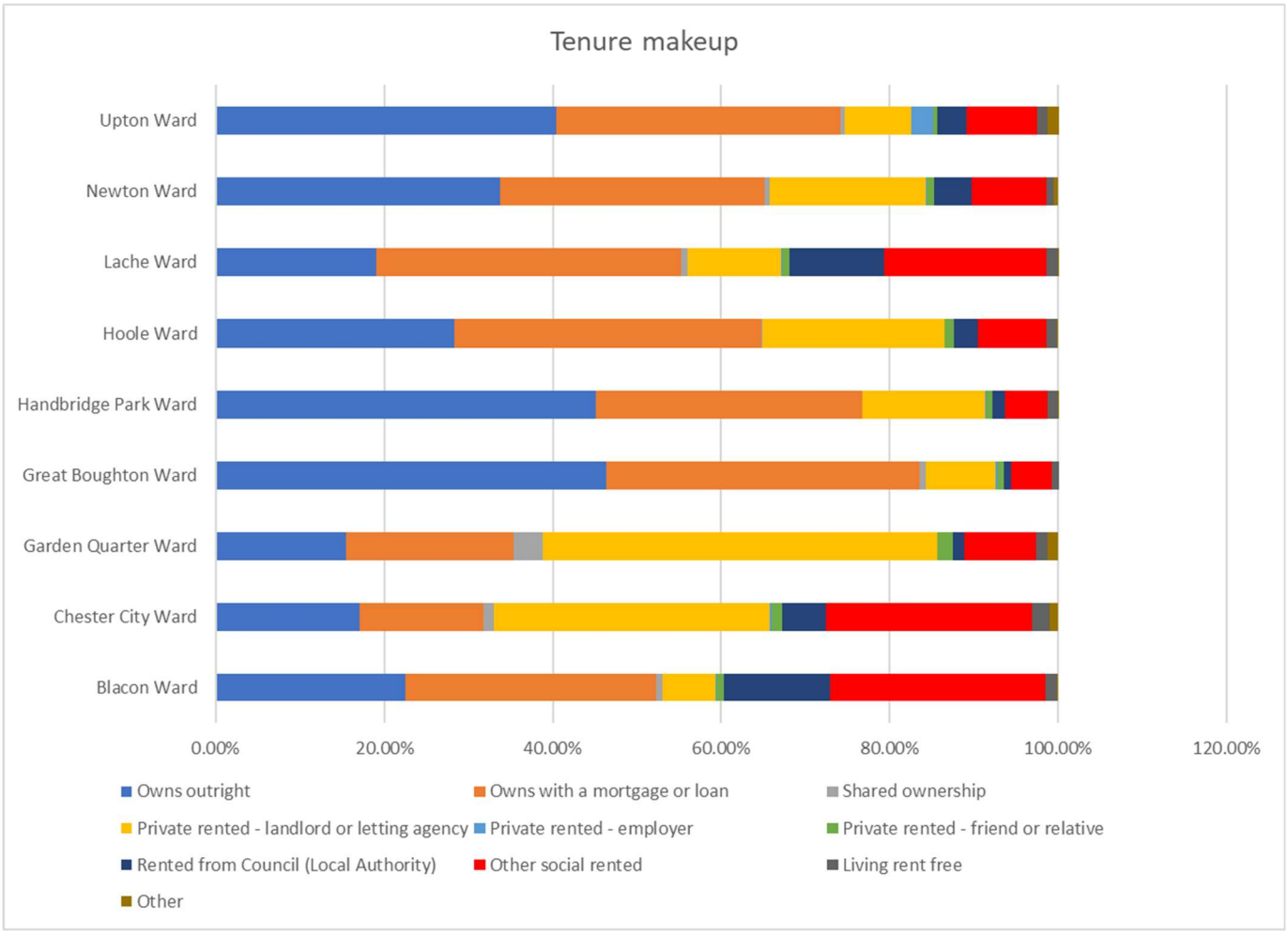


(ONS Census 2021)

Chester Housing Market Report

Chester City and the Garden Quarter has the highest population of all the wards in this report. It also has the highest number of one person households.

Tenure

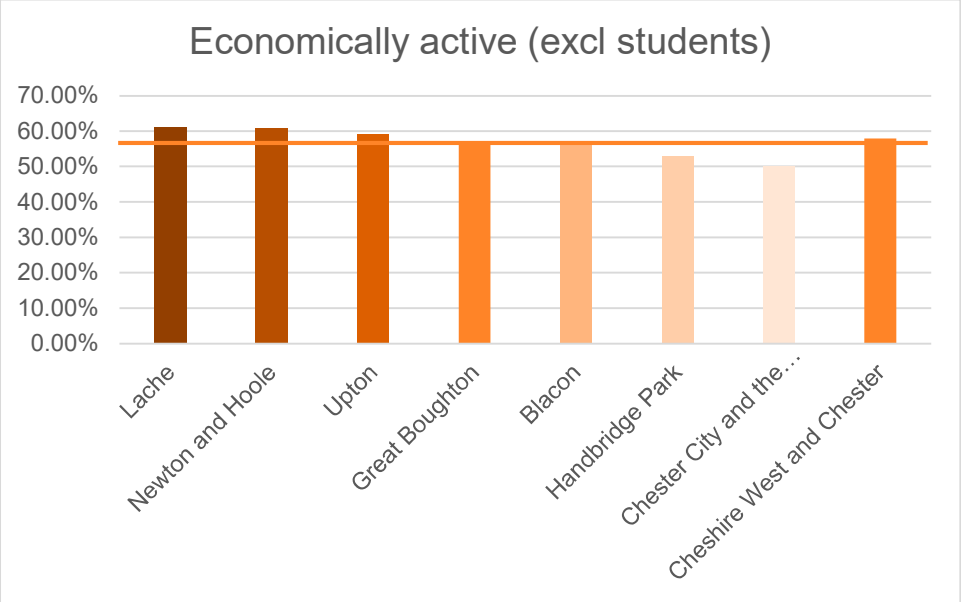


(Hometrack Data)

Tenure type	Blacon Ward	Chester City Ward	Garden Quarter Ward	Great Boughton Ward	Handbridge Park Ward	Hoole Ward	Lache Ward	Newton Ward	Upton Ward
Owns outright	22.50%	17.10%	15.50%	46.30%	45.10%	28.30%	19.00%	33.70%	40.40%
Owns with a mortgage or loan	29.80%	14.70%	19.90%	37.30%	31.60%	36.50%	36.30%	31.40%	33.80%
Shared ownership	0.70%	1.20%	3.40%	0.70%	0.10%	0.10%	0.70%	0.60%	0.40%
Private rented - landlord or letting agency	6.30%	32.70%	46.80%	8.30%	14.50%	21.60%	11.10%	18.60%	8.00%
Private rented - employer	0.10%	0.30%	0.00%	0.20%	0.20%	0.00%	0.10%	0.10%	2.50%
friend or relative	0.90%	1.30%	1.90%	0.70%	0.70%	1.10%	0.90%	0.90%	0.50%
Rented from Council (Local Authority)	12.60%	5.10%	1.40%	0.90%	1.50%	2.90%	11.20%	4.40%	3.50%
Other social rented	25.60%	24.50%	8.50%	4.80%	5.10%	8.10%	19.30%	8.90%	8.40%
Living rent free	1.30%	2.10%	1.30%	0.90%	1.20%	1.20%	1.40%	0.90%	1.30%
Other	0.20%	1.00%	1.30%	0.00%	0.10%	0.20%	0.10%	0.50%	1.30%

Economic activity and travel to work trends.

Economic activity



(Ward Profile data)

Average Incomes

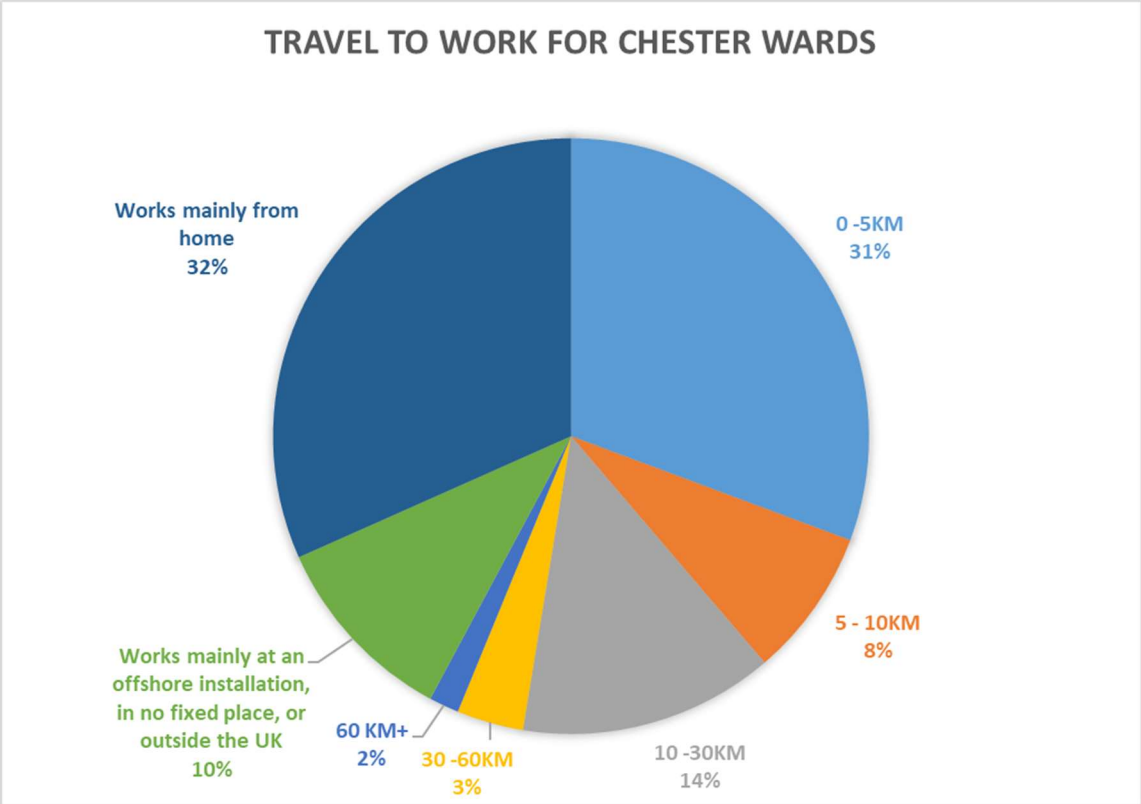
Ward	Average Income	
Blacon	£	22,795.00
Chester city and Garden ward	£	31,641.00
Great Boughton	£	34,763.00
Handbridge Park	£	40,257.00
Lache	£	27,077.00
Newton and Hoole	£	34,684.00
Upton	£	34,767.00

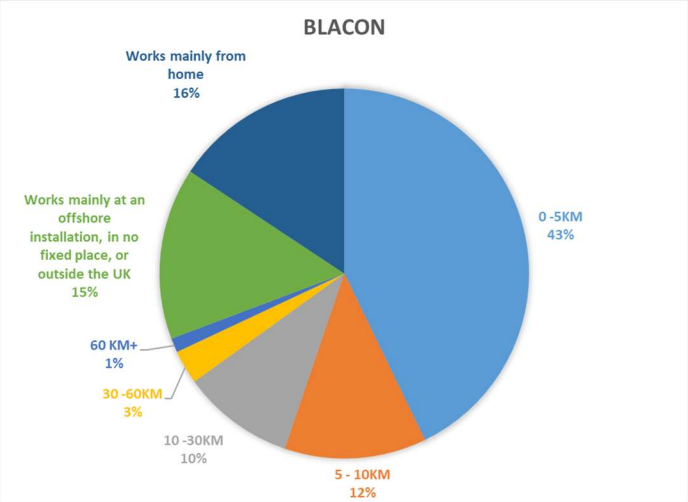
(Ward profile data)

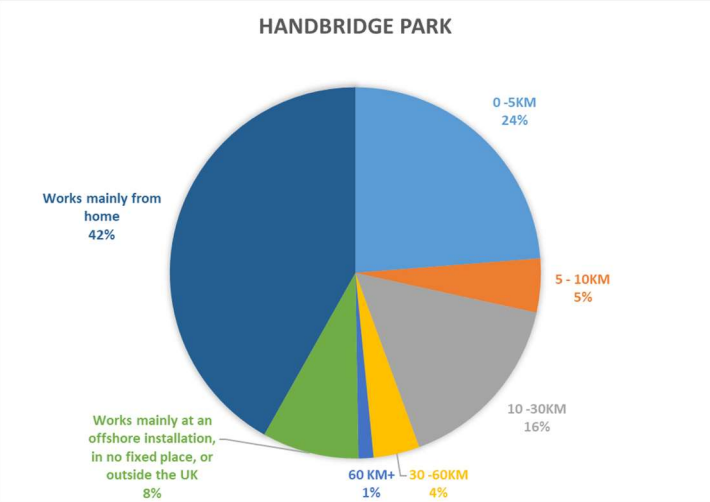
Travel to work

This data shows travel to work trends recorded in the 2021 census. Due to changes in the working environment due to COVID these results should be treated with some caution.

Travel to work for Chester Wards







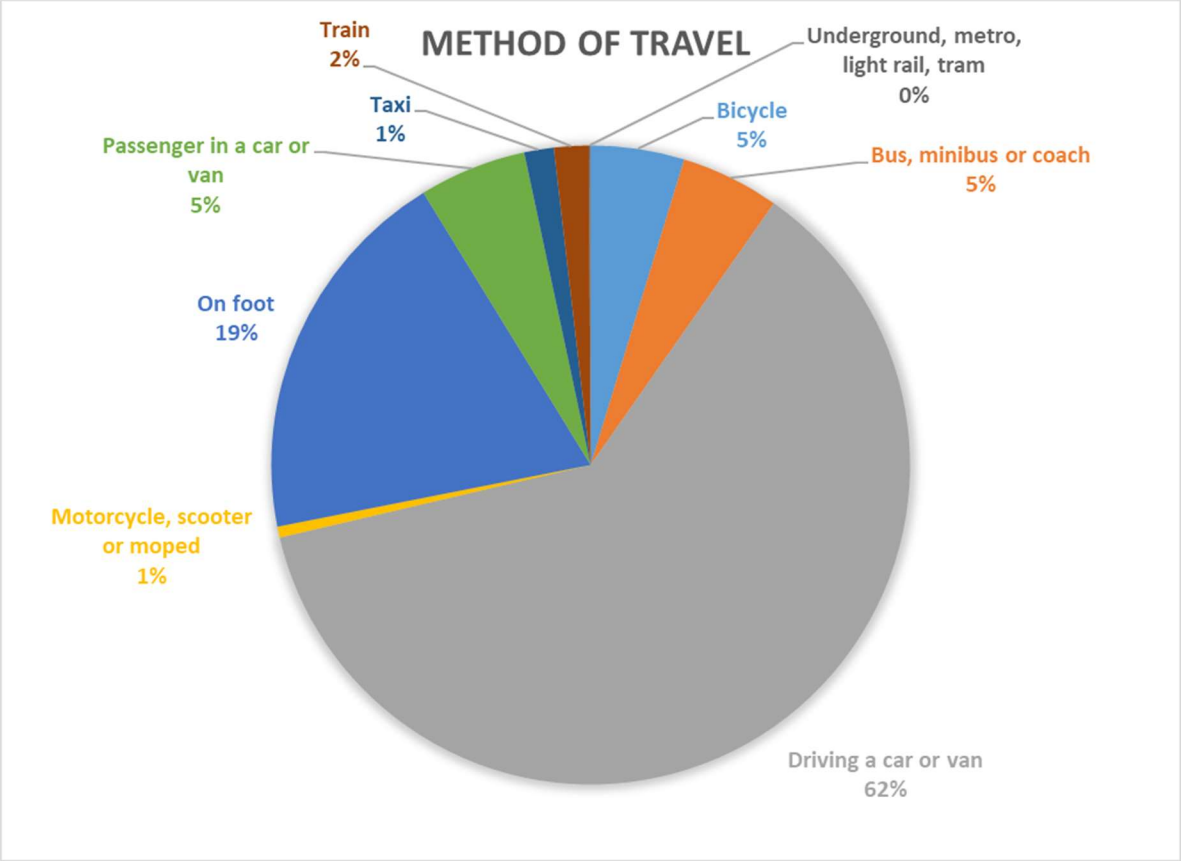
(ONS data)

Handbridge Park has the highest percentage of workers who work mainly from home whilst Blacon has the lowest.

Blacon has the highest number of workers who work within 0-5 kms of home with Lache and Chester City and the Garden Quarter coming second and third with 34 and 33% respectively.

In most areas either working from home or 0-5Kms are the most common journey lengths with 10-30 being second in all wards apart form Blacon where 5-10 KMs is the second most common journey length. Whilst there are differences between the distance travelled to work the method of travel is broadly consistent across all wards with around 60-65% of travel being via car. The only exception to this is Chester City and the Garden Quarter where 46% of people travel to work via can and 35% on foot.

Methods of travel



ONS data

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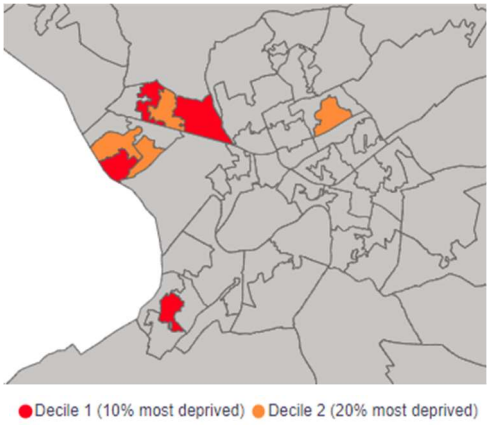
Deprivation

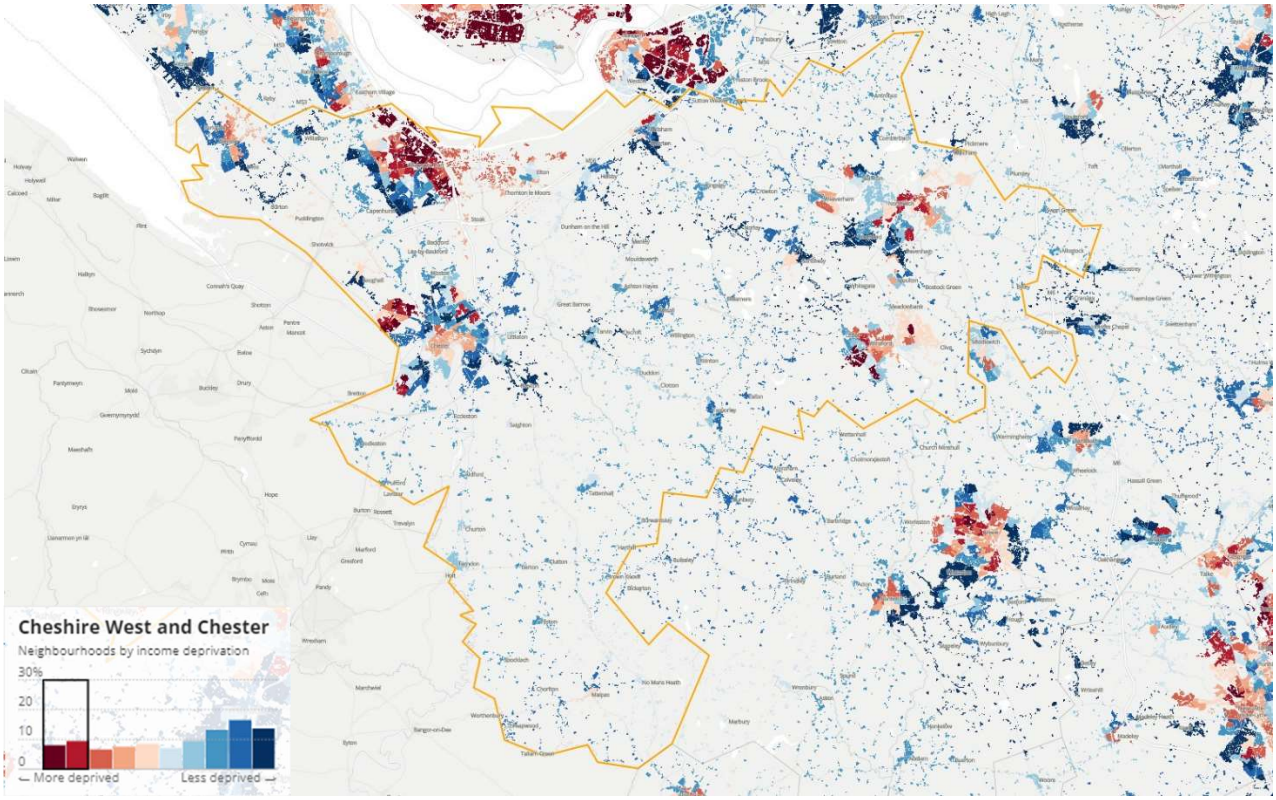
Decile 1 &2



(CW&C council)

The highest levels of deprivation are found in the urban areas primarily in the north and south of the city of Chester. Lache ranks in the 2% most deprived areas in England.

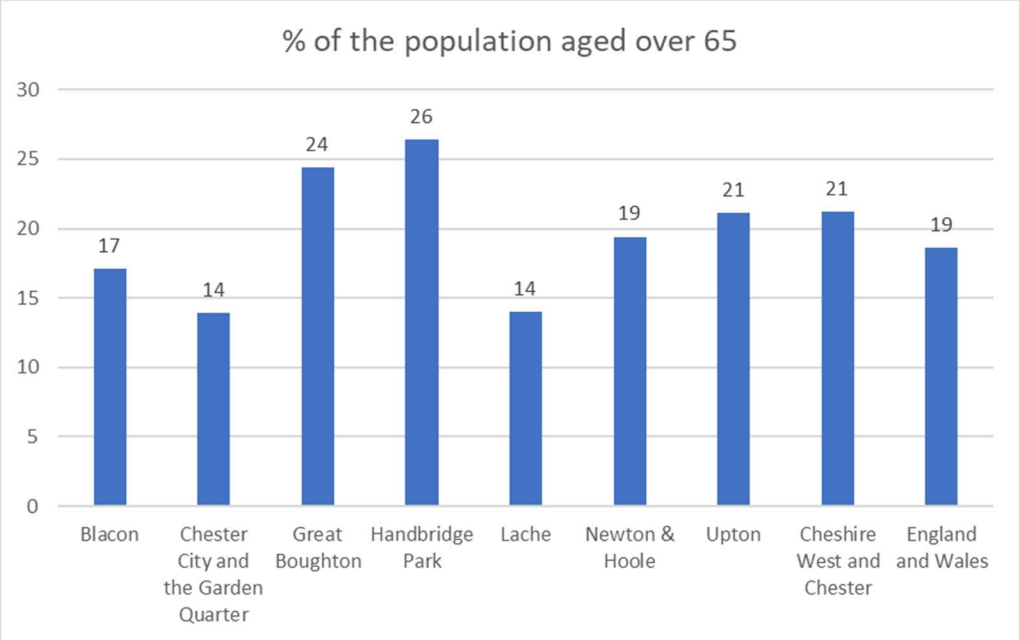
Deprivation across the Borough



(ONS data)

Population age profiles

Population Age



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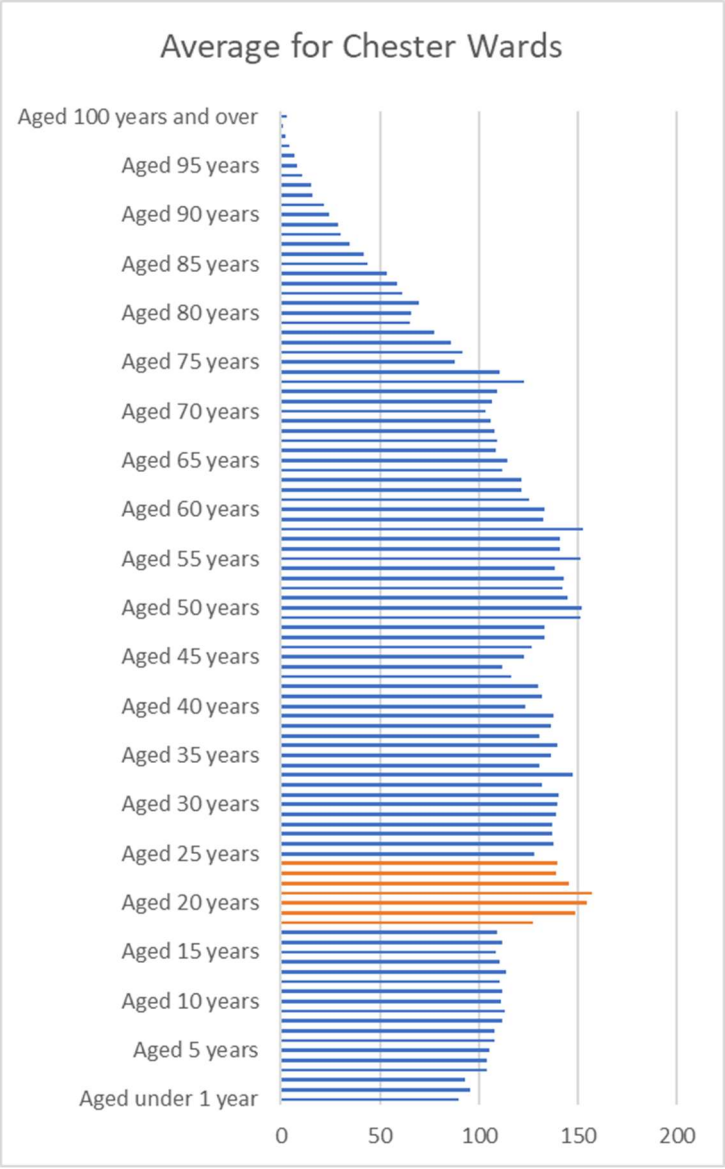
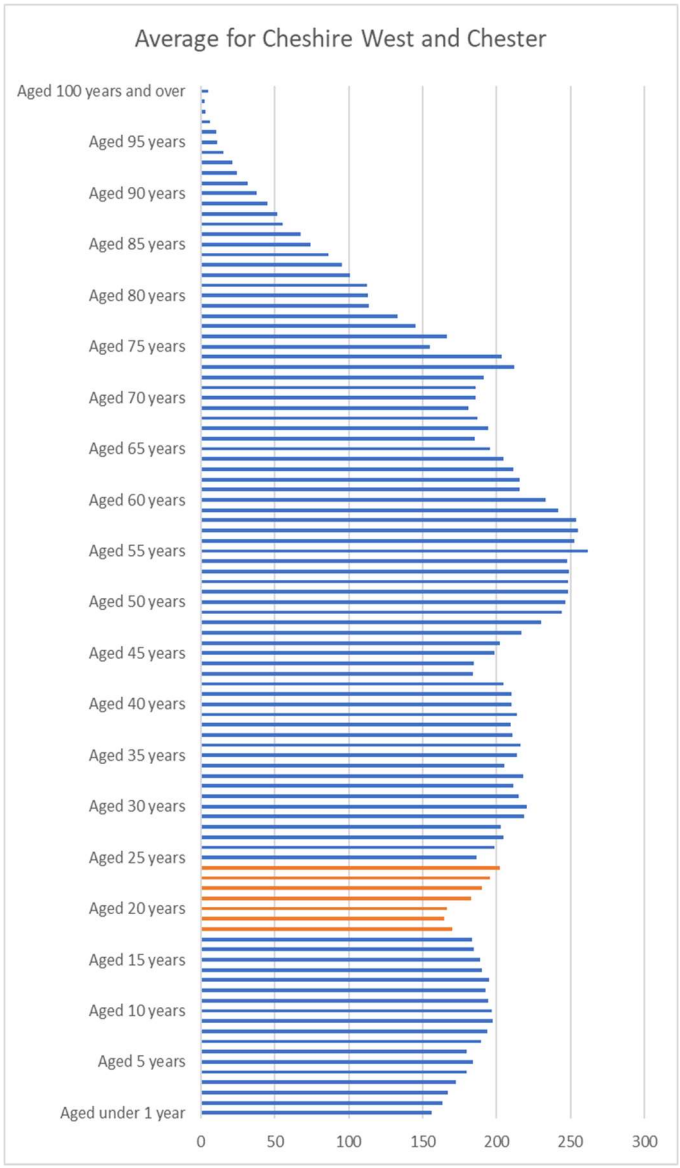
Age profile comparison of Chester Wards and Cheshire West and Chester Borough.





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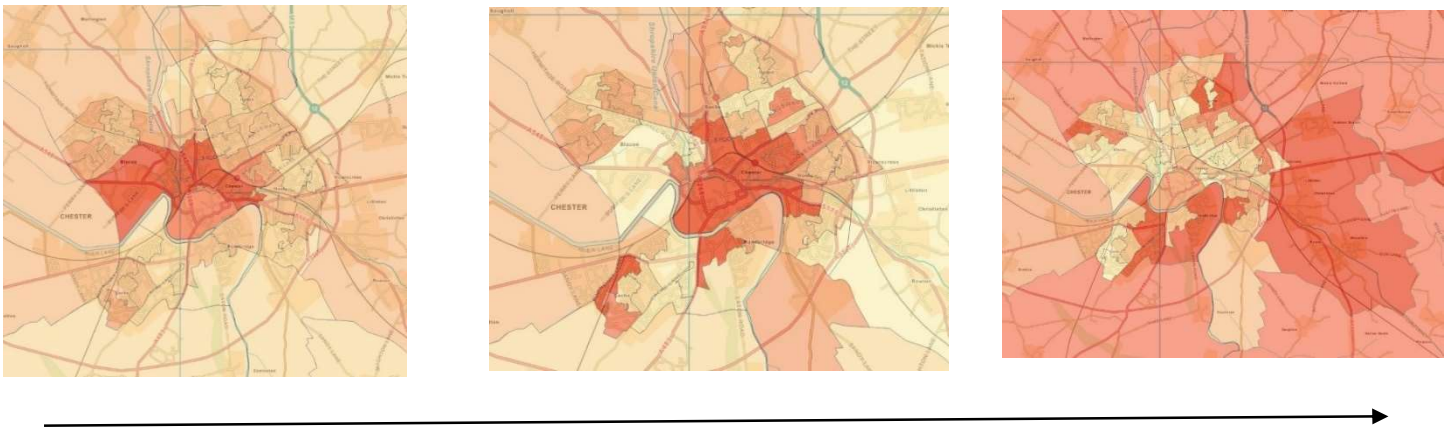
Population movement by age



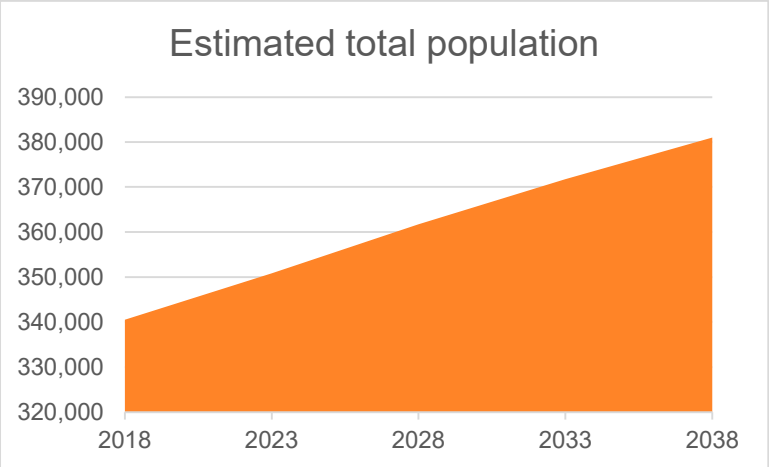
The above maps show population density of 20–24-year-olds, 35-39-year-olds and 65–69-year-olds. The darker the colour the greater the density of a particular population.

As households age there is a clear movement from the west to the east of the city and from the centre to the outskirts of the city.

Population Predictions

Data on population predictions is based on 2018 census data. The 2021 census found that the population at this point was around 13,000 higher than the current predictions. Whilst additional predictions are currently being developed the data in this report is based on predictions from the 2018 data.

Data is not available at ward level however there is data at locality level. Borough level estimated total population.



Year	Population
2018	340,500
2023	350,800
2028	361,700
2033	371,700
2038	381,000

Chester Housing Market Report

By 2038 the population in Cheshire West and Chester is estimated to have increased by 12%, a higher rate of growth than that seen in the past.

As well as an increased population Cheshire West and Chester, like the rest of the UK is likely to see a significant growth in the number of over 65s as a proportion of the population. The number of over 65s is predicted to increase by around 44%. By 2038 25% of residents will be aged 65 or older. The number of people aged over 85 will more than double over the next twenty years with an acceleration in growth from 2032.

Across the borough predictions indicate increase in one person households in particular the over 85s with increases of only 1% in households with dependent children.

Borough level household change predictions

	Households			% change	
	2018	2028	2038	2018-23	2018-38
One person	46,500	52,200	57,500	12%	24%
Under 65	25,100	26,100	25,600	4%	2%
65-84	16,700	19,800	22,300	18%	34%
85+	4,700	6,300	9,600	34%	104%
Households with dependent children	37,300	36,800	37,700	-1%	1%
Other	63,600	69,100	73,500	9%	16%

Borough level forecast of dependency

The borough is predicted to see increases in all levels of care needs however those able to live independently or requiring low or high level of care are predicted to increase by significant amounts whilst those requiring medium level of care will stay roughly the same as a percentage of the total population.

Adults are categorised as high dependency if they require 24-hour care; medium dependency if they need help at regular times daily; low dependency if they required care less than daily; or independent.

	Households			**% change**	
	2018	2028	2038	2018-23	2018-38
Independent	43,500	56,300	64,800	29%	49%
Low dependency	20,000	22,200	28,400	11%	42%
Medium dependency	3,800	3,600	4,000	-5%	7%
High dependency	5,600	6,400	7,700	14%	37%

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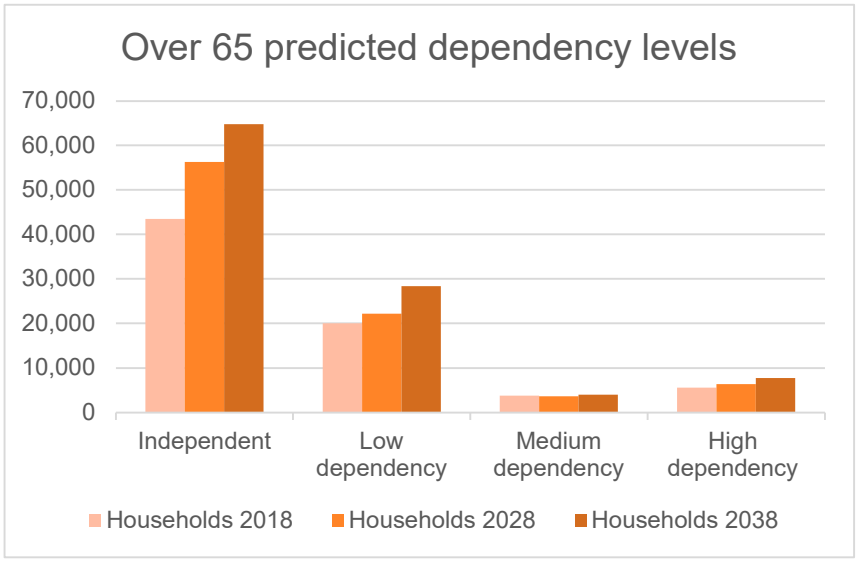
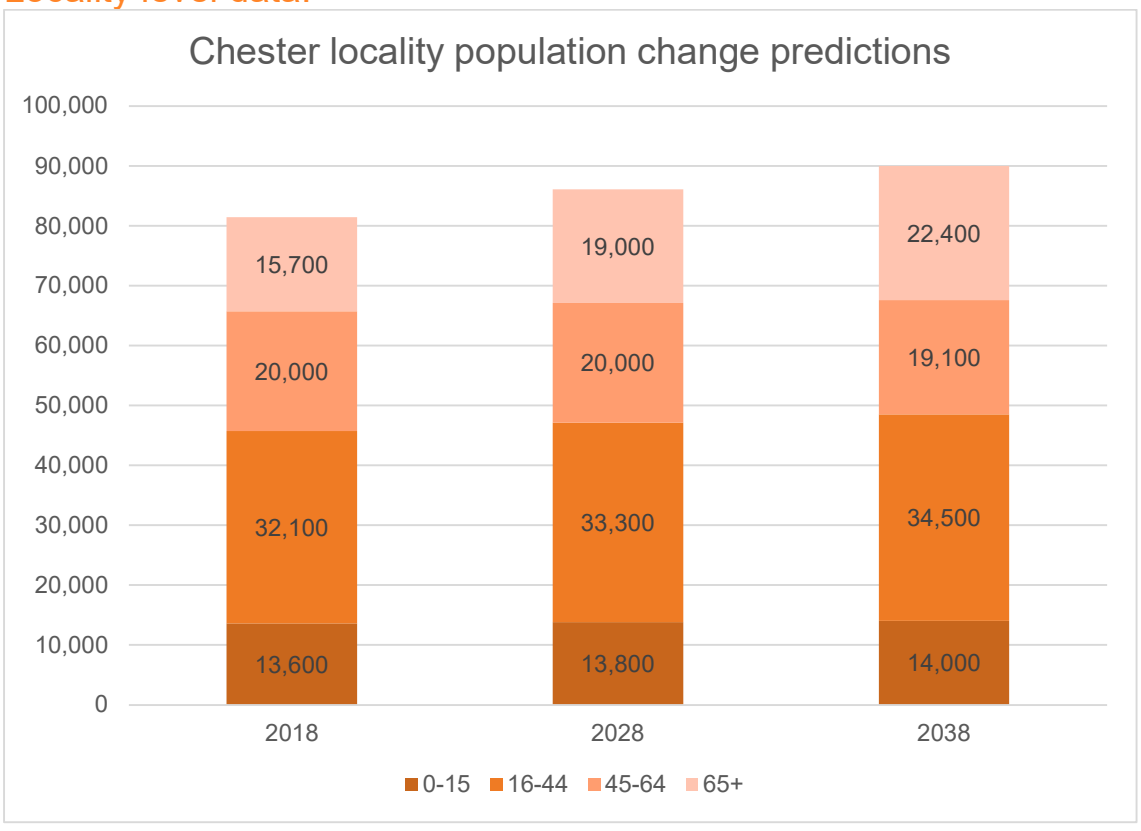


Locality level data:



Cheshire West and Chester

Year	0-15	16-44	45-64	65+	85+
2018	13,600	32,100	20,000	15,700	2,400
2028	13,800	33,300	20,000	19,000	3,000
2038	14,000	34,500	19,100	22,400	4,400

(CW&C Insight and Intelligence report)

Chester locality is predicted to see and decrease of 4% in the 45-64 population with the largest increases in the 65+ and 85+ populations with increases of 42% and 84% respectively.

The University of Chester

Founded in 1839 the university of Chester welcomed 14,325 undergraduate and post graduate students in 2021/22[1]. In 2020/21 12.7% of student enrolments were of international students with the majority of these being from outside the EU. [2]

Student enrolments

England	Wales	Scotland	Northern Ireland	Other UK	Total UK	EU	Non-EU	Total Non-UK	Total
10,285	1,870	70	120	55	12,405	160	1,805	1,805	14,210

Some international students prefer to live in the purpose build student accommodation which has sprung up around the city, whilst a separate subset of this group needs low-cost housing subsiding their living costs through employment in the cities care sector.

[1] University of Chester Annual Review 2022
[2] Higher Education Student Statistics: UK, 2020/21 - Where students come from and go to study | HESA.

84% of students would like to stay in the area however property prices both in the rental and ownership market are a barrier for recent graduate. Many of these new graduates would prefer student style graduate housing with shared facilities as well as mixed aged housing for students and graduates with more complex needs.

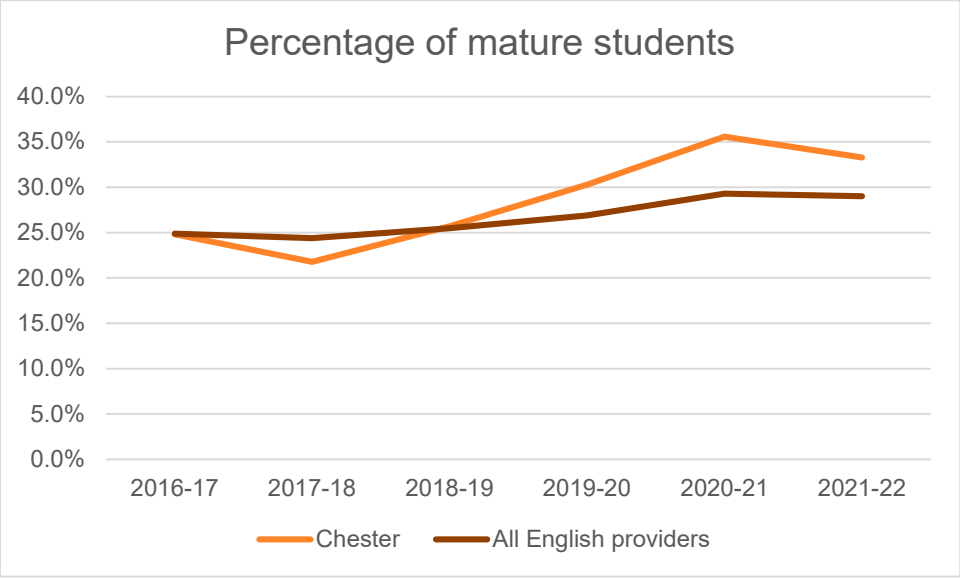
Chester university also has a higher-than-average percentage of mature students (aged over 21) many of whom live more locally and use local transport, in particular the Mersyrail trainline, to commute to the university.

Student numbers by accommodation type 2016-2023

Year	Provider maintained property	Private-sector halls	Parental/guardian home	Own residence	Other rented accommodation	Other	Not in attendance at the provider	Not known	Total
2022/23	850	630	3,595	2,885	2,525	155	75	465	**11,180**
2021-22	390	675	3,920	2,905	2,285	115	50	560	**10,900**
2019/20	1,235	615	3,305	1,975	2,555	105	115	65	**9,970**
2018-19	1,540	675	3,200	1,885	2,765	80	155	50	**10,350**
2017/18	1,760	715	3,180	1,895	3,120	90	110	40	**10,915**
2016/17	1,745	590	3,230	1,830	3,055	80	135	45	**10,710**

HESA

Percentage mature students



(HESA)

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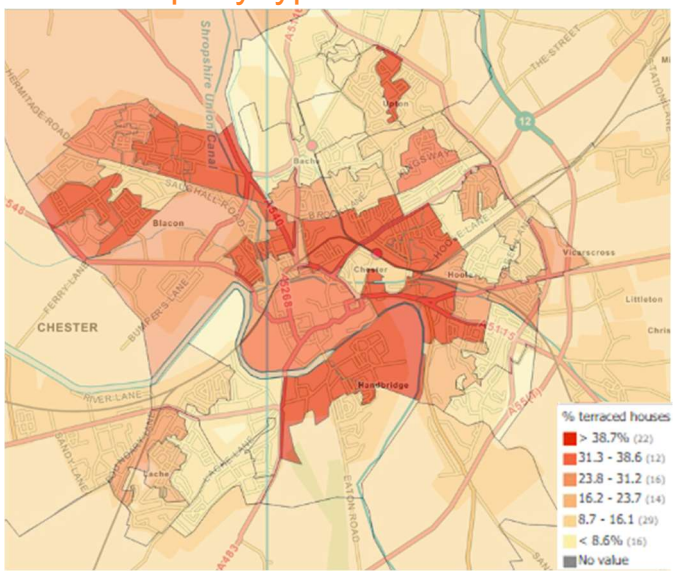
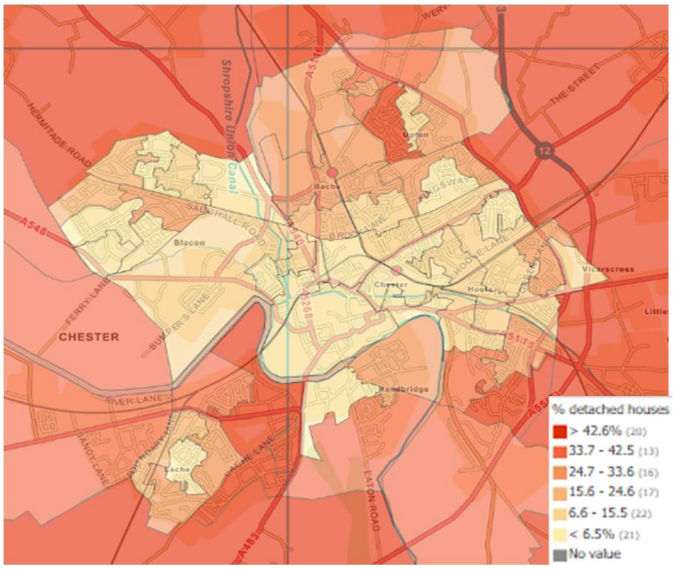
Stock

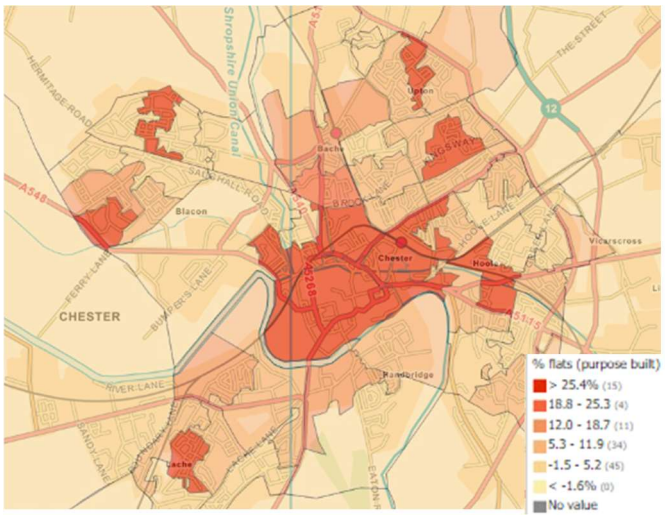
Stock in Chester is highly variable depending on the area. As with many cities terraced home are more common towards the centre whilst detached homes are concentrated in the surrounding areas.

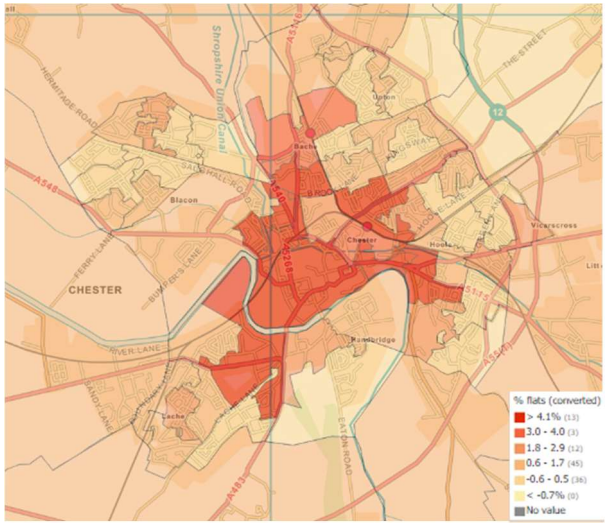
Property type distribution





Flats, both purpose-built, and conversion are likewise centred around the centre of the city with clusters of purpose-built flats in Lache, Upton, Blacon and around Kingsway. Meanwhile converted properties stick closers to the river Dee in the south being clustered in Westminster and Curzon Park as well as around Lache and the Universities in the north of the city.





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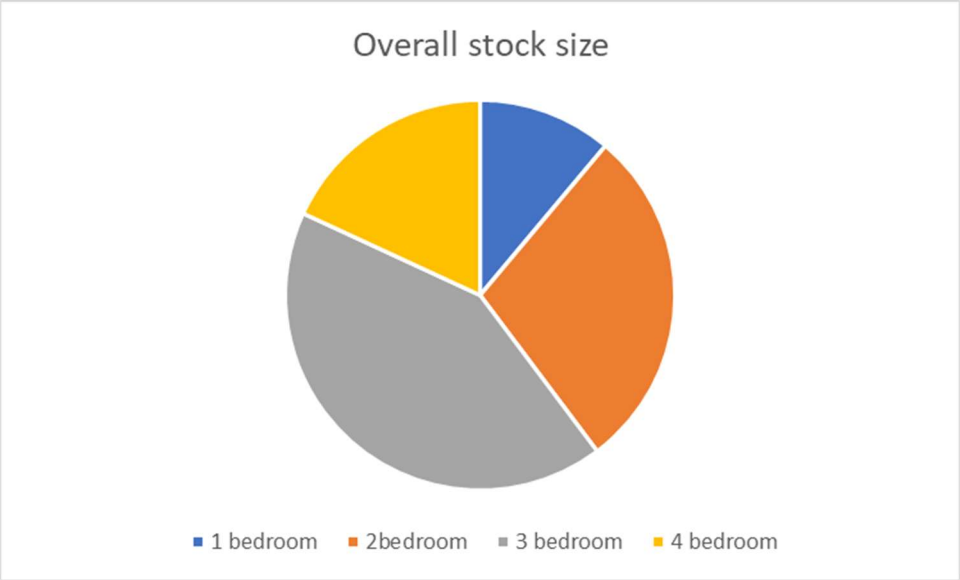
Property size percentage by ward

Ward	1 bedroom	2bedroom	3 bedroom	4 bedroom
Blacon	8%	30%	55%	7%
Newton & Hoole	9%	27%	48%	16%
Upton	5%	17%	51%	27%
Great Boughton	8%	21%	46%	25%
Chester City and the Garden Quarter	23%	43%	19%	15%
Handbridge Park	6%	19%	43%	32%
Lache	10%	26%	53%	11%

(Census 2021 ONS)



Number of properties by bedroom number

Ward	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Blacon	494	1829	3294	394	6011
Newton & Hoole	570	1818	3217	1094	6699
Upton	187	646	2011	1066	3910
Great Boughton	369	1042	2248	1214	4873
Chester City and the Garden Quarter	2009	3746	1603	1278	8636
Handbridge Park	242	839	1867	1378	4326
Lache	249	683	1367	288	2587
Total	4120	10603	15607	6712	37042

(Census 2021 ONS)

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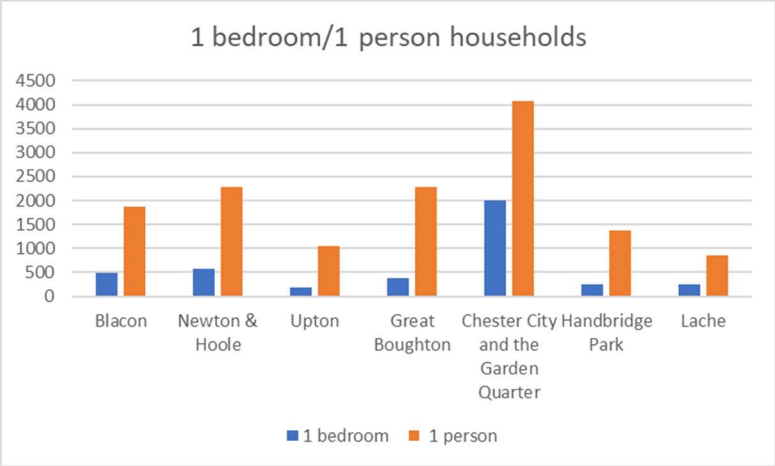
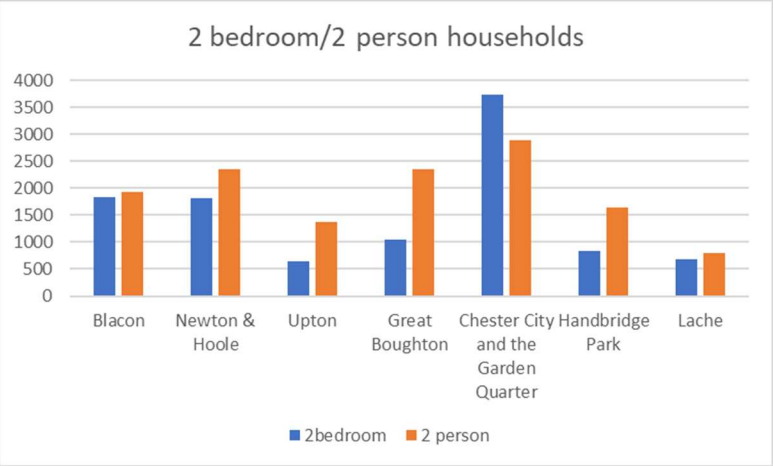
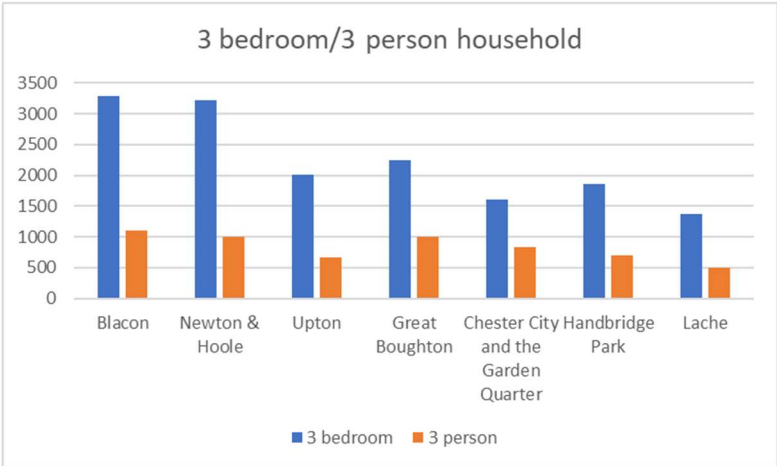
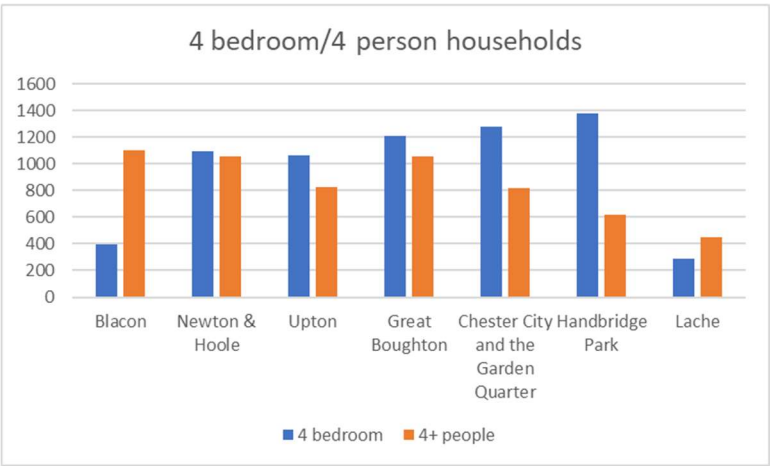
Chester Housing Market Report

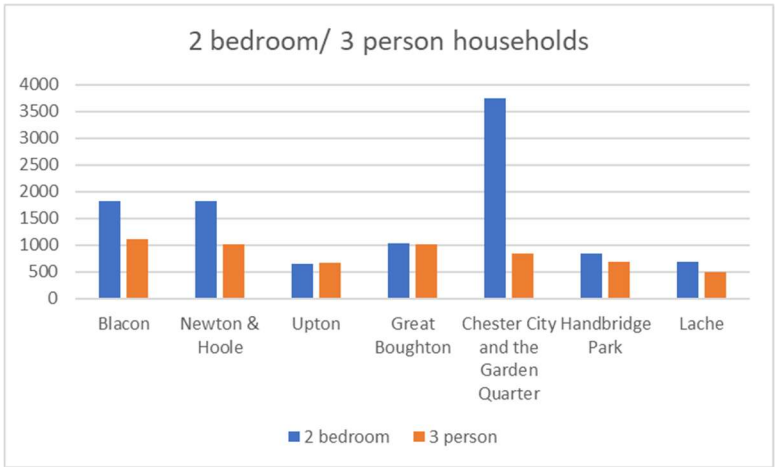
Bedroom/household size side by side comparison chart



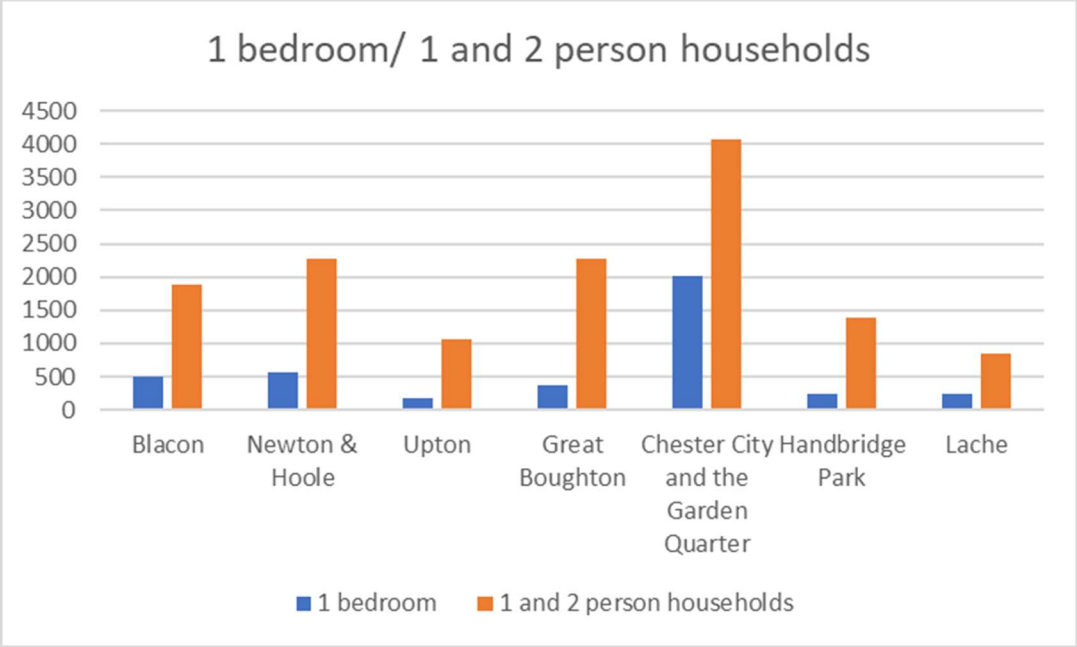








Cheshire West and Chester



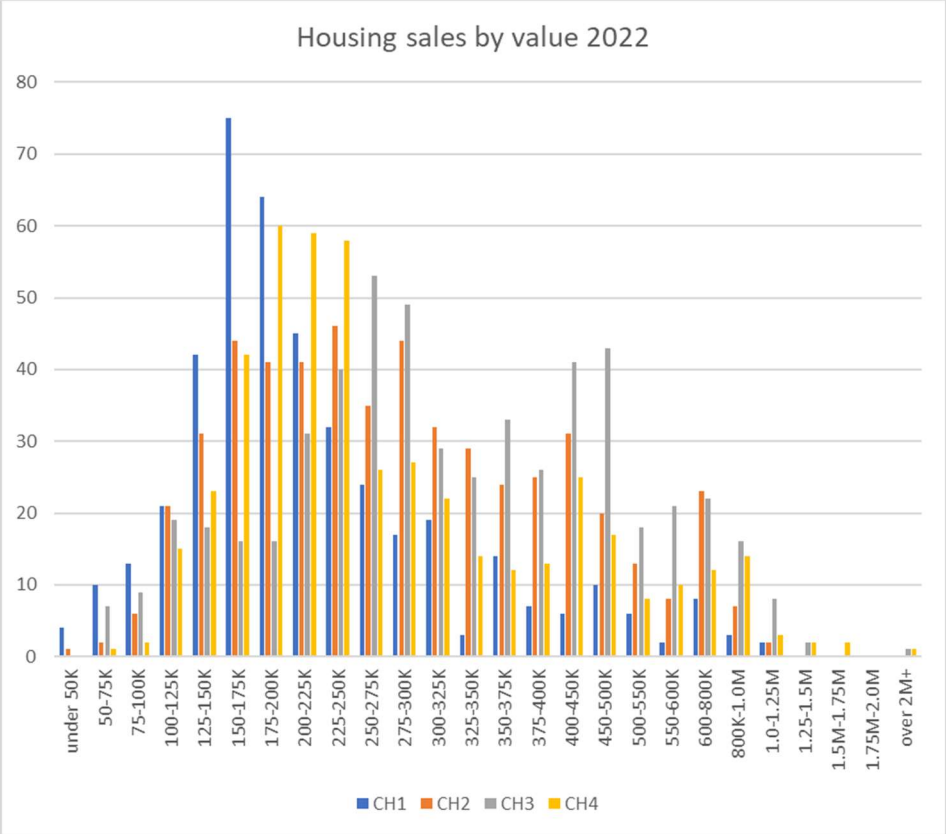
(Bedroom & Household size data Census 2021 ONS)

It is difficult to establish the exact bedroom need of a population based on either household size or household composition data. Two person households may have a one bedroom need e.g., a couple or a two bedroom need e.g., a single parent and child. A three-person household may have a two bed need if the household consists of a parent with two same gender children or a three bed need if they have two children of differing genders. However, there is a particular need for one-bedroom homes to meet the needs of both one person and some two person households.

Chester Housing Market Report

Buying and selling a home in Chester

Housing sales by value

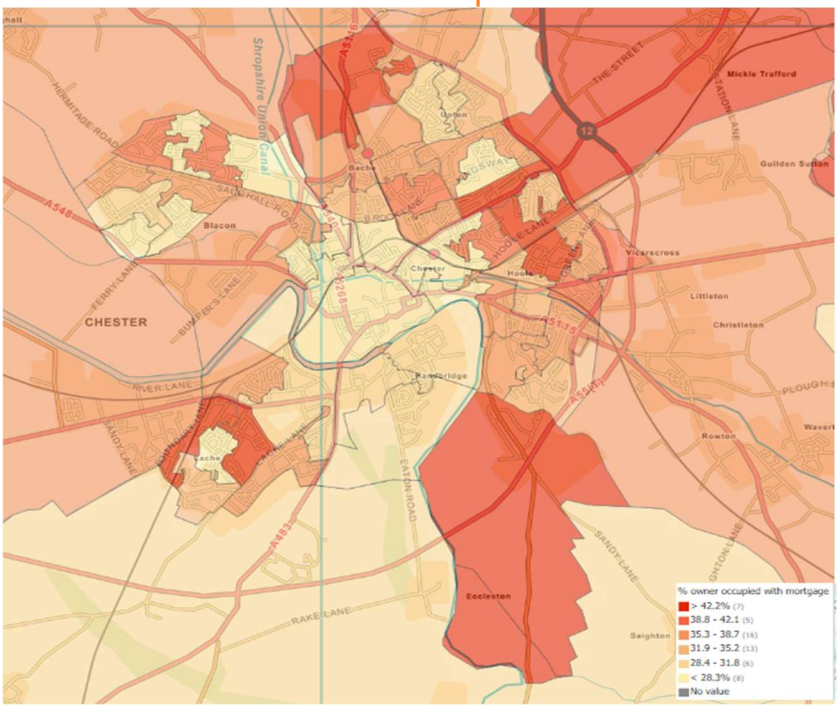


Housing sales 2022 (Hometrack data. Data not available at ward level)

Cheshire West & Chester Council

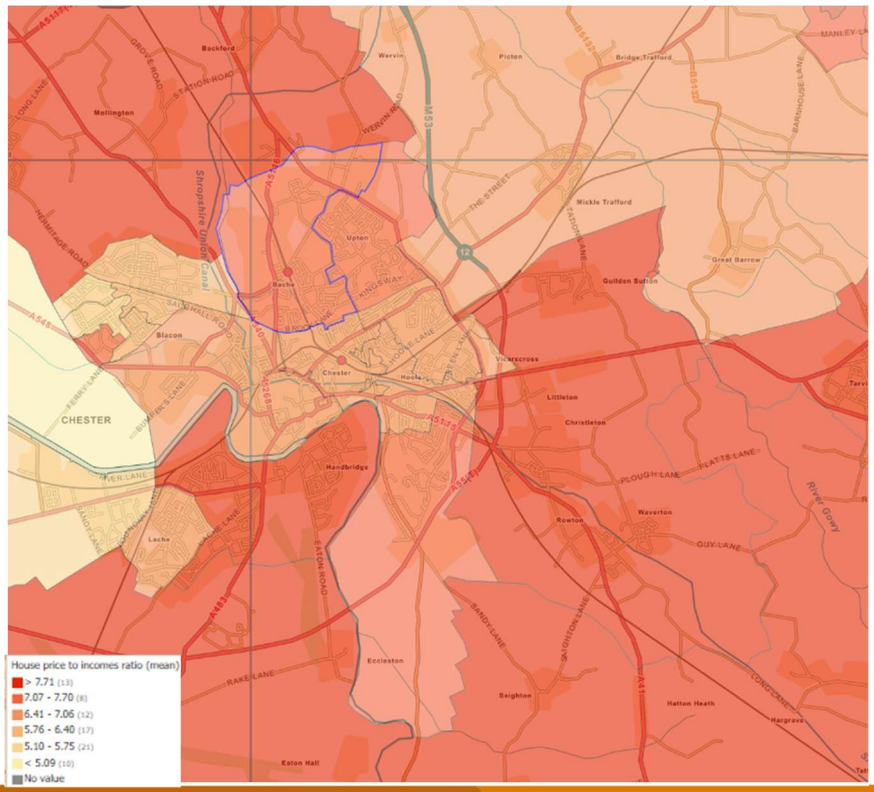
Chester Housing Market Report

Patterns of owner occupation



Homeownership is lowest toward the centre of the city. Lache, some areas around Hoole and Blacon have higher levels of homeownership. Homeownership is at a higher level on the outskirts of the city.

House Prices to income ratio (mean)



Cheshire West and Chester

Chester Housing Market Report

In 2022 the average full-time employee in England could expect to spend roughly 8.3 times their annual income to buy a home. This is a statistically significant decrease compared with 2021, when it was 9.1 times their average annual income. House prices have become less affordable over time and the recent drop returns them to the previous trend. Whilst on average earnings have doubled since 1997, house prices have increased four-and-a-half time

Cheshire West & Chester Council

Chester Housing Market Report

Ward minimum annual household income needed to purchase average property.

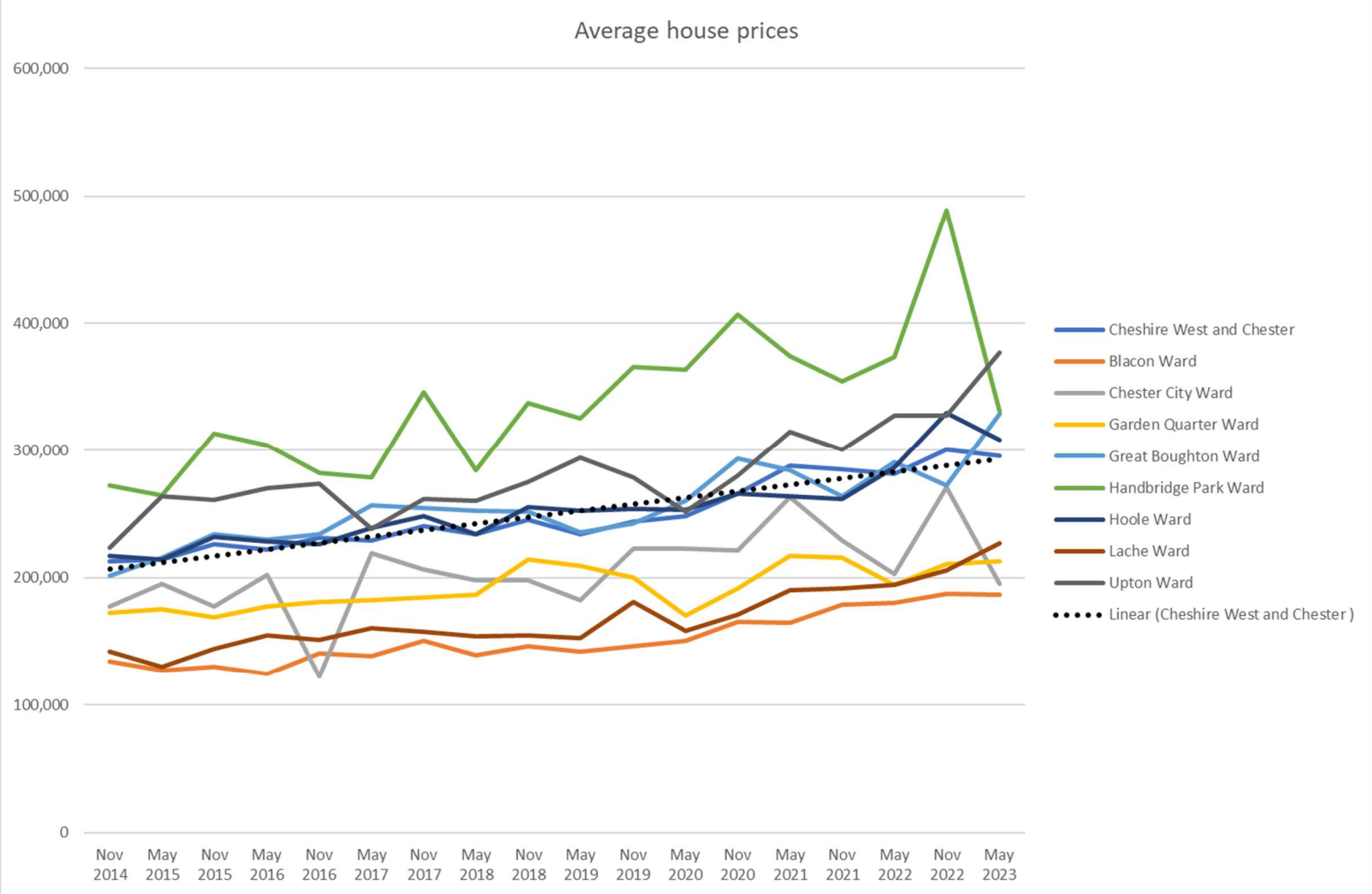
Ward		1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Blacon	Property price	Not Available	£ 101,250.00	£ 161,031.00	£ 190,004.00	£ 337,786.00
	Average annual household income required		£ 22,781.25	£ 36,231.98	£ 42,750.90	£ 76,001.85
	Actual annual household income	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00
Chester City Ward	Property price	£ 170,278.00	£ 177,345.00	£ 193,075.00	£ 302,857.00	£ 520,000.00
	Average annual household income required	£ 38,312.55	£ 39,902.63	£ 43,441.88	£ 68,142.83	£ 117,000.00
	Actual annual household income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Garden Quarter Ward	Property price	£ 124,571.00	£ 196,531.00	£ 232,400.00	£ 276,600.00	£ 440,000.00
	Average annual household income	£ 28,028.48	£ 44,219.48	£ 52,290.00	£ 62,235.00	£ 99,000.00
	Actual annual household income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Great Boughton Ward	Property price	£ 129,250.00	Not Available	£ 261,659.00	£ 324,078.00	£ 402,175.00
	Average annual household income required	£ 29,081.25		£ 58,873.28	£ 72,917.55	£ 90,489.38
	Actual annual household income	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00
Handbridge Park Ward	Property price	£ 136,250.00	£ 186,500.00	£ 238,792.00	£ 337,004.00	£ 637,569.00
	Average annual household income required	£ 30,656.25	£ 41,962.50	£ 53,728.20	£ 75,825.90	£ 143,453.03
	Actual annual household income	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00
Hoole Ward	Property price	Not Available	£ 169,000.00	£ 227,941.00	£ 313,339.00	£ 446,511.00
	Average annual household income required		£ 38,025.00	£ 51,286.73	£ 70,501.28	£ 100,464.98
	Actual annual household income	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Lache Ward	Property price	Not Available	Not Available	£ 169,000.00	£ 237,914.00	£ 405,000.00
	Average annual household income required			£ 38,025.00	£ 53,530.65	£ 91,125.00
	Actual annual household income	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00
Newton Ward	Property price	Not Available	£ 137,711.00	£ 195,429.00	£ 345,082.00	£ 457,476.00
	Average annual household income required		£ 30,984.98	£ 43,971.53	£ 77,643.45	£ 102,932.10
	Actual annual household income	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Upton Ward	Property price	Not Available	Not Available	£ 216,833.00	£ 345,170.00	£ 426,242.00
	Average annual household income required			£ 48,787.43	£ 77,663.25	£ 95,904.45
	Actual annual household income	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00

This table shows a comparison between average prices, the average annual household income needed to afford each property (based on 10% deposit plus 4*salary) and the actual average household income for each property type. Where properties are green this indicates the would be affordable on the average income, where they are red, they would not be considered affordable.

Cheshire West & Chester Council

Chester Housing Market Report

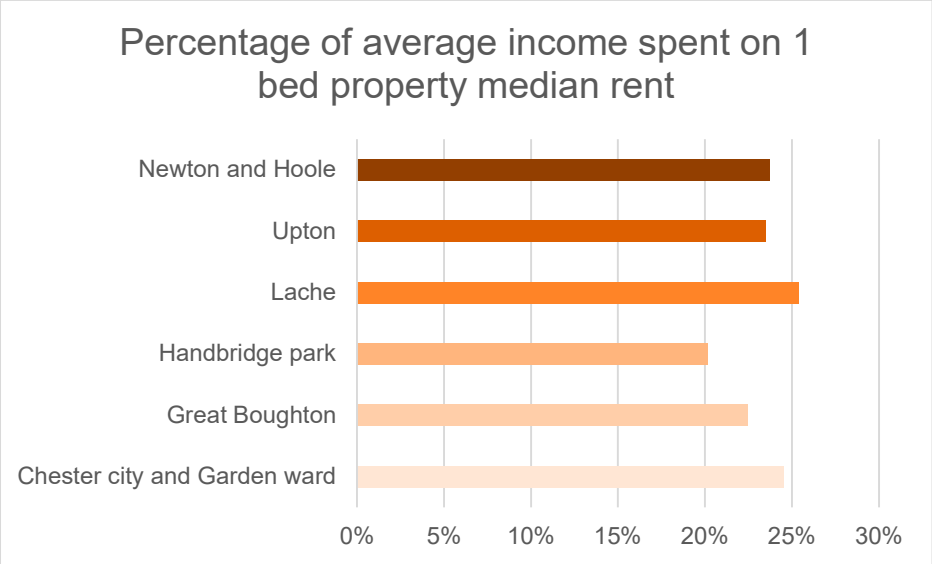
Average House Prices

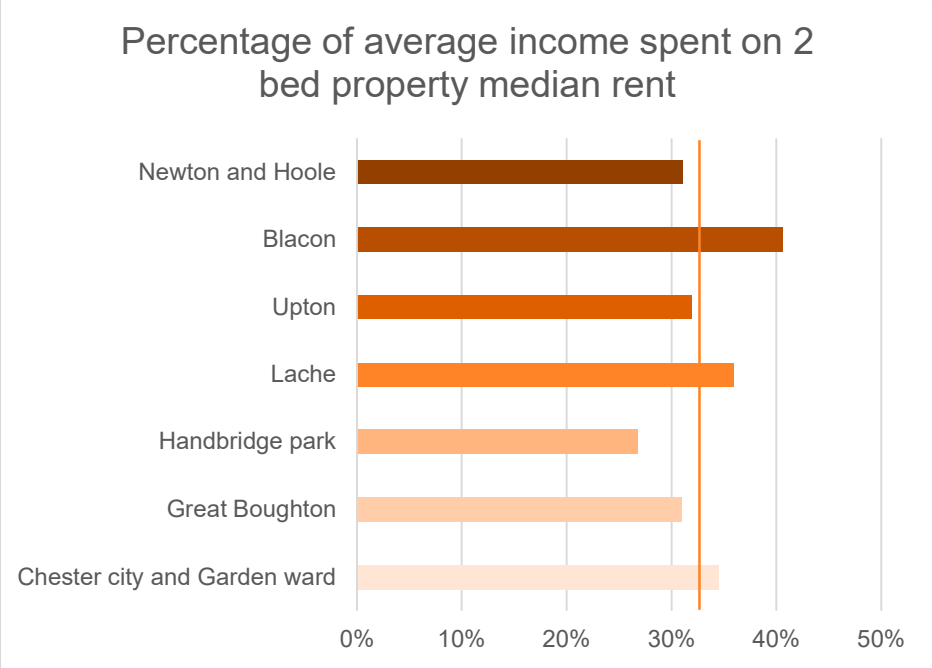


This Graph average house prices in both Chester wards and the borough. The dotted line represents the linear progression of prices across the borough. Overall prices across the borough have risen over the last ten years/ Handbridge Park, Hoole and Chester City all saw significant increases in November 2022 followed by a decrease in prices. Whilst most wards saw a decrease in May 2023 these wards saw a particular drop.

Rental affordability

Percentage of average income spent on rent.[3]





[3] Median one bed rent data not available for Blacon Ward.

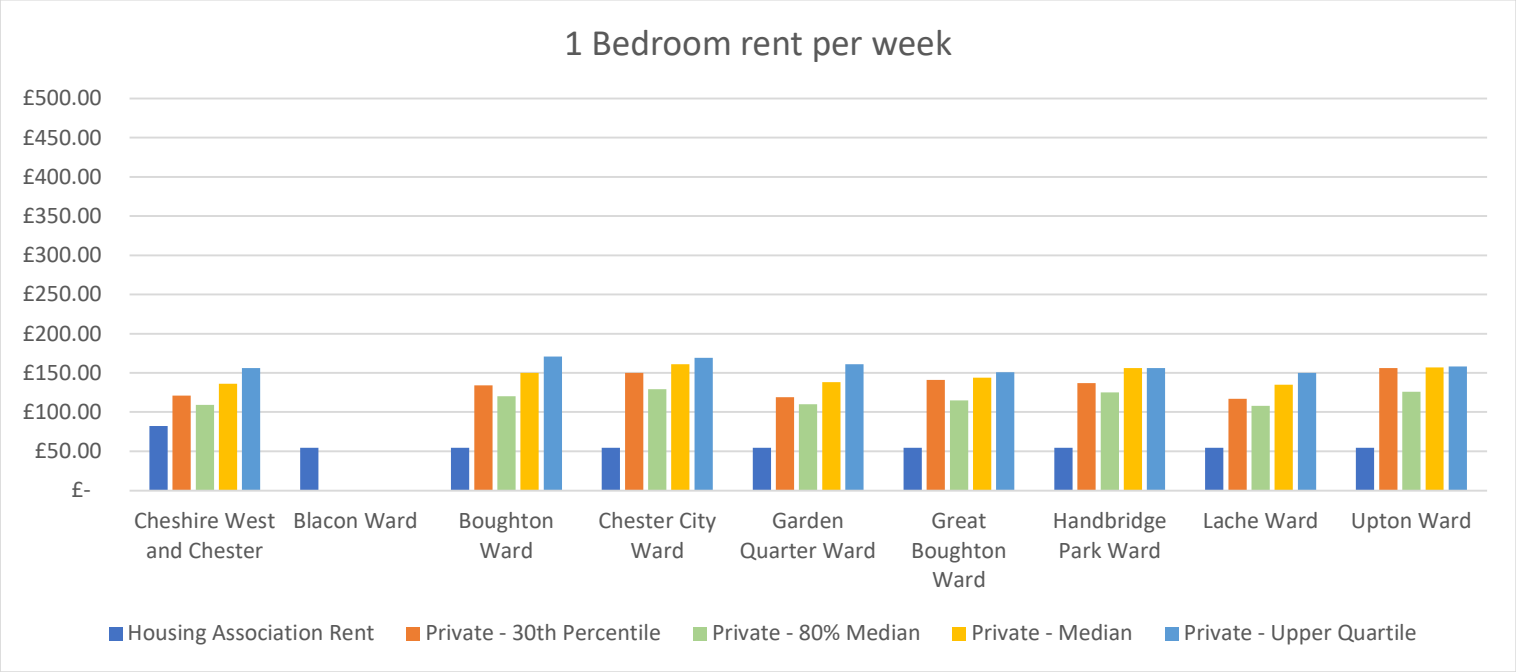
Cheshire West & Chester Council

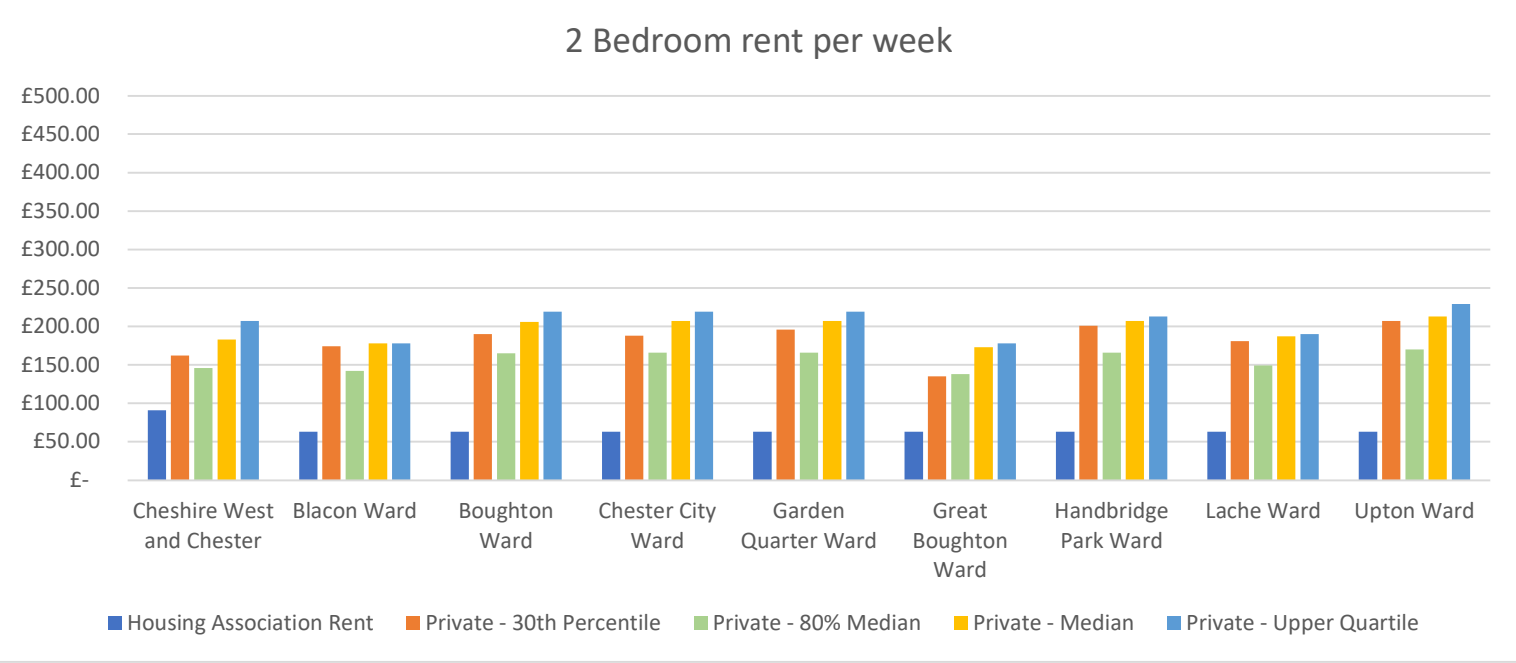
Chester Housing Market Report

(Average rents: Hometrack data 7/9/23. Data repeats annually. Average income Cheshire West and Chester Ward Profiles 7/9/23)

The ONS considers a property affordable if a household would spend 30% or less on rental costs.

Average rent prices by bedroom





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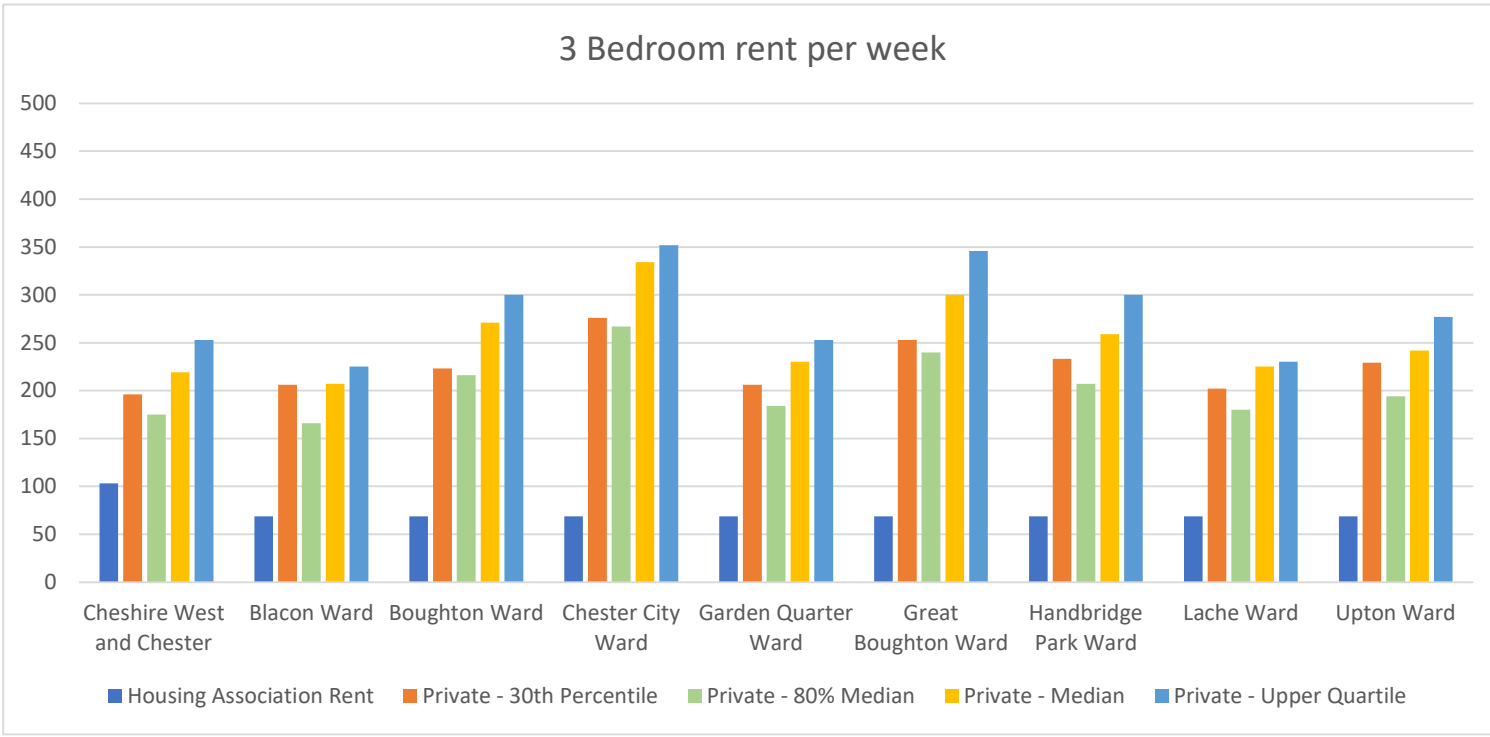
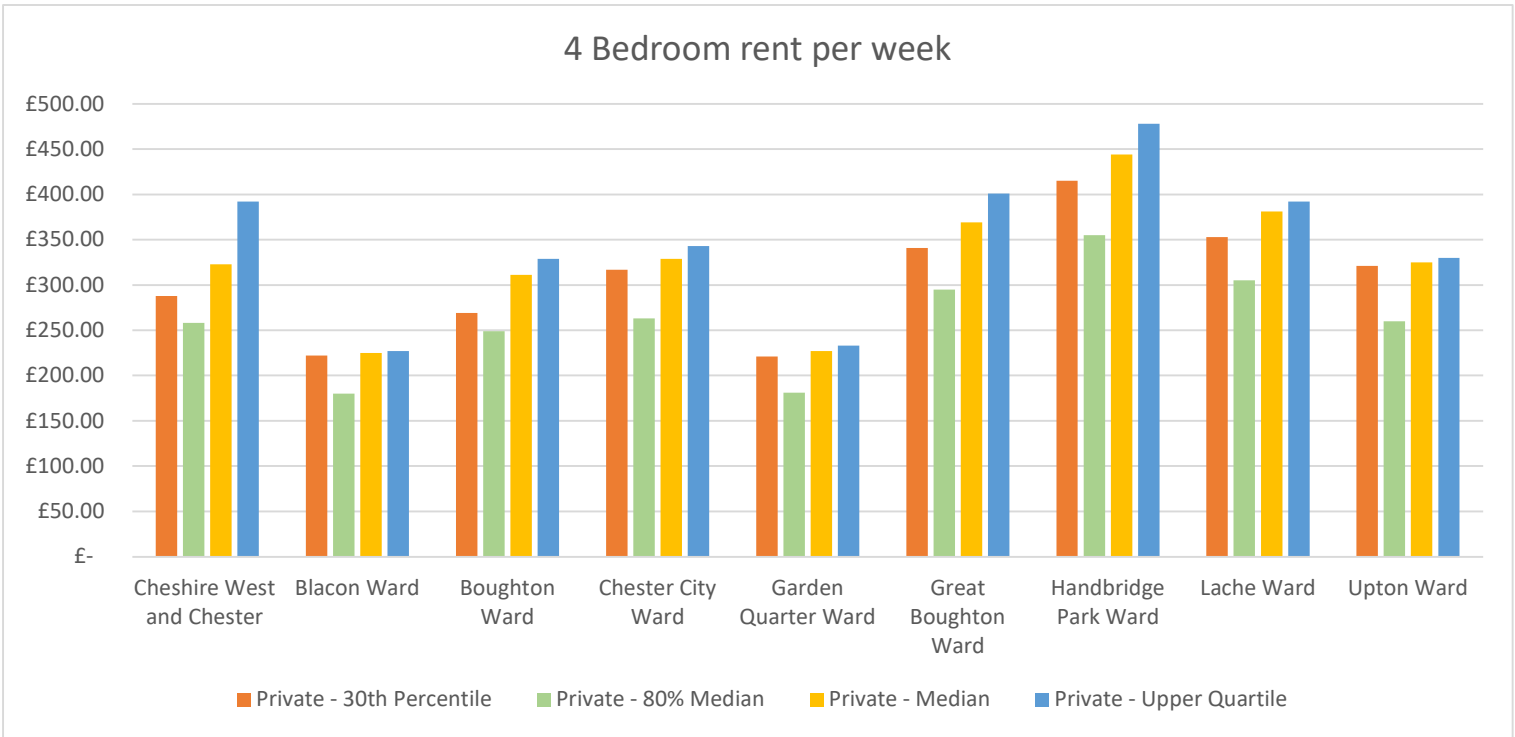
Chester Housing Market Report





Cheshire West and Chester

Chester Housing Market Report

One bed rental affordability by ward

Ward		Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile
Blacon Ward	Weekly rent	£ 54.30	Not Available	Not Available	Not Available	Not Available
	Annual rent	£ 2,823.60				
	Income 30%	£ 9,412.00				
	Actual average income	£ 22,795.00				
Chester City Ward	Weekly rent	£ 54.30	£ 150.00	£ 129.00	£ 161.00	£ 169.00
	Annual rent	£ 2,823.60	£ 7,800.00	£ 6,708.00	£ 8,372.00	£ 8,788.00
	Income 30%	£ 9,412.00	£ 26,000.00	£ 22,360.00	£ 27,906.67	£ 29,293.33
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Garden Quarter Ward	Weekly rent	£ 54.30	£ 125.00	£ 119.00	£ 149.00	£ 162.00
	Annual rent	£ 2,823.60	£ 6,500.00	£ 6,188.00	£ 7,748.00	£ 8,424.00
	Income 30%	£ 9,412.00	£ 21,666.67	£ 20,626.67	£ 25,826.67	£ 28,080.00
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Great Boughton Ward	Weekly rent	£ 54.40	£ 138.00	£ 110.00	£ 138.00	£ 143.00
	Annual rent	£ 2,828.80	£ 7,176.00	£ 5,720.00	£ 7,176.00	£ 7,436.00
	Income 30%	£ 9,429.33	£ 23,920.00	£ 19,066.67	£ 23,920.00	£ 24,786.67
	Actual average income	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00
Handbridge Park Ward	Weekly rent	£ 54.30	£ 137.00	£ 125.00	£ 156.00	£ 156.00
	Annual rent	£ 2,823.60	£ 7,124.00	£ 6,500.00	£ 8,112.00	£ 8,112.00
	Income 30%	£ 9,412.00	£ 23,746.67	£ 21,666.67	£ 27,040.00	£ 27,040.00
	Actual average income	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00
Hoole Ward	Weekly rent	Not Available	£ 150.00	£ 126.00	£ 158.00	£ 166.00
	Annual rent		£ 7,800.00	£ 6,552.00	£ 8,216.00	£ 8,632.00
	Income 30%		£ 26,000.00	£ 21,840.00	£ 27,386.67	£ 28,773.33
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Lache Ward	Weekly rent	£ 54.30	£ 121.00	£ 106.00	£ 132.00	£ 150.00
	Annual rent	£ 2,823.60	£ 6,292.00	£ 5,512.00	£ 6,864.00	£ 7,800.00
	Income 30%	£ 9,412.00	£ 20,973.33	£ 18,373.33	£ 22,880.00	£ 26,000.00
	Actual average income	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00
Newton Ward	Weekly rent	Not Available	£ 127.00	£ 120.00	£ 150.00	£ 160.00
	Annual rent		£ 6,604.00	£ 6,240.00	£ 7,800.00	£ 8,320.00
	Income 30%		£ 22,013.33	£ 20,800.00	£ 26,000.00	£ 27,733.33
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Upton Ward	Weekly rent	£ 54.30	£ 156.00	£ 126.00	£ 157.00	£ 158.00
	Annual rent	£ 2,823.60	£ 8,112.00	£ 6,552.00	£ 8,164.00	£ 8,216.00
	Income 30%	£ 9,412.00	£ 27,040.00	£ 21,840.00	£ 27,213.33	£ 27,386.67
	Actual average income	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00

Chester Housing Market Report

Two bed rental affordability by ward

Ward		Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile
Blacon Ward	Weekly rent	£ 63.00	£ 176.00	£ 142.00	£ 178.00	£ 193.00
	Annual rent	£ 3,276.00	£ 9,152.00	£ 7,384.00	£ 9,256.00	£ 10,036.00
	Income 30%	£ 10,920.00	£ 30,506.67	£ 24,613.33	£ 30,853.33	£ 33,453.33
	Actual average income	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00
Chester City Ward	Weekly rent	£ 63.00	£ 194.00	£ 168.00	£ 210.00	£ 219.00
	Annual rent	£ 3,276.00	£ 10,088.00	£ 8,736.00	£ 10,920.00	£ 11,388.00
	Income 30%	£ 10,920.00	£ 33,626.67	£ 29,120.00	£ 36,400.00	£ 37,960.00
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Garden Quarter Ward	Weekly rent	£ 63.00	£ 201.00	£ 168.00	£ 210.00	£ 225.00
	Annual rent	£ 3,276.00	£ 10,452.00	£ 8,736.00	£ 10,920.00	£ 11,700.00
	Income 30%	£ 10,920.00	£ 34,840.00	£ 29,120.00	£ 36,400.00	£ 39,000.00
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Great Boughton Ward	Weekly rent	£ 62.90	£ 168.00	£ 140.00	£ 176.00	£ 226.00
	Annual rent	£ 3,270.80	£ 8,736.00	£ 7,280.00	£ 9,152.00	£ 11,752.00
	Income 30%	£ 10,902.67	£ 29,120.00	£ 24,266.67	£ 30,506.67	£ 39,173.33
	Actual average income	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00
Handbridge Park Ward	Weekly rent	£ 63.00	£ 201.00	£ 166.00	£ 207.00	£ 213.00
	Annual rent	£ 3,276.00	£ 10,452.00	£ 8,632.00	£ 10,764.00	£ 11,076.00
	Income 30%	£ 10,920.00	£ 34,840.00	£ 28,773.33	£ 35,880.00	£ 36,920.00
	Actual average income	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00
Hoole Ward	Weekly rent	Not Available	£ 201.00	£ 166.00	£ 207.00	£ 222.00
	Annual rent		£ 10,452.00	£ 8,632.00	£ 10,764.00	£ 11,544.00
	Income 30%		£ 34,840.00	£ 28,773.33	£ 35,880.00	£ 38,480.00
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Lache Ward	Weekly rent	£ 63.00	£ 181.00	£ 149.00	£ 187.00	£ 190.00
	Annual rent	£ 3,276.00	£ 9,412.00	£ 7,748.00	£ 9,724.00	£ 9,880.00
	Income 30%	£ 10,920.00	£ 31,373.33	£ 25,826.67	£ 32,413.33	£ 32,933.33
	Actual average income	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00
Newton Ward	Weekly rent	Not Available	£ 183.00	£ 156.00	£ 195.00	£ 207.00
	Annual rent		£ 9,516.00	£ 8,112.00	£ 10,140.00	£ 10,764.00
	Income 30%		£ 31,720.00	£ 27,040.00	£ 33,800.00	£ 35,880.00
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Upton Ward	Weekly rent	£ 63.00	£ 207.00	£ 170.00	£ 213.00	£ 229.00
	Annual rent	£ 3,276.00	£ 10,764.00	£ 8,840.00	£ 11,076.00	£ 11,908.00
	Income 30%	£ 10,920.00	£ 35,880.00	£ 29,466.67	£ 36,920.00	£ 39,693.33
	Actual average income	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00

Chester Housing Market Report

Three bed rental affordability by ward

Ward		Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile
Blacon Ward	Weekly rent	£ 68.70	£ 207.00	£ 175.00	£ 219.00	£ 229.00
	Annual rent	£ 3,572.40	£ 10,764.00	£ 9,100.00	£ 11,388.00	£ 11,908.00
	Income 30%	£ 11,908.00	£ 35,880.00	£ 30,333.33	£ 37,960.00	£ 39,693.33
	Actual average income	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00
Chester City Ward	Weekly rent	£ 68.70	£ 252.00	£ 262.00	£ 328.00	£ 350.00
	Annual rent	£ 3,572.40	£ 13,104.00	£ 13,624.00	£ 17,056.00	£ 18,200.00
	Income 30%	£ 11,908.00	£ 43,680.00	£ 45,413.33	£ 56,853.33	£ 60,666.67
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Garden Quarter Ward	Weekly rent	£ 68.70	£ 196.00	£ 184.00	£ 230.00	£ 253.00
	Annual rent	£ 3,572.40	£ 10,192.00	£ 9,568.00	£ 11,960.00	£ 13,156.00
	Income 30%	£ 11,908.00	£ 33,973.33	£ 31,893.33	£ 39,866.67	£ 43,853.33
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Great Boughton Ward	Weekly rent	£ 68.80	£ 260.00	£ 230.00	£ 288.00	£ 333.00
	Annual rent	£ 3,577.60	£ 13,520.00	£ 11,960.00	£ 14,976.00	£ 17,316.00
	Income 30%	£ 11,925.33	£ 45,066.67	£ 39,866.67	£ 49,920.00	£ 57,720.00
	Actual average income	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00
Handbridge Park Ward	Weekly rent	£ 68.70	£ 238.00	£ 211.00	£ 264.00	£ 300.00
	Annual rent	£ 3,572.40	£ 12,376.00	£ 10,972.00	£ 13,728.00	£ 15,600.00
	Income 30%	£ 11,908.00	£ 41,253.33	£ 36,573.33	£ 45,760.00	£ 52,000.00
	Actual average income	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00
Hoole Ward	Weekly rent	Not Available	£ 253.00	£ 230.00	£ 288.00	£ 317.00
	Annual rent		£ 13,156.00	£ 11,960.00	£ 14,976.00	£ 16,484.00
	Income 30%		£ 43,853.33	£ 39,866.67	£ 49,920.00	£ 54,946.67
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Lache Ward	Weekly rent	£ 68.70	£ 208.00	£ 182.00	£ 227.00	£ 230.00
	Annual rent	£ 3,572.40	£ 10,816.00	£ 9,464.00	£ 11,804.00	£ 11,960.00
	Income 30%	£ 11,908.00	£ 36,053.33	£ 31,546.67	£ 39,346.67	£ 39,866.67
	Actual average income	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00
Newton Ward	Weekly rent	Not Available	£ 214.00	£ 202.00	£ 253.00	£ 276.00
	Annual rent		£ 11,128.00	£ 10,504.00	£ 13,156.00	£ 14,352.00
	Income 30%		£ 37,093.33	£ 35,013.33	£ 43,853.33	£ 47,840.00
	Actual average income		£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Upton Ward	Weekly rent	£ 68.70	£ 229.00	£ 193.00	£ 241.00	£ 265.00
	Annual rent	£ 3,572.40	£ 11,908.00	£ 10,036.00	£ 12,532.00	£ 13,780.00
	Income 30%	£ 11,908.00	£ 39,693.33	£ 33,453.33	£ 41,773.33	£ 45,933.33
	Actual average income	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00

Chester Housing Market Report

Four Bed Rental affordability by ward

Ward		Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile
Blacon Ward	Weekly rent	£ 230.00	£ 184.00	£ 230.00	£ 230.00
	Annual rent	£ 11,960.00	£ 9,568.00	£ 11,960.00	£ 11,960.00
	Income 30%	£ 39,866.67	£ 31,893.33	£ 39,866.67	£ 39,866.67
	Actual average income	£ 22,795.00	£ 22,795.00	£ 22,795.00	£ 22,795.00
Chester City Ward	Weekly rent	£ 334.00	£ 286.00	£ 357.00	£ 386.00
	Annual rent	£ 17,368.00	£ 14,872.00	£ 18,564.00	£ 20,072.00
	Income 30%	£ 57,893.33	£ 49,573.33	£ 61,880.00	£ 66,906.67
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Garden Quarter Ward	Weekly rent	£ 221.00	£ 181.00	£ 227.00	£ 233.00
	Annual rent	£ 11,492.00	£ 9,412.00	£ 11,804.00	£ 12,116.00
	Income 30%	£ 38,306.67	£ 31,373.33	£ 39,346.67	£ 40,386.67
	Actual average income	£ 31,641.00	£ 31,641.00	£ 31,641.00	£ 31,641.00
Great Boughton Ward	Weekly rent	£ 341.00	£ 295.00	£ 369.00	£ 401.00
	Annual rent	£ 17,732.00	£ 15,340.00	£ 19,188.00	£ 20,852.00
	Income 30%	£ 59,106.67	£ 51,133.33	£ 63,960.00	£ 69,506.67
	Actual average income	£ 34,736.00	£ 34,736.00	£ 34,736.00	£ 34,736.00
Handbridge Park Ward	Weekly rent	£ 432.00	£ 364.00	£ 455.00	£ 484.00
	Annual rent	£ 22,464.00	£ 18,928.00	£ 23,660.00	£ 25,168.00
	Income 30%	£ 74,880.00	£ 63,093.33	£ 78,866.67	£ 83,893.33
	Actual average income	£ 40,257.00	£ 40,257.00	£ 40,257.00	£ 40,257.00
Hoole Ward	Weekly rent	£ 293.00	£ 249.00	£ 311.00	£ 329.00
	Annual rent	£ 15,236.00	£ 12,948.00	£ 16,172.00	£ 17,108.00
	Income 30%	£ 50,786.67	£ 43,160.00	£ 53,906.67	£ 57,026.67
	Actual average income	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Lache Ward	Weekly rent	£ 339.00	£ 286.00	£ 357.00	£ 380.00
	Annual rent	£ 17,628.00	£ 14,872.00	£ 18,564.00	£ 19,760.00
	Income 30%	£ 58,760.00	£ 49,573.33	£ 61,880.00	£ 65,866.67
	Actual average income	£ 27,077.00	£ 27,077.00	£ 27,077.00	£ 27,077.00
Newton Ward	Weekly rent	£ 295.00	£ 240.00	£ 300.00	£ 352.00
	Annual rent	£ 15,340.00	£ 12,480.00	£ 15,600.00	£ 18,304.00
	Income 30%	£ 51,133.33	£ 41,600.00	£ 52,000.00	£ 61,013.33
	Actual average income	£ 34,684.00	£ 34,684.00	£ 34,684.00	£ 34,684.00
Upton Ward	Weekly rent	£ 321.00	£ 260.00	£ 325.00	£ 330.00
	Annual rent	£ 16,692.00	£ 13,520.00	£ 16,900.00	£ 17,160.00
	Income 30%	£ 55,640.00	£ 45,066.67	£ 56,333.33	£ 57,200.00
	Actual average income	£ 34,767.00	£ 34,767.00	£ 34,767.00	£ 34,767.00

Housing need

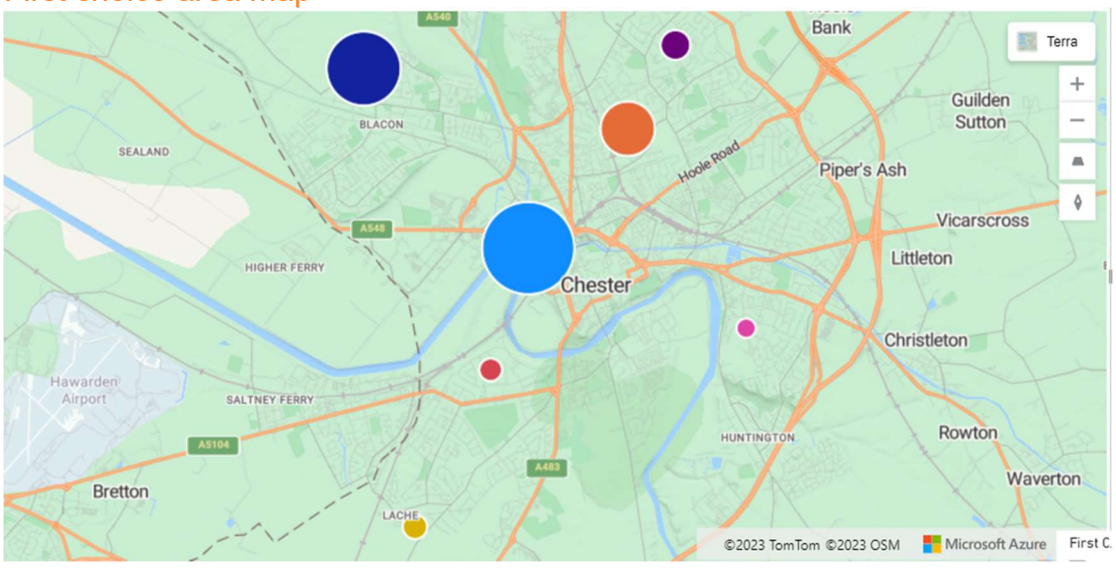
The housing register.

Applicants by band and bedroom need[4].

Number of applicants Banding and bedroom need	Column Labels Blacon	Chester City Centre	Great Boughton	Handbridge	Hoole	Lache	Newton	Upton	Grand Total
Band A - urgent housing need to move	4	6	1	1	5	1			18
1	1	4		1	2				8
2	2				2	1			5
3	1	2	1		1				5
Band B - statutory housing need to move	27	29	1	6	11	10	4	6	94
1	9	18			5	3	1	1	37
2	3	6		2	1	3	2	1	18
3	12	5	1	3	3	3	1	4	32
4	3			1	2	1			7
Band C - Housing Options Band	35	32	1	7	17	7	3	10	112
1	16	22		3	7	3	1	3	55
2	13	5		3	3	4	1	5	34
3	5	4	1	1	7		1	2	21
4	1	1							2
Grand Total	66	67	3	14	33	18	7	16	224

Most applicants are in band C- Housing option band (112) with 94 in Band B and 18 in Band A. Of The 18 Band A applicants 8 have a one bed need, 5 have a two bed need and remaining 5 have a three-bed need. Overall, 100 applicants have a one bed need compared to only 9 with a four-bed need.

First choice area map

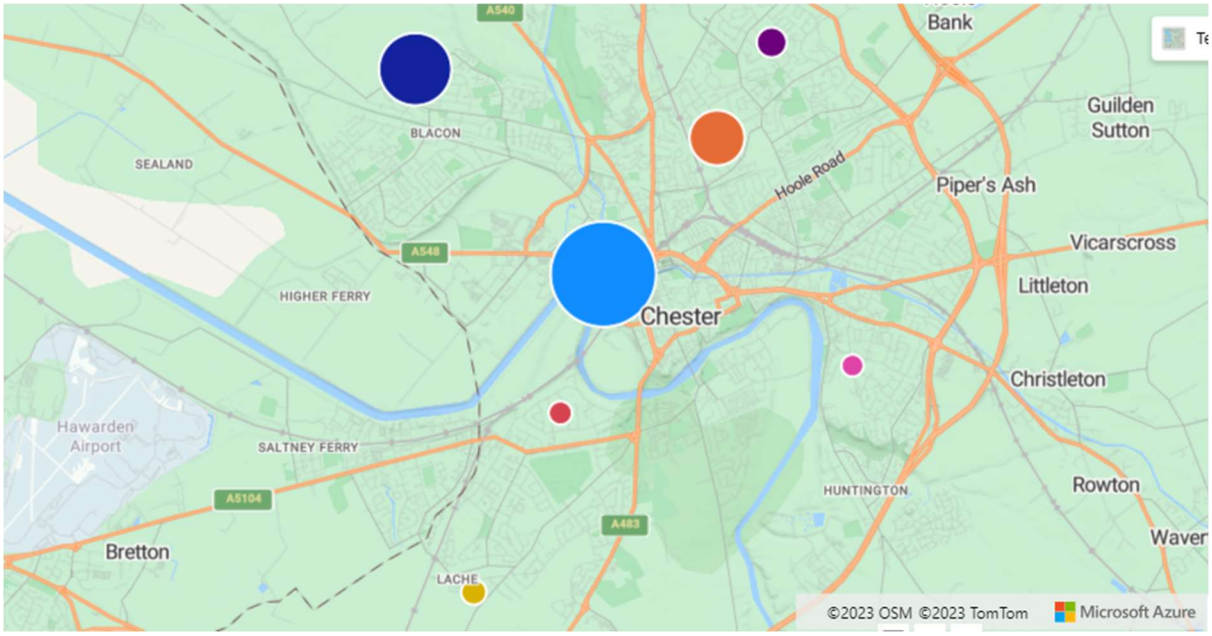


[4] Note: Areas of preference do not exactly match wards names.

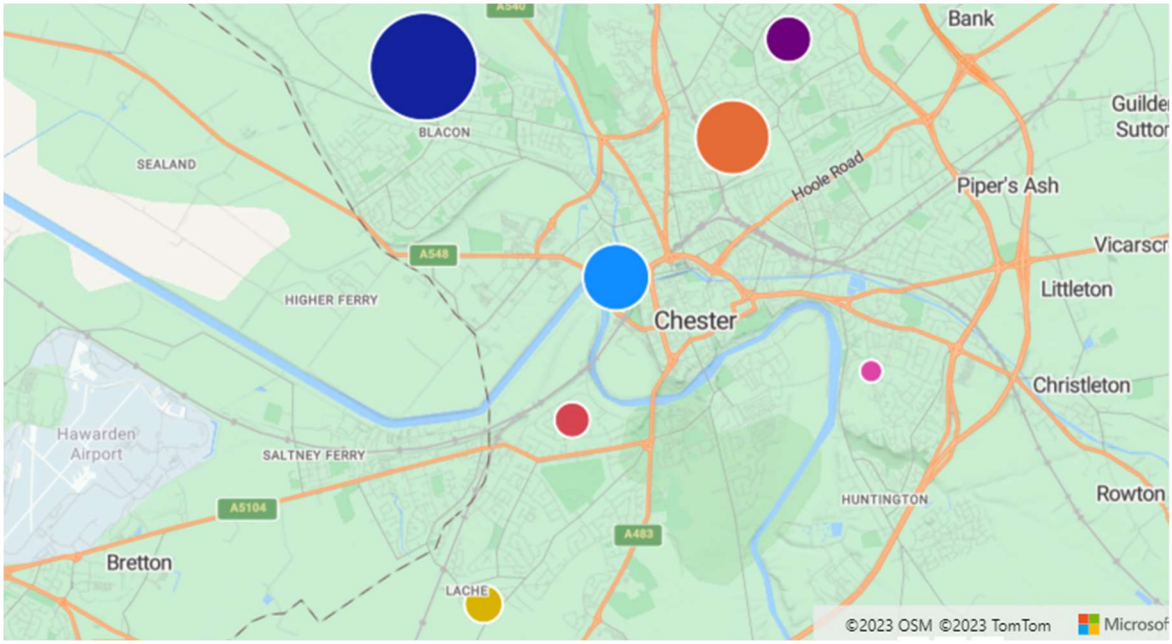
Chester Housing Market Report

The larger the spot the greater the larger the number of applicants who have selected that area as a first choice.

First choice 1-2 bed need



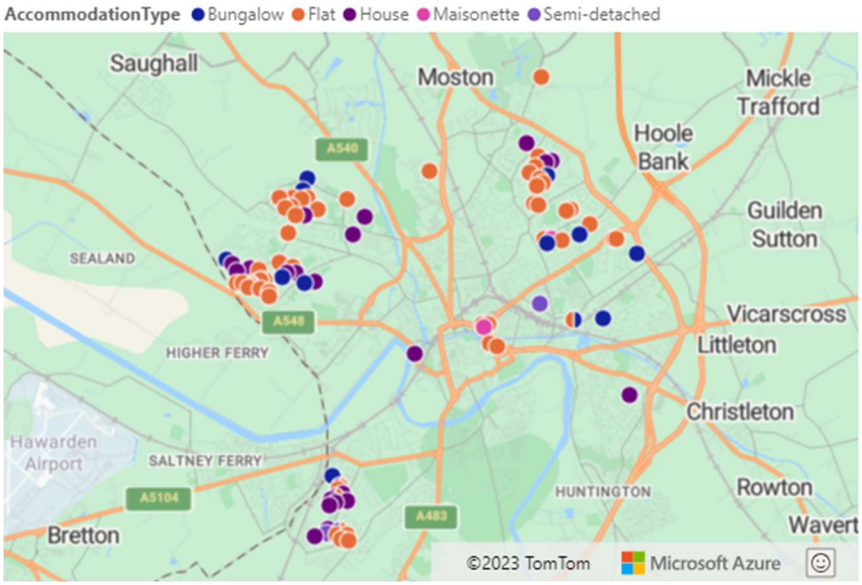
First choice 3+ bedroom need



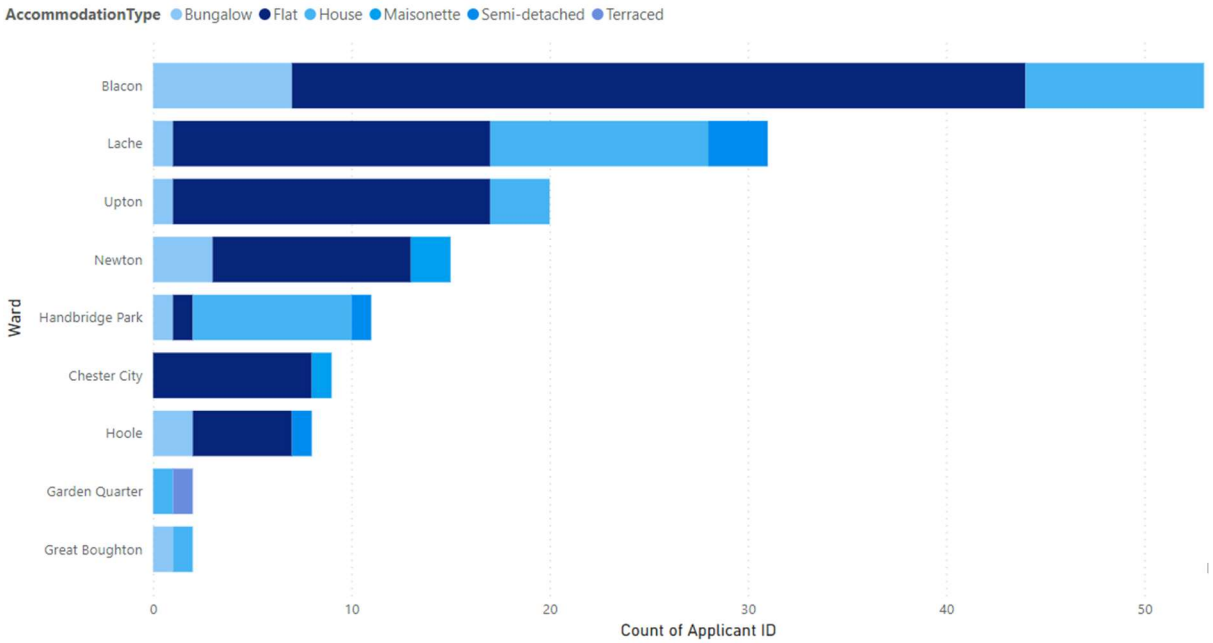
Chester Housing Market Report

As households grow, they are more likely to want properties outside the city centre with Blacon being particularly popular with larger families on the housing list.

Let properties Dec 2023-Sept 20023



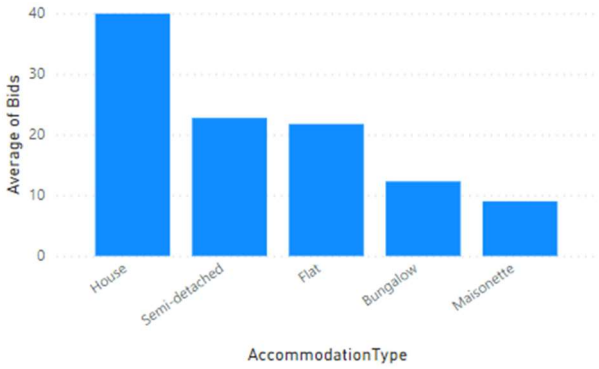
Property type as a percentage of lets in area.



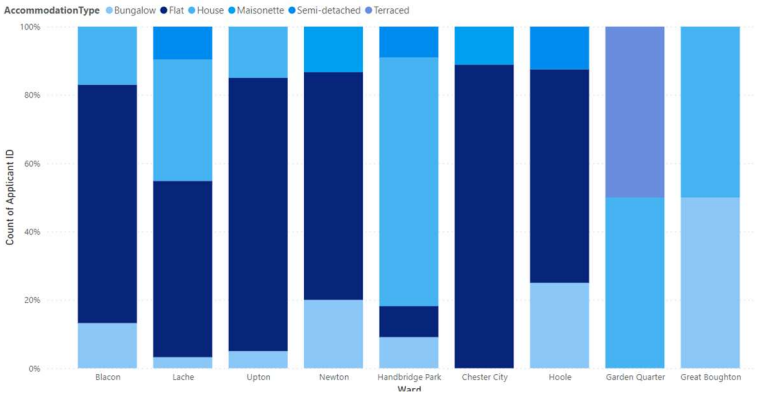
Cheshire West & Chester Council

Chester Housing Market Report

Average of bids by accommodation type

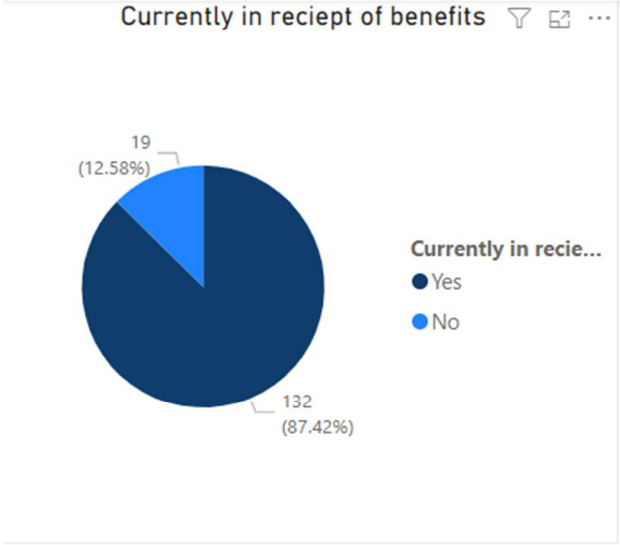


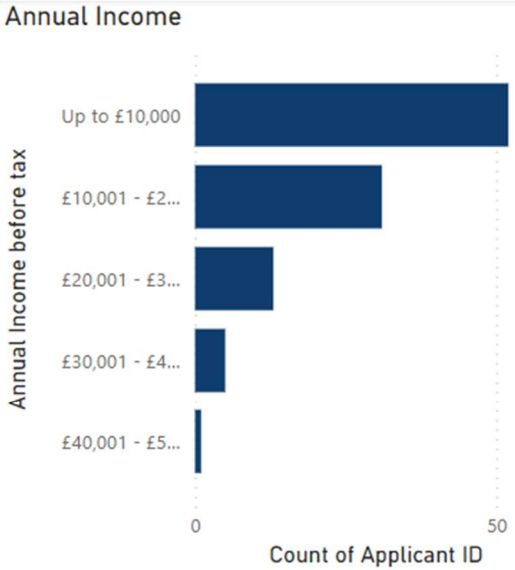
Property type breakdown by ward

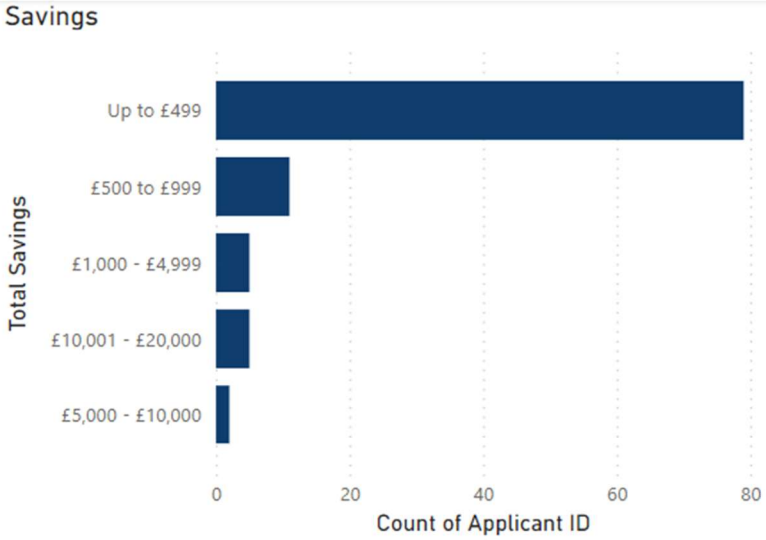


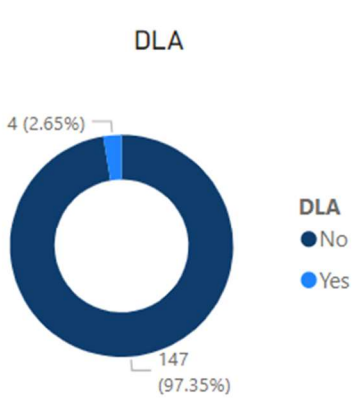
Cheshire West and Chester

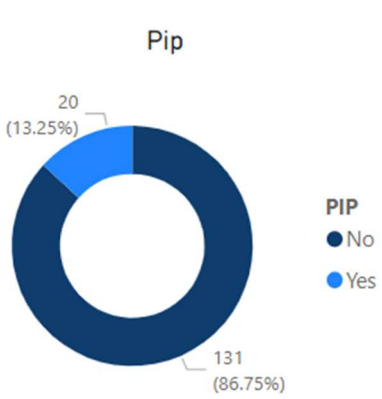
Housing list applicant data overview: Income and benefit data

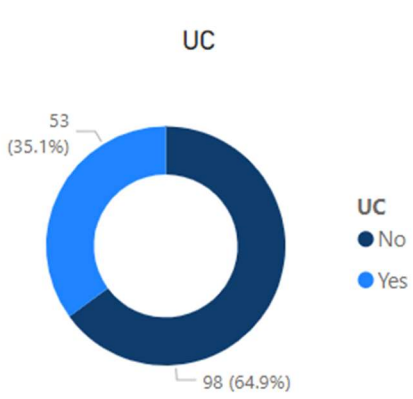


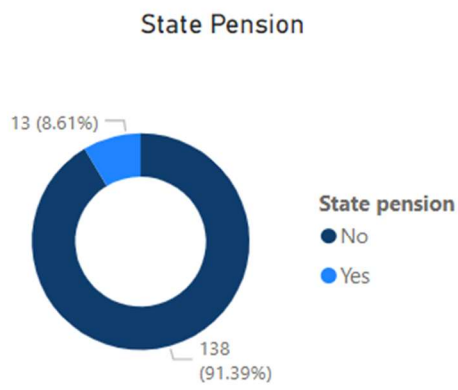












Chester Housing Market Report

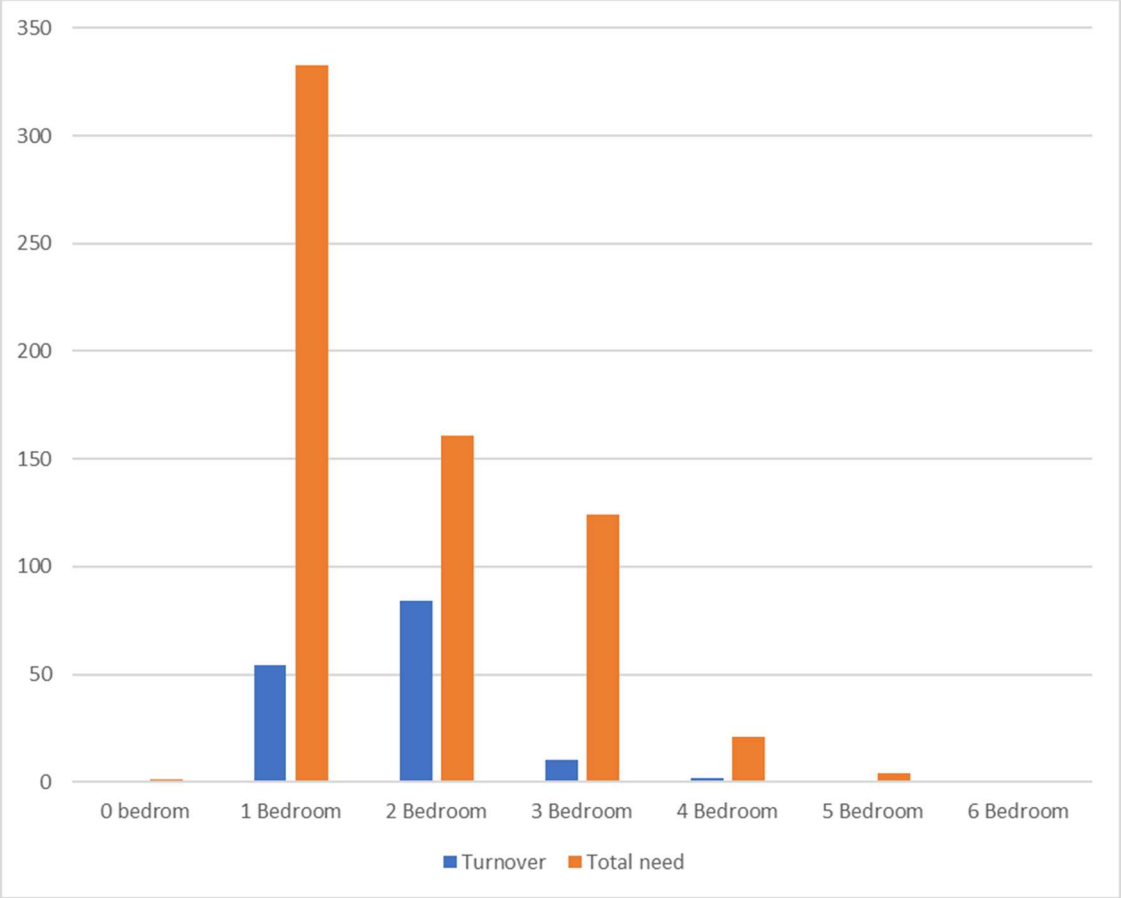
Need/Turnover gap chart.

This chart compares turnover over properties on the housing register with applicants first choice according to bedroom need. The traffic light system compares the gaps between turnover and choice of area between the wards.

Turnover to first choice demand Chester wards.

Ward		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Blacon	Turnover	0	19	34	4	0		
	Under 55	1	57	35	28	8	0	0
	Over 55	0	11	4	0	0	0	0
	Total	1	68	39	28	8	0	0
	Gap	1	49	5	24	8	0	0
Chester City & Garden Quarter	Turnover	0	7	6	0	0	0	0
	Under 55	0	98	30	19	3	2	0
	Over 55	0	34	5	1	0	0	0
	Total	0	132	35	20	3	2	0
	Gap	0	125	29	20	3	2	0
Great Boughton	Turnover	0	0	0	0	0	0	0
	Under 55	0	0	2	3	0	0	0
	Over 55	0	0	0	0	0	0	0
	Total	0	0	2	3	0	0	0
	Gap	0	0	2	3	0	0	0
Handbridge Park	Turnover	0	0	2	1	0	0	0
	Under 55	0	7	10	11	0	0	0
	Over 55	0	6	1	2	0	0	0
	Total	0	13	11	13	0	0	0
	Gap	0	13	9	12	0	0	0
Hoole	Turnover		3	6	1	0	0	0
	Under 55	0	23	15	16	2	0	0
	Over 55	0	8	1	1	0	0	0
	Total	0	31	16	17	2	0	0
	Gap	0	28	10	16	2	0	0
Lache	Turnover	0	11	18	2	1	0	0
	Under 55	0	54	36	27	7	2	0
	Over 55	0	14	1	0	0	0	0
	Total	0	68	37	27	7	2	0
	Gap	0	57	19	25	6	2	0
Newton	Turnover		8	6	0	0	0	0
	Under 55	0	1	4	2	0	0	0
	Over 55	0	2	1	0	0	0	0
	Total	0	3	5	2	0	0	0
	Gap	0	-5	-1	2	0	0	0
Upton	Turnover	0	6	12	2	1	0	0
	Under 55	0	15	15	14	1	0	0
	Over 55	0	3	1	0	0	0	0
	Total	0	18	16	14	1	0	0
	Gap	0	12	4	12	0	0	0

Turnover to demand Chester wards.



Chester Housing Market Report

Turnover to demand applicants' selection of ward as first, second or third choice

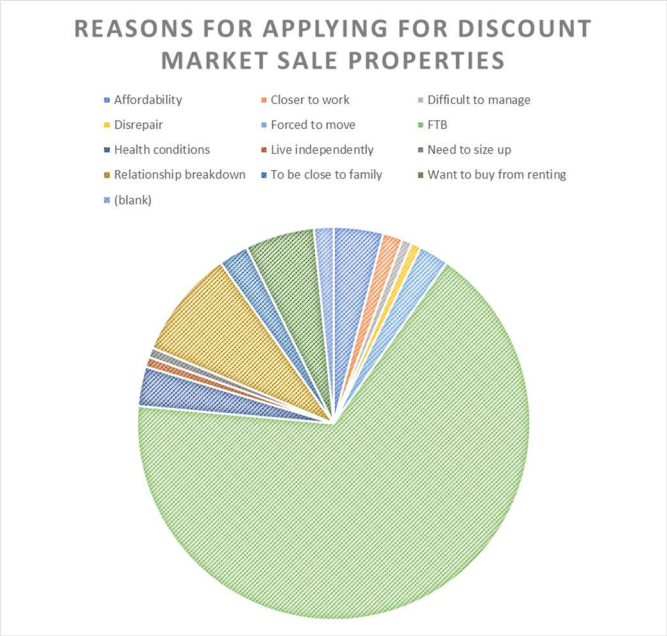
Ward		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Blacon	Turnover	0	19	34	4	0		
	Under 55	2	108	62	37	15	0	0
	Over 55	0	28	7	0	0	0	0
	Total	2	136	69	37	15	0	0
	Gap	2	117	35	33	15	0	0
Chester City & Garden Quarter	Turnover	0	7	4	0	0	0	0
	Under 55	0	258	107	50	8	2	1
	Over 55	0	68	8	3	0	0	0
	Total	0	326	115	53	8	2	1
	Gap	0	319	111	53	8	2	1
Great Boughton	Turnover	0	0	2	1	0	0	0
	Under 55	0	12	5	6	0	0	0
	Over 55	0	8	2	3	0	0	0
	Total	0	20	7	9	0	0	0
	Gap	0	20	5	8	0	0	0
Handbridge Park	Turnover	0	0	2	1	0	0	0
	Under 55	0	29	25	26	5	0	0
	Over 55	0	43	17	6	0	0	0
	Total	0	72	42	32	5	0	0
	Gap	0	72	40	31	5	0	0
Hoole	Turnover	0	3	6	1	0	0	0
	Under 55	0	125	68	50	5	0	0
	Over 55	0	49	12	3	0	0	0
	Total	0	174	80	53	5	0	0
	Gap	0	171	74	52	5	0	0
Lache	Turnover	0	11	18	2	1	0	0
	Under 55	0	62	44	36	7	2	0
	Over 55	0	25	7	3	0	0	0
	Total	0	87	51	39	7	2	0
	Gap	0	76	33	37	6	2	0
Newton	Turnover	0	8	6	0	0	0	0
	Under 55	0	18	13	10	1	0	0
	Over 55	0	13	12	5	1	0	0
	Total	0	31	25	15	2	0	0
	Gap	0	23	19	15	2	0	0
Upton	Turnover	0	6	12	2	1	0	0
	Under 55	0	40	39	36	6	0	0
	Over 55	0	46	19	15	0	0	0
	Total	0	86	58	51	6	0	0
	Gap	0	80	46	49	5	0	0

This chart compares turnover in properties on the housing register with applicants the number of applicants who chose each ward either as a first, second or third choice according to bedroom need. The traffic light system compares the gaps between turnover and choice of area between the wards.

Chester Housing Market Report

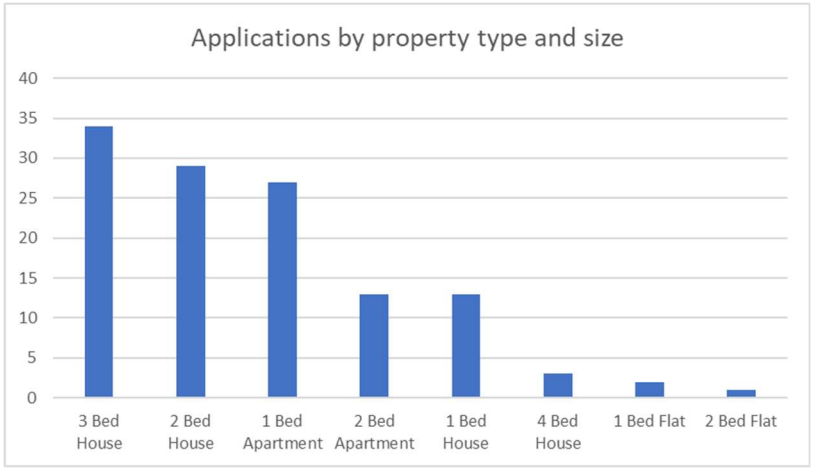
Discount Market Sales

Reasons for applying for discount market sale (DMS) homes.



67% of applicants for DMS homes stated that they were first time buyers, 9% wished to buy due to relationship breakdown and 6% wanted to buy from renting. These individuals may also have been first time buyers however this chart reports on their reported reason as stated in their application.

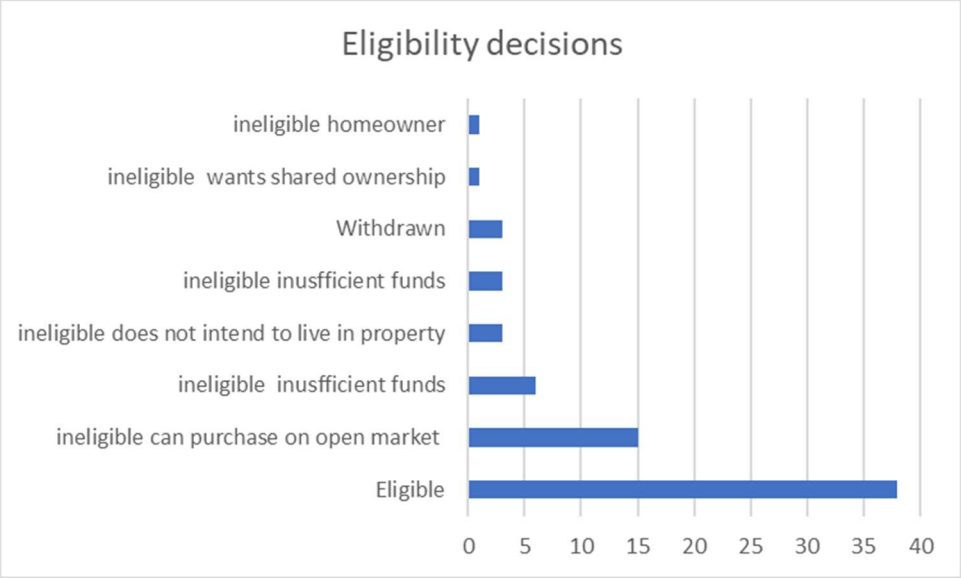
Applications by property type and size



This chart shows the number of applicants according to the property type and size.

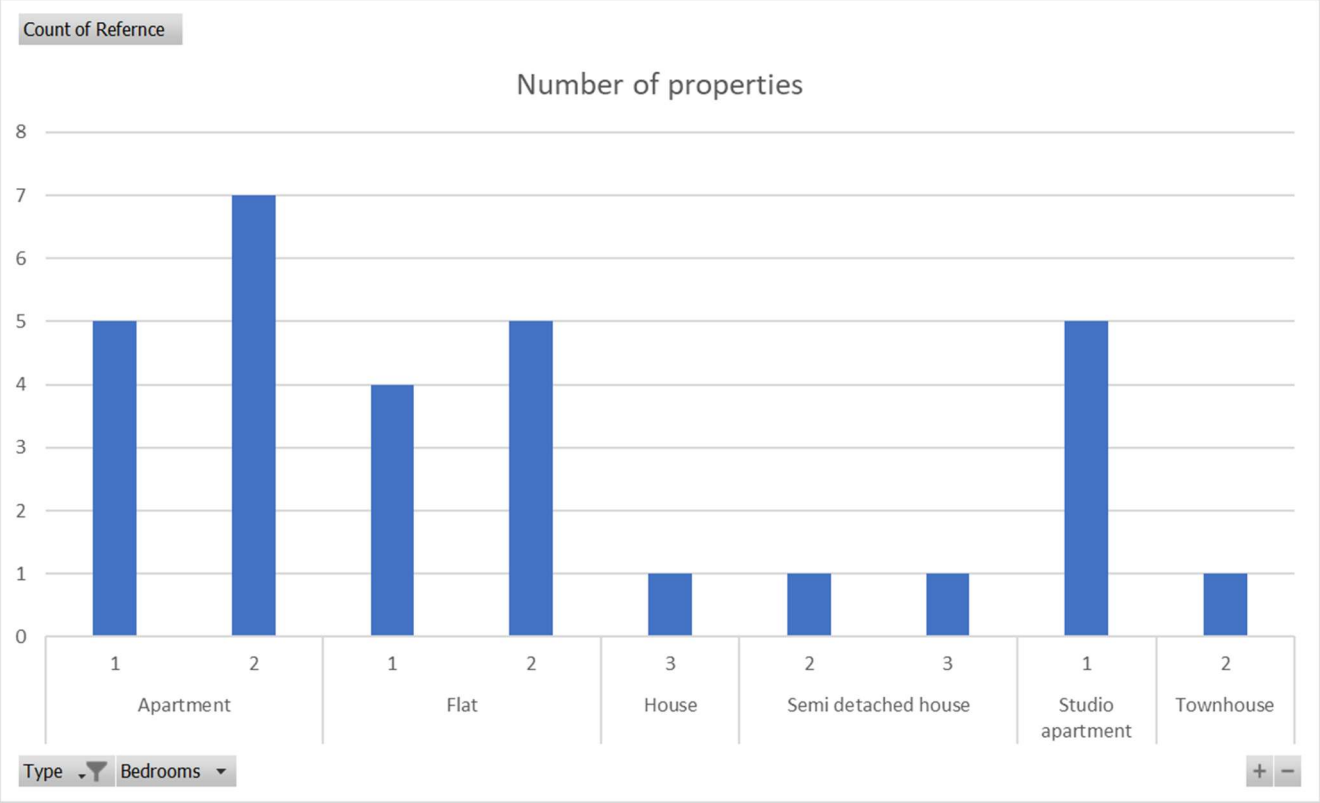
Chester Housing Market Report

Eligibility decisions



This chart does not show applications where more information was requested but not received.

Available properties April 2021-September 2023

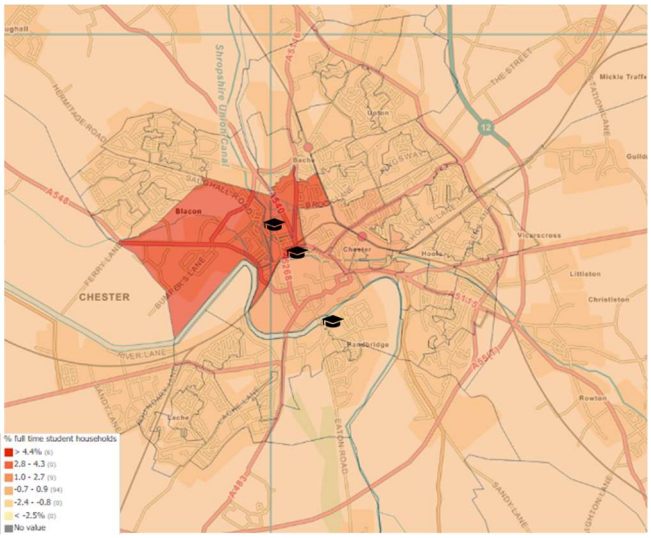


The most commonly available properties were 2 bed apartments, studio apartments and 2 bed flats. Considering this in relation to the number of applications it's possible that there are more applications for larger homes either because there are less of these available, there is more demand for larger homes or a combination of both factors.

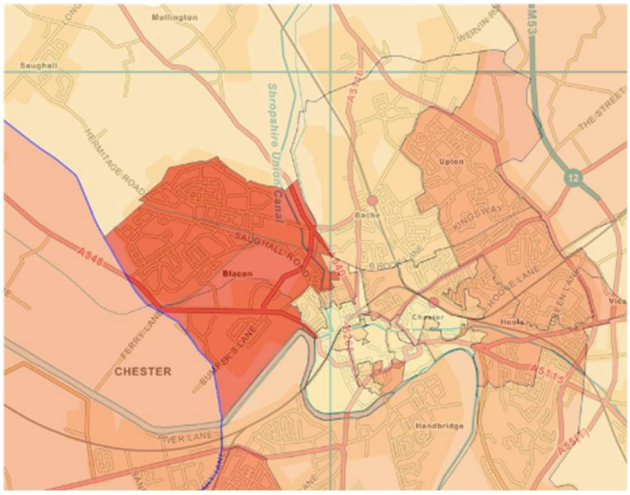
Students

Data around full-time student households indicates that most of these households are located around the south of Blacon and the University of Chester campus. These areas contain concentrations or properties with 4+rooms and are located close to the university campus.

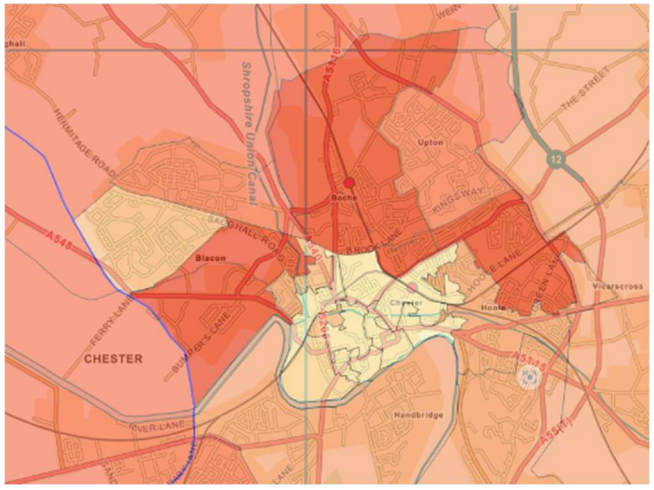
Student households



Distribution of five-bedroom properties



Distribution of six-bedroom properties



Building new homes

Information taken from the yearly monitoring report which runs from the 1st of April to the 21st of March each year.

Completed homes 2022-23

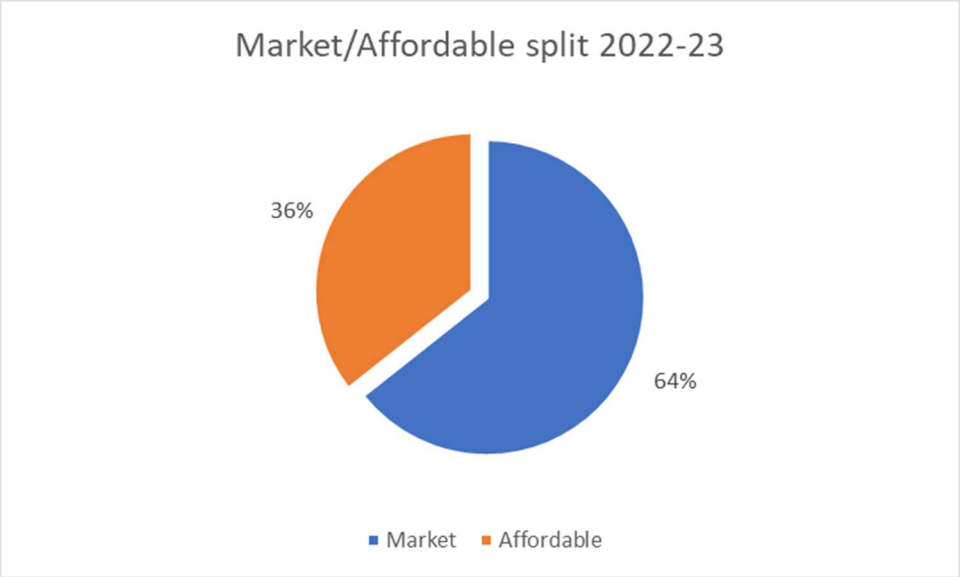
Ward	4 Bed house (market)	3 bed house (market)	1 bed flat (market)	2 bed flat (market)	4 bed flat (market)	2 bed house (affordable)	3 bed house (affordable)	1 bed flat (affordable)	2 bed flat (affordable)	HMO	Net Dwellings.
Blacon								12	4		16
Chester City and The Garden Quarter	2	9	28	10	1			9	11		61
Handbridge Park	1										1
Lache			16								16
Newton and Hoole		7								7	7
Upton						4	1				74
(blank)											
Grand Total	**3**	**16**	**44**	**10**	**1**	**4**	**1**	**21**	**15**	**7**	**175**

Forecasted homes 2023-2028

Source	Sum of Year One 2023-2024	Sum of Year Two 2024/2025	Sum of Year Three 2025/2026	Sum of Year Four 2026/2027	Sum of Year Five 2027/2028
BLR		88	90		
Garden land	13	2			
HELAA	53	29	42	39	
LP allocation	132	131	110	111	115
LP Regen			56	133	
PANR					
PD		6			
Windfall	13	29	37	3	3
Grand Total	211	285	335	286	118

Chester Housing Market Report

Market/Affordable split of completed homes 2022/23

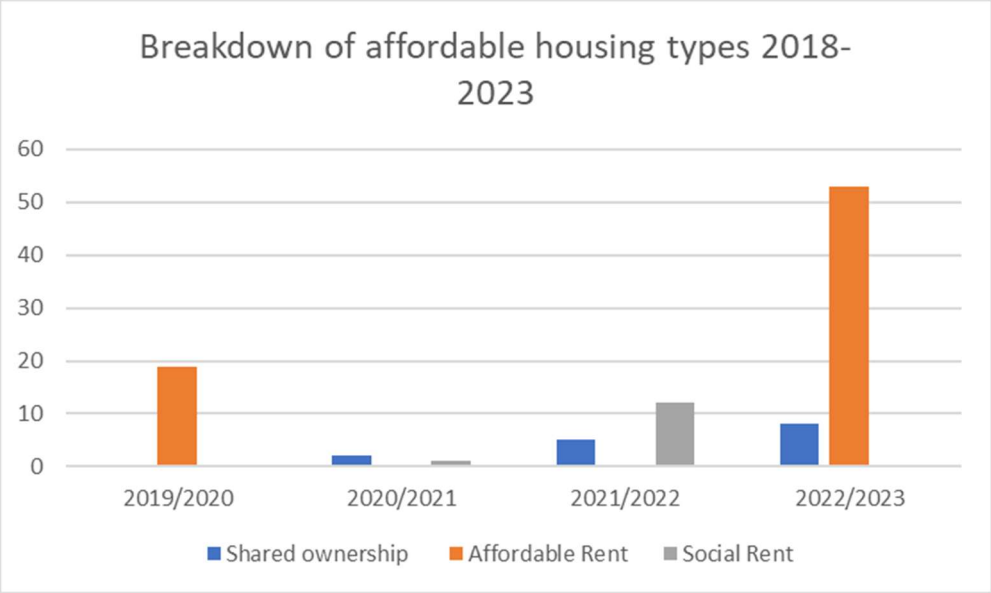


Affordable Housing 2018-2023

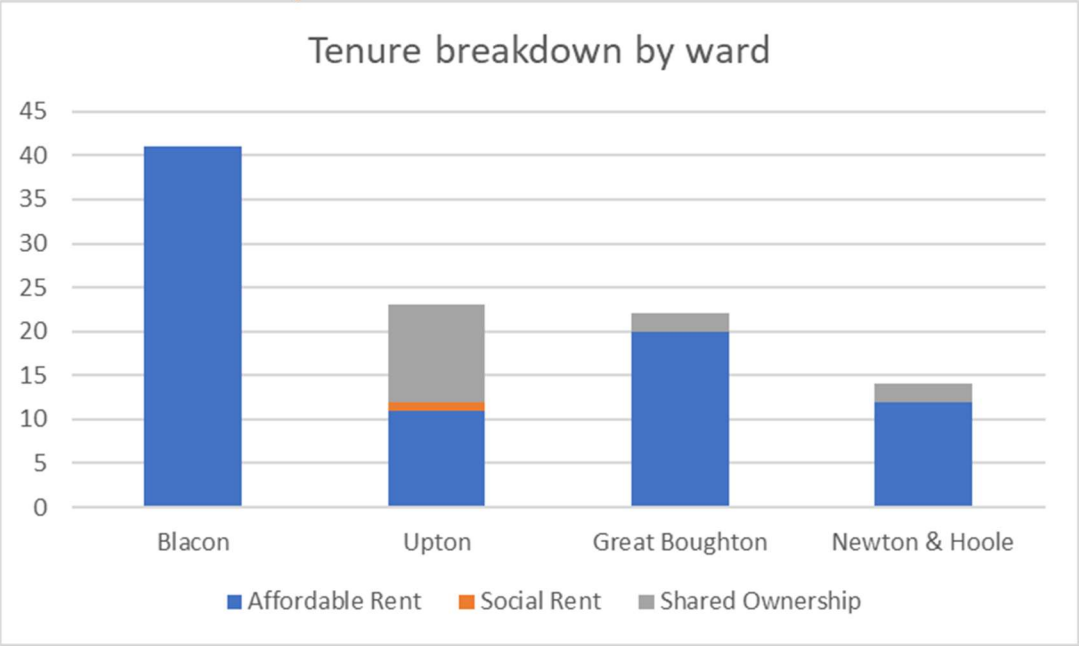
This data come from monitoring completed by the strategic housing program team. Due to differences in collection methods the numbers are different from the data above which comes from the council's planning team.

Properties for the following charts are only counted once they have been handed over and are ready to occupy. The following charts also include both new builds and acquisitions,

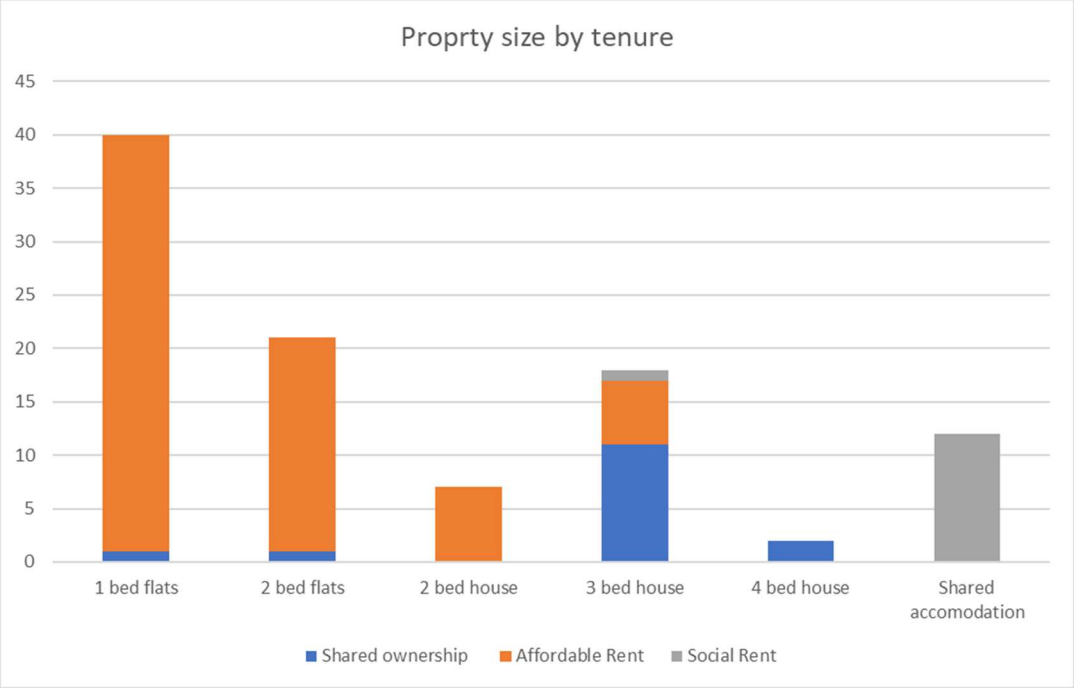
Affordable housing types 2018-2023



Tenure breakdown by ward



Property size by tenure



Looking at the above charts we can see that affordable rent properties are generally smaller with shared ownership options tending towards larger, family sized homes.

There are no affordable housing options completed this year in Chester City and the Garden Quarter, Handbridge Park, or Lache. The 20 affordable properties noted by the planning team in Chester City and the Garden Quarter as 20 apartments for the older persons constructed by Sanctuary housing association at Richmond Court

Data Sources

Data	Source	Details	Hyperlink (where applicable)
Population density	ONS	Persons per sq. KM	https://www.ons.gov.uk/census/maps/choropleth/population/population-density/population-density/persons-per-square-kilometre
Number of individuals in household	ONS	This dataset provides Census 2021 estimates that classify usual residents in England and Wales by whether they resided in households and communal establishments. The estimates are as at Census Day, 21 March 2021.	https://www.ons.gov.uk/datasets/TS001/editions/2021/versions/3
Tenure makeup	Hometrack	he charts shows the profile of housing stock in the area by tenure	Available under licence from Hometrack
Economic activity	Ward profiles	Shows the percentage of the population who are considered economically active	https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Average Incomes	Ward Profiles	Average household income by ward	https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Travel to work	ONS Census 2021	This dataset provides Census 2021 estimates that classify usual residents aged 16 years and over in employment the week before the census in England and Wales by the distance they travelled to work. The estimates are as at Census Day, 21 March 2021.	https://www.ons.gov.uk/datasets/TS058/editions/2021/versions/3
Method of travel	ONS Census 2021	This dataset provides Census 2021 estimates that classify usual residents in England and Wales by their method used to travel to work (2001 specification). The estimates are as at Census Day, 21 March 2021.	https://www.ons.gov.uk/datasets/TS061/editions/2021/versions/4
Deprivation decile 1&2	CW&C council	Report into English Indices of multiple deprivation 2019	https://www.cheshirewestandchester.gov.uk/asset-library/statistics/index-of-multiple-deprivation-2019-cwac-infographic-2019-10-21.pdf#:~:text=Cheshire%20West%20and%20Chester%20has%20a%20less%20deprived,the%20most%20deprived%20and%20317%20the%20least%20deprived%29.
Deprivation across the Borough	ONS	Graphic showing neighbourhoods according to the level of income deprivation. Information taken from	https://www.ons.gov.uk/visualisations/dvc1371/#/E06000050

		the Indices of Multiple Deprivation provided by MHCLG	
Population age Age profile comparisons	ONS	his dataset provides Census 2021 estimates that classify usual residents in England and Wales by single year of age. The estimates are as at Census Day, 21 March 2021.	https://www.ons.gov.uk/datasets/TS007/editions/2021/versions/2
Population movement by age	Hometrack	Data from a fixed point in time (April 2013)	Available under licence from Hometrack
Population predictions	CW&C Insight and Intelligence	Information taken from "Population Forecasts 2018" report	population forecasts 2018 report (cheshirewestandchester.gov.uk)
Student enrolment	Chester University	Information from 2021/22 academic year	https://www1.chester.ac.uk/sites/default/files/Annual_Review_2022.pdf
Mature students	HESA	Information provided on personal characteristic of students studying in higher education	https://www.hesa.ac.uk/data-and-analysis/students/whos-in-he#characteristics
Students' numbers by accommodation types	HESA	shows the types of accommodation students lived in during term-time. This data is only collected for full-time students (including sandwich students).	https://www.hesa.ac.uk/data-and-analysis/students/where-study
Stock	Hometrack	Shows the proportion of housing in the area according to the specified number of rooms using Census data. The count of the number of rooms does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms and studies are counted. Rooms shared between several households are not counted.	Available under licence from Hometrack
Property size percentage by ward, Overall stock size, Number of properties by bedroom number	ONS	This dataset provides Census 2021 estimates that classify all household spaces with at least one usual resident in England and Wales by number of bedrooms. The estimates are as at Census Day, 21 March 2021.	https://www.ons.gov.uk/datasets/TS050/editions/2021/versions/1
Bedroom number and Household size	ONS	This dataset provides 2021 Census estimates that classify all households in England and Wales by household size and number of bedrooms. The estimates are as at census day, 21 March 2021.	https://www.ons.gov.uk/datasets/create/filter-outputs/bf6eef81-a26b-405e-8dcd-15c0e2151304#get-data
Housing sales by value	Hometrack	This theme shows the number of properties sold each month for the selected area by house type, according to HM Land Registry.	Available under licence from Hometrack

		There is a delay of approximately 3 months between sales taking place and being recorded by the Land Registry. For that reason, the latest month for which data is available is not as recent as for price data.	
Patterns of owner occupation	Hometrack	shows the proportion of housing by tenure based on the Census.	Available under licence from Hometrack
House Prices to income ratio (mean)	Ward dashboard	Average income level from ward dashboard Average prices from Hometrack	https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Average house prices	Hometrack	The chart shows the average property price over time for all types of housing in the area selected and is based on sales only, not valuations. It compares the lower quartile house price to the average price, the upper quartile price, and the price at the 90th percentile over time. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from the Land Registry.	Available under licence from Hometrack
Percentage of average income spent on rent	Ward Dashboard/ Hometrack	Income from ward dashboard Rental prices from Hometrack	Available under licence from Hometrack https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Average rent prices by bedroom	Ward Dashboard/ Hometrack	HA rent is taken from the Regulatory statistical return survey. Data point repeats annually	Available under licence from Hometrack https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Rental affordability by ward	Ward Dashboard/ Hometrack	Income levels from ward dashboard. Rents from Hometrack	Available under licence from Hometrack https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles
Applicants by band and bedroom need.	CWaC	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
First choice area map	CWaC	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
First choice 1-2 bed need	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
First choice 3+ bed need	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request

Let properties Dec 2023-Sept 20023	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Property type as a percentage of lets in area	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Average of bids by accommodation type	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Property type breakdown by ward	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Housing list applicant data overview: Income and benefit data	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Need/Turnover gap	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Turnover/demand Chester wards	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Turnover/demand 1st, 2nd, and 3rd choice	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Reasons for applying for DMS homes	CWaC	Information taken from strategic housing program team records	Available on request
Applications by property type and size	CWaC	Information taken from strategic housing program team records	Available on request
Eligibility decisions	CWaC	Information taken from strategic housing program team records	Available on request
Available properties April 21- Sept 23	CWaC	Information taken from strategic housing program team records	Available on request
Student households	Hometrack	The theme shows the proportion of households by household type using data from the 2011 Census.	Available under licence from Hometrack
4- and 5-bedroom houses	Hometrack	The theme shows the proportion of housing in the area according to the specified number of rooms using Census data. The count of the number of rooms does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms and studies	Available under licence from Hometrack

		are counted. Rooms shared between several households are not counted.	
Completed homes 2021-2022	CWaC yearly monitoring report	Information taken from the yearly monitoring report which runs from the 1st of April to the 21st of March each year.	https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control
Forecasted homes 2023-2028	CWaC yearly monitoring report	Information taken from the yearly monitoring report which runs from the 1st of April to the 21st of March each year.	https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control
Market/Affordable split of in progress homes	CWaC yearly monitoring report	Information taken from the yearly monitoring report which runs from the 1st of April to the 21st of March each year.	https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control
Affordable housing types 2018-2023	CWaC	Information taken from monitoring completed by strategic housing program team	Available on request
Tenure breakdown by ward	CWaC	Information taken from monitoring completed by strategic housing program team	Available on request
Property size by tenure	CWaC	Information taken from monitoring completed by strategic housing program team	Available on request
Household size	ONS	This dataset provides 2021 Census estimates that classify all households in England and Wales by household size and number of bedrooms. The estimates are as at census day, 21 March 2021.	https://www.ons.gov.uk/datasets/create/filter-outputs/bf6eef81-a26b-405e-8dcd-15c0e2151304#get-data
Bedroom number and Household size	ONS	This dataset provides 2021 Census estimates that classify all households in England and Wales by household size and number of bedrooms. The estimates are as at census day, 21 March 2021.	https://www.ons.gov.uk/datasets/create/filter-outputs/bf6eef81-a26b-405e-8dcd-15c0e2151304#get-data

Accessing Cheshire West and Chester Council information and services

Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at:
equalities@cheshirewestandchester.gov.uk

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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