

Cheshire West &  
Chester Council

# Ellesmere Port Housing Market Report



Cheshire West  
and Chester

# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Contents

Contents .....	2
Introduction .....	4
Key trends:.....	4
Population .....	4
Stock .....	4
Buying and renting a home .....	5
Social housing demand .....	5
Population data .....	6
Population density .....	6
Number of individuals in household .....	7
Tenure .....	7
Economic activity and travel to work trends.....	8
Economic activity .....	8
Average Incomes .....	8
Median Income .....	8
Median income .....	9
Approximated social grade .....	10
Employment type.....	11
Travel to work .....	11
Travel to work for Ellesmere Port Wards .....	11
Methods of travel .....	13
Deprivation.....	14
Decile 1 &2.....	14
Deprivation across the Borough.....	14
Population Age .....	15
Population movement by age .....	17
Population Predictions .....	17



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Borough level household change predictions.....	18
Borough level forecast of dependency.....	18
Stock.....	19
Property type distribution.....	19
Property size percentage by ward .....	20
Bedroom/household size side by side comparison chart .....	21
Occupancy rates .....	22
Number of households overcrowded.....	23
Buying and selling a home in Ellesmere Port .....	24
Housing sales by value.....	24
Patterns of owner occupation .....	25
House Prices to income ratio (mean).....	25
Ward minimum annual household income needed to purchase average property. ....	26
Average House Prices.....	26
Renting a home.....	27
Borough average monthly rents.....	27
Income/average rent comparison .....	28
Ward rent to income comparisons .....	29
Housing register. ....	30
Applicants by band and bedroom need first choice .....	30
Applicants by band and bedroom need second choice. ....	31
Applicants by band and bedroom need third choice. ....	33
Existing applicants from Ellesmere Port Wards.....	34
Let properties via the housing register Dec 2023-Sept 2023.....	35
Let property locations.....	36
Property type as a percentage of lets in area. ....	36
Size of let properties .....	37
Average bids by accommodation type.....	38
Average bids by size of property .....	38
Turnover to first choice demand Ellesmere Port wards .....	39



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Discount Market Sales .....	40
Building new homes .....	41
2010-2030 Ellesmere Port housing developments.....	41
Future development.....	41
Affordable Housing 2018-2023 .....	42
2019-2024 Affordable Housing completions.....	42
Data Sources.....	43

### Introduction

This report looks in detail at the housing market in and around Ellesmere Port comprising of data from 9 wards:

- Central & Grange
- Ledsham & Manor
- Netherpool
- Strawberry
- Sutton Villages
- Westminster
- Whitby Groves
- Whitby Park
- Wolverham

### Key trends:

#### Population

In common with other wards and the UK in general Ellesmere Port is predicted to see a rise in the older population and along with this, an increase in care needs. Ellesmere Port wards in general have a higher proportion of children and a lower proportion of the population aged over 65, Strawberry has the highest number of older residents at 24% and Westminster the lowest at 11%. Ellesmere Port also has fewer one person households than some other wards in the borough. Six of the wards have an average income lower than the borough average and Ellesmere Port wards are, overall, more deprived than surrounded more rural areas.

#### Stock

The stock in Ellesmere Port consists of primarily three-bedroom homes with relatively few smaller or larger homes. In terms of tenure owner occupation is the most common tenure at between 91% and 39% depending on ward with social rentals being the second most common in most wards although in



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Ledsham and Manor, Strawberry and Whitby Groves private rentals make up a larger proportion of the market than socially rented homes.

### Buying and renting a home

Overall, both buying and renting a home in Ellesmere Port has become more expensive as price increases in the housing market outstrip wage increases. Netherpool has seen the steepest rise in prices between 2015 and 2022 at 90% with Sutton Villages the lowest at 31%.

Since the 2001 census the borough has seen an increase in households living in privately rented homes and a decrease in owner occupation, whilst rents are more affordable in Ellesmere Port than in other parts of the borough larger homes are less affordable when compared to average incomes with 4 bedroom homes taking up between 40 and 60% of the average income in yearly rent.

### Social housing demand

There are 571 households on the waiting list who have selected Ellesmere Port as their first-choice area, approximately 10% of the total list., There are 526 households that have selected Ellesmere Port as a second choice (9%) as well as 205 (3%) applicants on the social housing register who currently live in Ellesmere Port. Whilst demand outstrip supply for all sizes of property the gap between the need for properties and available homes to let is particularly acute for households seeking a one-bedroom home with a gap of 194 properties from April 2023-April 2024.

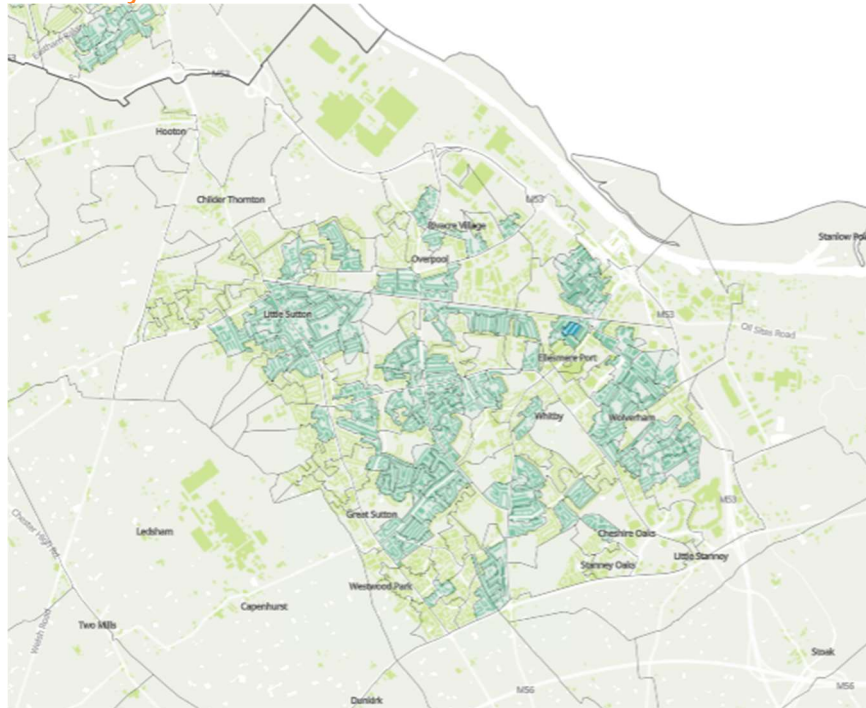


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Population data  
Population density



The darker blue indicate areas with higher levels of population density (Census 2021).

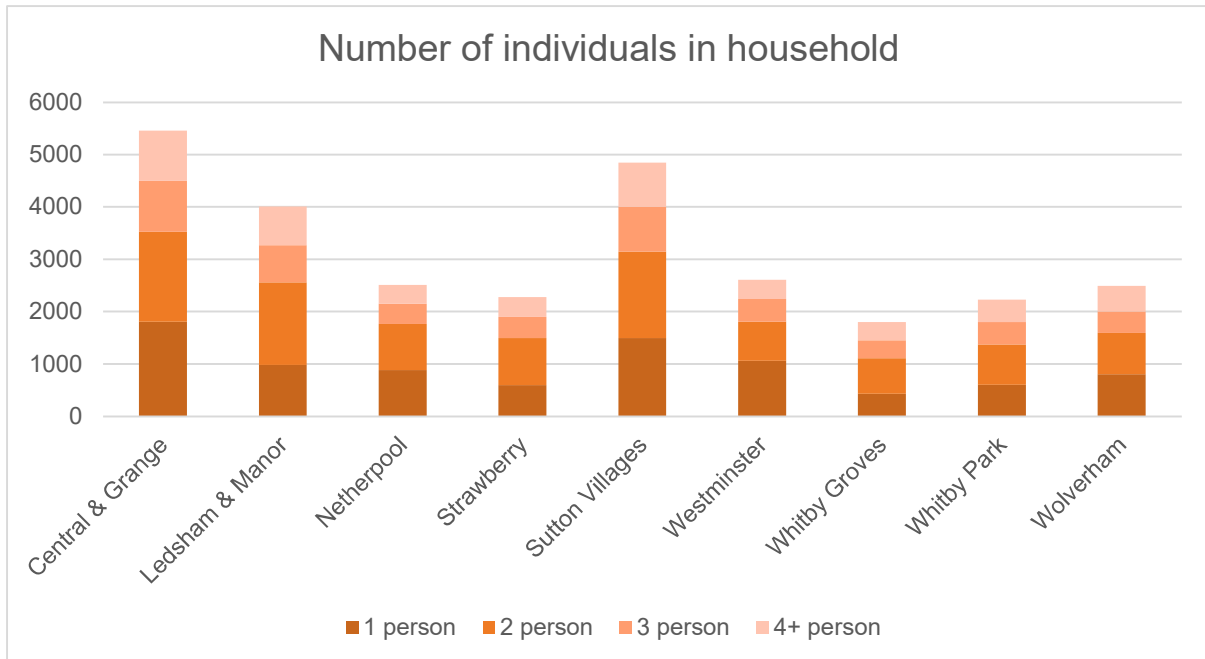


# Cheshire West & Chester Council

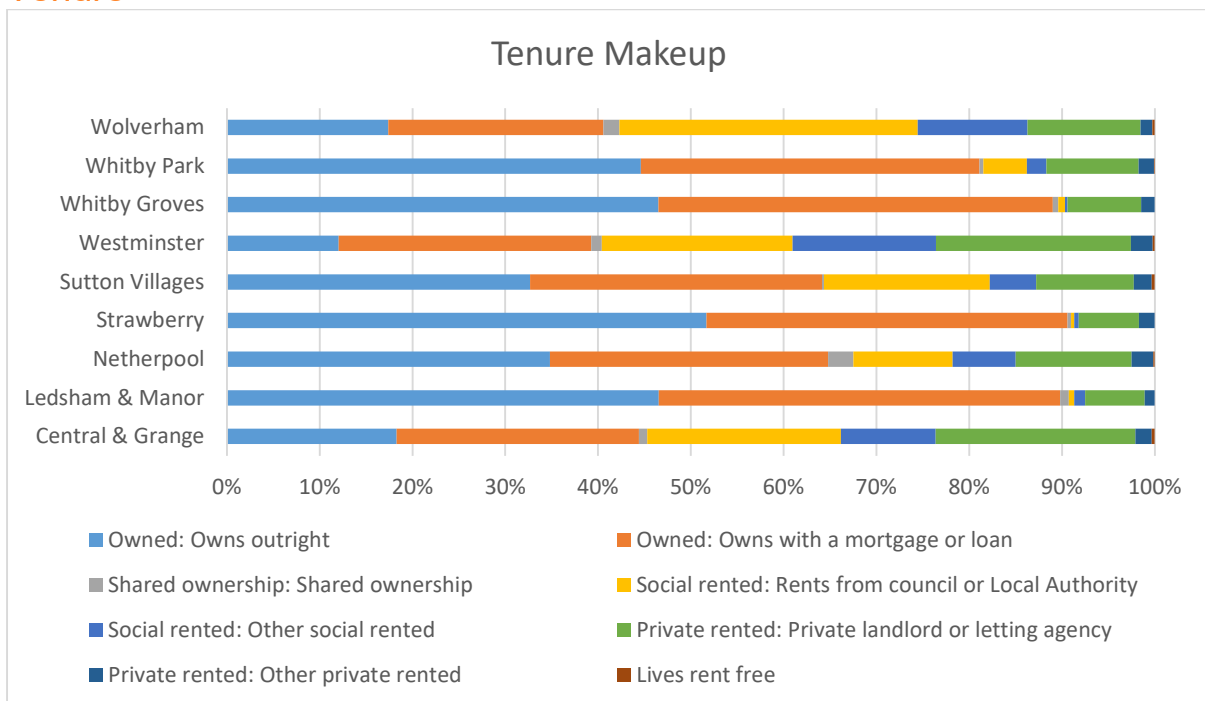
## Ellesmere Port Housing Market Report



### Number of individuals in household



### Tenure



# Cheshire West & Chester Council

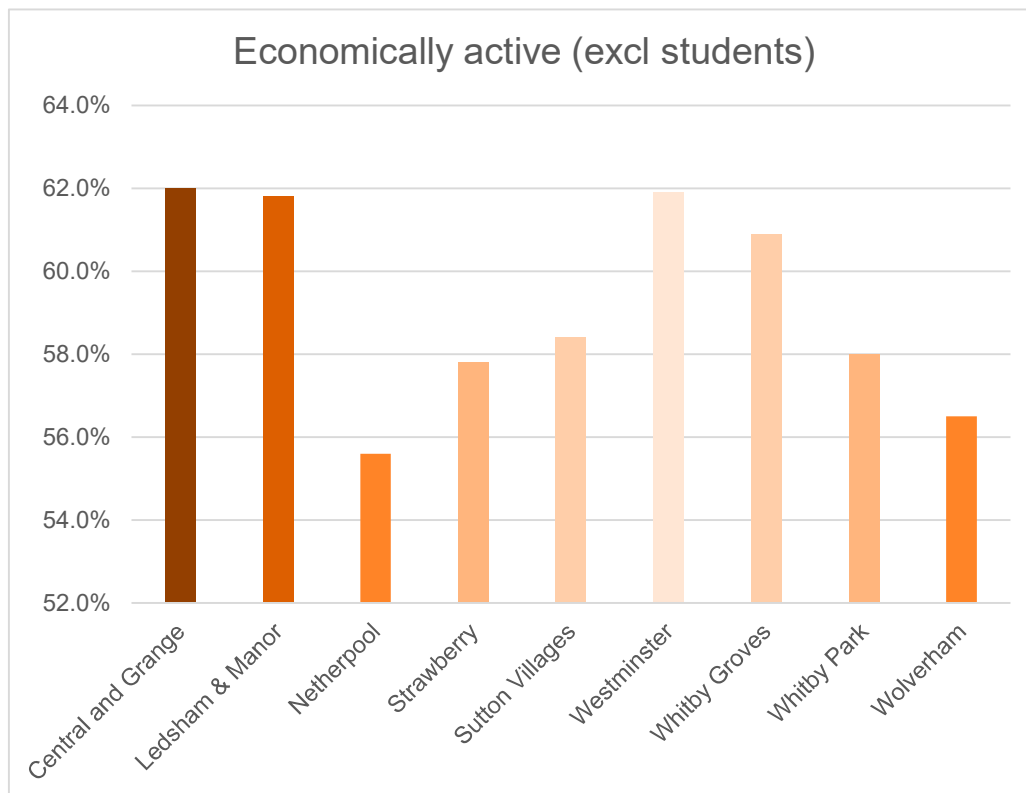
## Ellesmere Port Housing Market Report



Tenure type	Central & Grange	Ledsham & Manor	Netherpool	Strawberry	Sutton Villages	Westminster	Whitby Groves	Whitby Park	Wolverham	Cheshire West and Chester
Owned: Owns outright	18%	47%	35%	52%	33%	12%	47%	45%	17%	37%
Owned: Owns with a mortgage or loan	26%	43%	30%	39%	31%	27%	43%	37%	23%	31%
Shared ownership:										
Shared ownership	1%	1%	3%	0%	0%	1%	1%	0%	2%	1%
Social rented: Rents from council or Local Authority	21%	1%	11%	0%	18%	21%	1%	5%	32%	6%
Social rented: Other social rented	10%	1%	7%	0%	5%	15%	0%	2%	12%	9%
Private rented: Private landlord or letting agency	22%	6%	12%	6%	11%	21%	8%	10%	12%	14%
Private rented: Other private rented	2%	1%	2%	2%	2%	2%	1%	2%	1%	2%
Lives rent free	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

### Economic activity and travel to work trends.

#### Economic activity



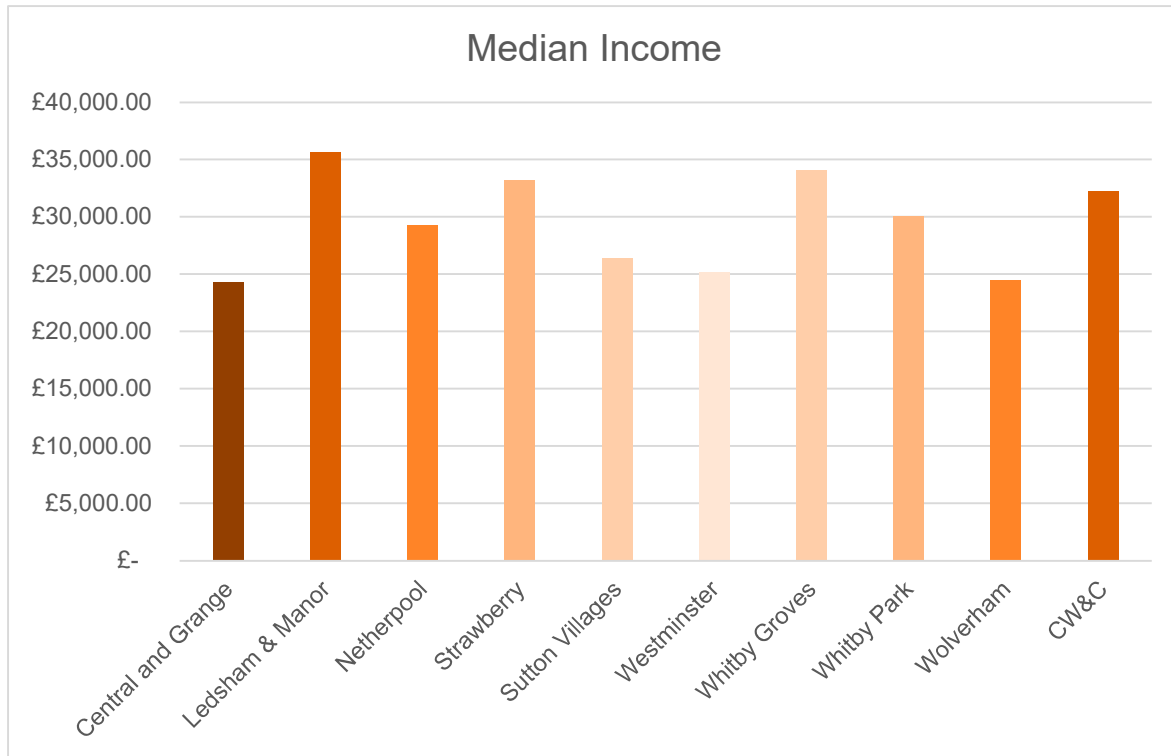


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Median income



Ward	Median income	
Central and Grange	£	24,240.00
Ledsham & Manor	£	35,638.00
Netherpool	£	29,274.00
Strawberry	£	33,232.00
Sutton Villages	£	26,422.00
Westminster	£	25,145.00
Whitby Groves	£	34,043.00
Whitby Park	£	30,030.00
Wolverham	£	24,447.00
CW&C	£	32,239.00

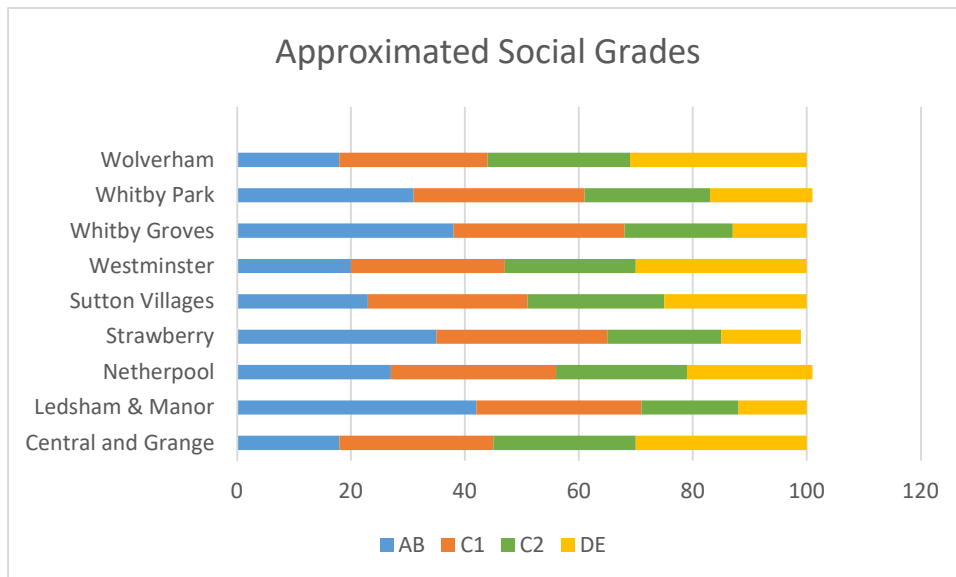


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Approximated social grade



Approximated social grades are allocated to households using data from the 2021 census. Information on how the ASG is calculated can be found here:

[Approximated Social Grade, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/people-and-population/population-statistics/articles/approximated-social-grade-england-and-wales/2021)

The grades are:

AB Higher and intermediate managerial/administrative/professional occupations

C1 Supervisory, clerical and junior managerial/administrative/professional occupations

C2 Skilled manual occupations

DE Semi-skilled and unskilled manual occupations; unemployed and lowest grade occupations

Residents in Central and Grange, Whitby Groves, Whitby Park and Strawberry are significantly more likely to be in ASG AB. Residents who would be considered to be in ASG group DE are most likely to live in Central and Grange, Westminster or Wolverham,.

In terms of employment type there are small differences between wards. Residents in Central and Grange, Sutton Villages and Wolverham are slightly less likely to work in jobs that are classed as Professional or director/managerial. They are also less likely to be retired. Residents in Ledsham and Manor and Whitby park are slightly more likely to have employment. Residents in Strawberry and Netherpool are the most likely to be classed as retired.

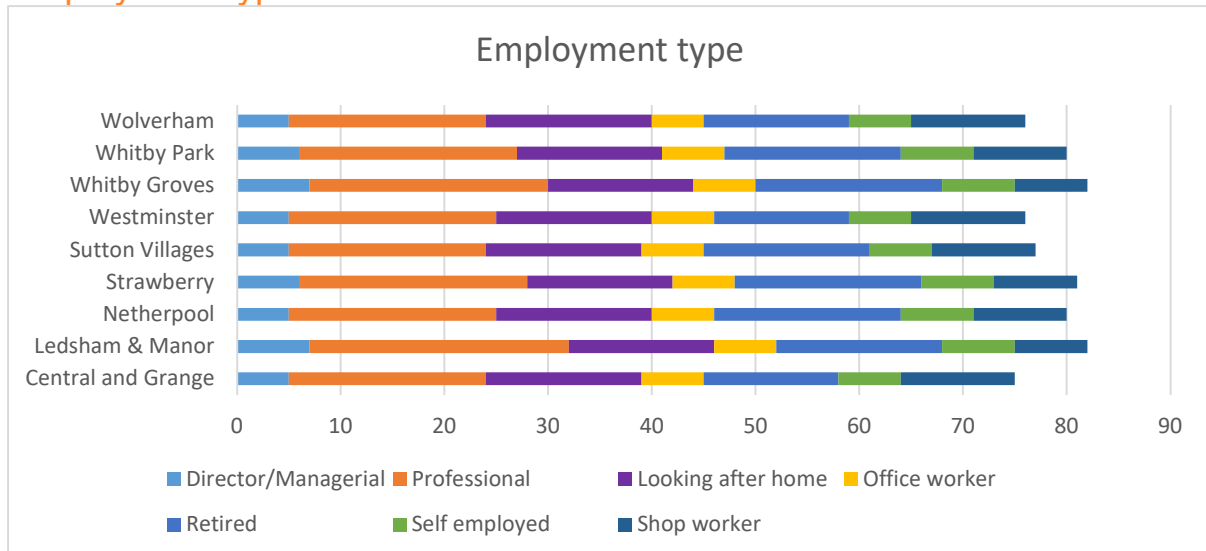


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



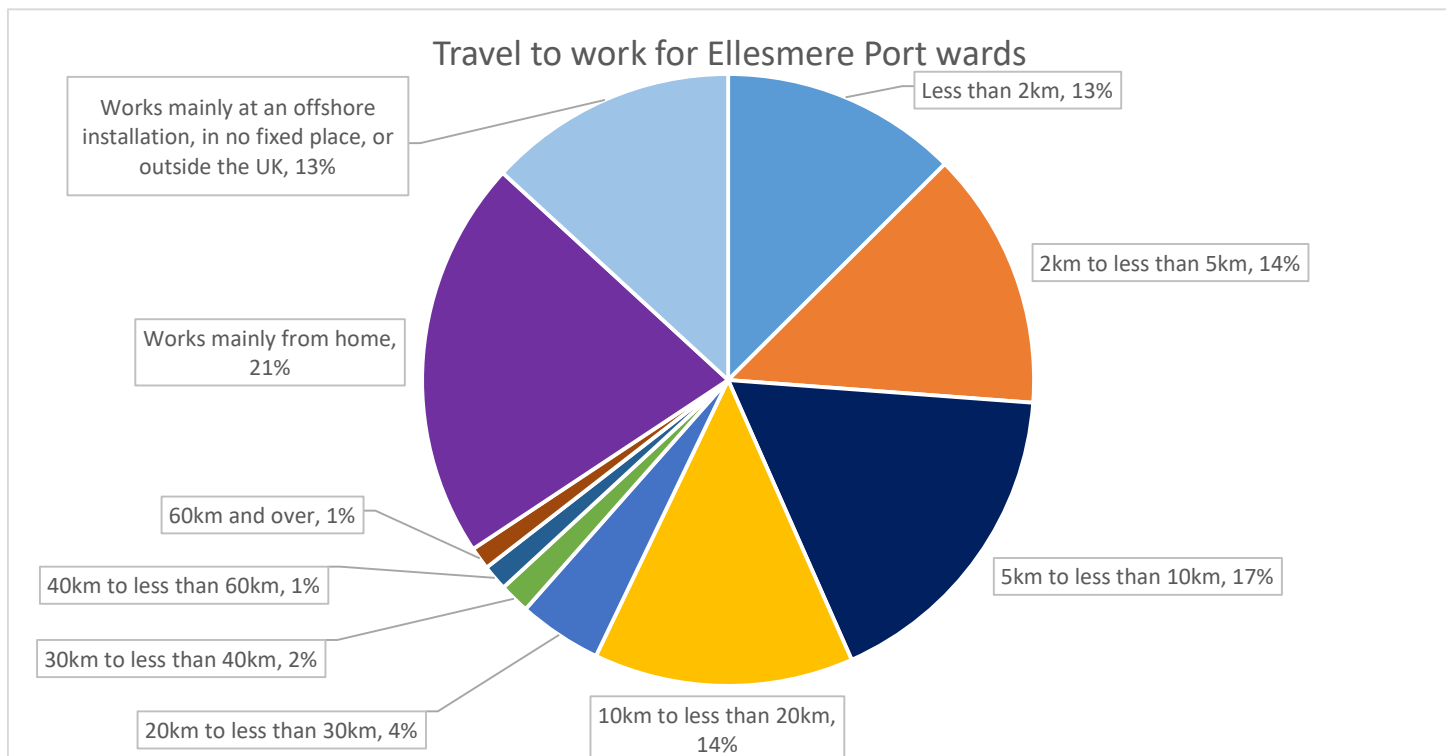
### Employment type



### Travel to work

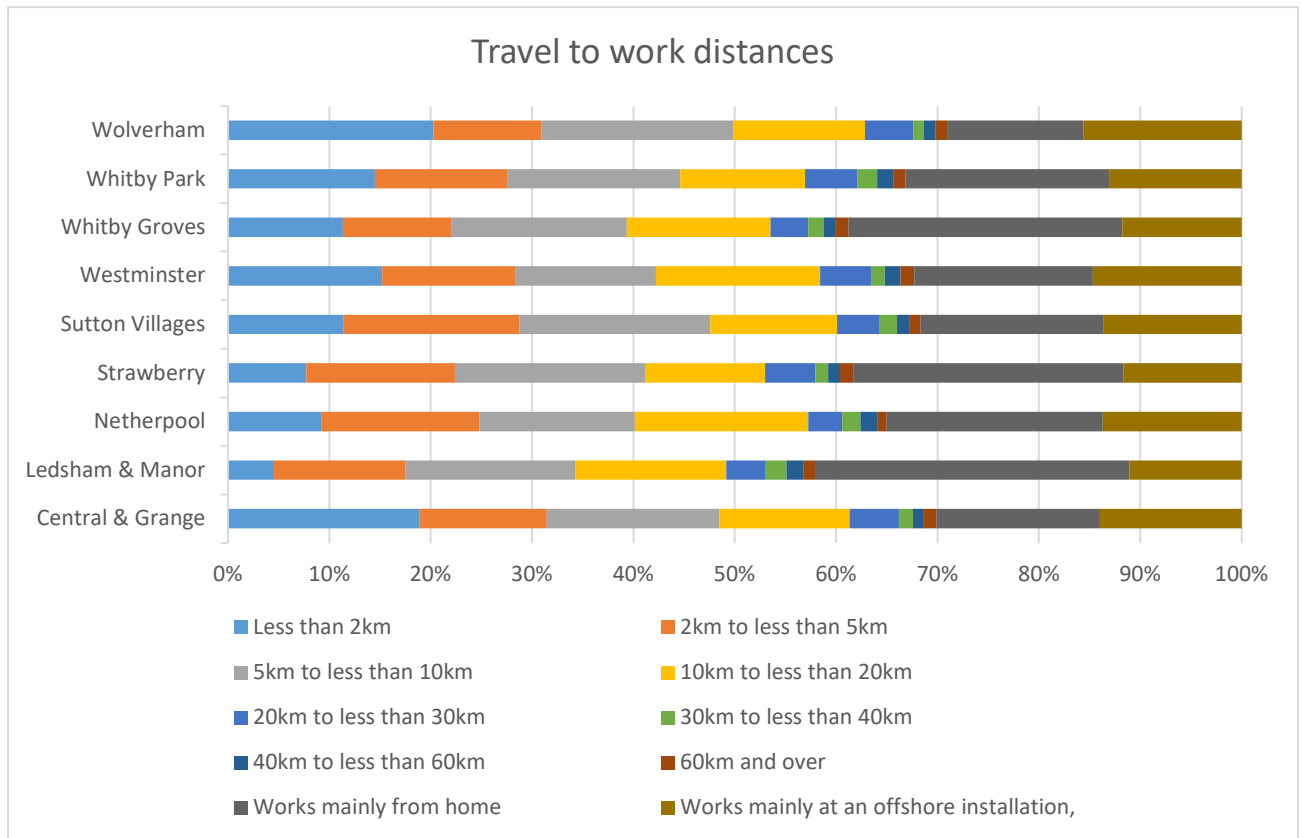
This data shows travel to work trends recorded in the 2021 census. Due to changes in the working environment due to COVID these results should be treated with some caution.

#### Travel to work for Ellesmere Port Wards



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Distance travelled	Central & Grange	Ledsham & Manor	Netherpool	Strawberry	Sutton Villages	Westminster	Whitby Groves	Whitby Park	Wolverham
Less than 2km	19%	5%	9%	8%	11%	15%	11%	14%	20%
2km to less than 5km	13%	13%	16%	15%	17%	13%	11%	13%	11%
5km to less than 10km	17%	17%	15%	19%	19%	14%	17%	17%	19%
10km to less than 20km	13%	15%	17%	12%	13%	16%	14%	12%	13%
20km to less than 30km	5%	4%	3%	5%	4%	5%	4%	5%	5%
30km to less than 40km	1%	2%	2%	1%	2%	1%	2%	2%	1%
40km to less than 60km	1%	2%	2%	1%	1%	2%	1%	2%	1%
60km and over	1%	1%	1%	1%	1%	1%	1%	1%	1%
Works mainly from home	16%	31%	21%	27%	18%	18%	27%	20%	13%
Works mainly at an offshore installation, in no fixed place, or outside the UK	14%	11%	14%	12%	14%	15%	12%	13%	16%

It is important to consider that the 2021 census took place during COVID and therefore travel data may be impacted by this.

Central and Grange and Wolverham wards both have the lowest levels of home working but the highest levels of work within 2kms. Ledsham and Manor, Strawberry and Whitby Groves have the highest levels of home working. Looking at home working and income we can see a positive correlation between home working and income with those wards with the highest levels of home working also reporting higher income levels.

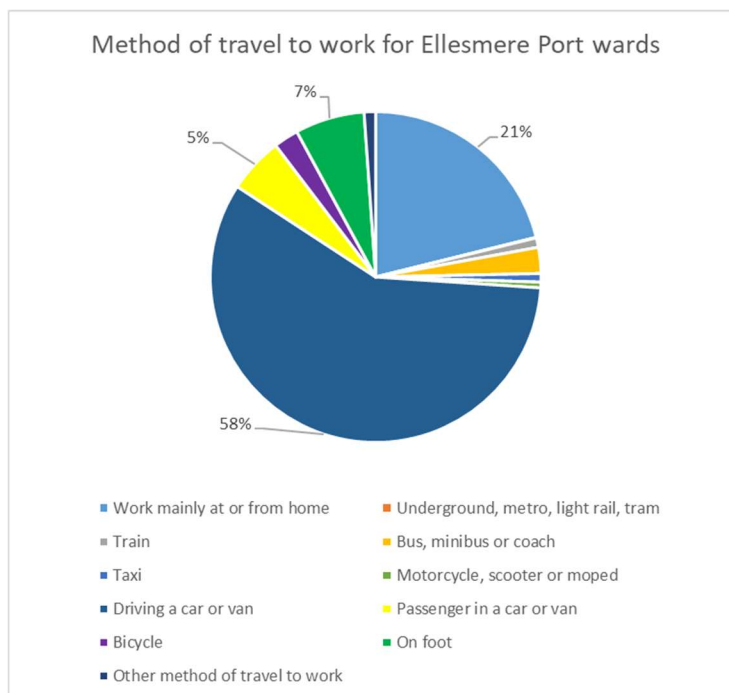
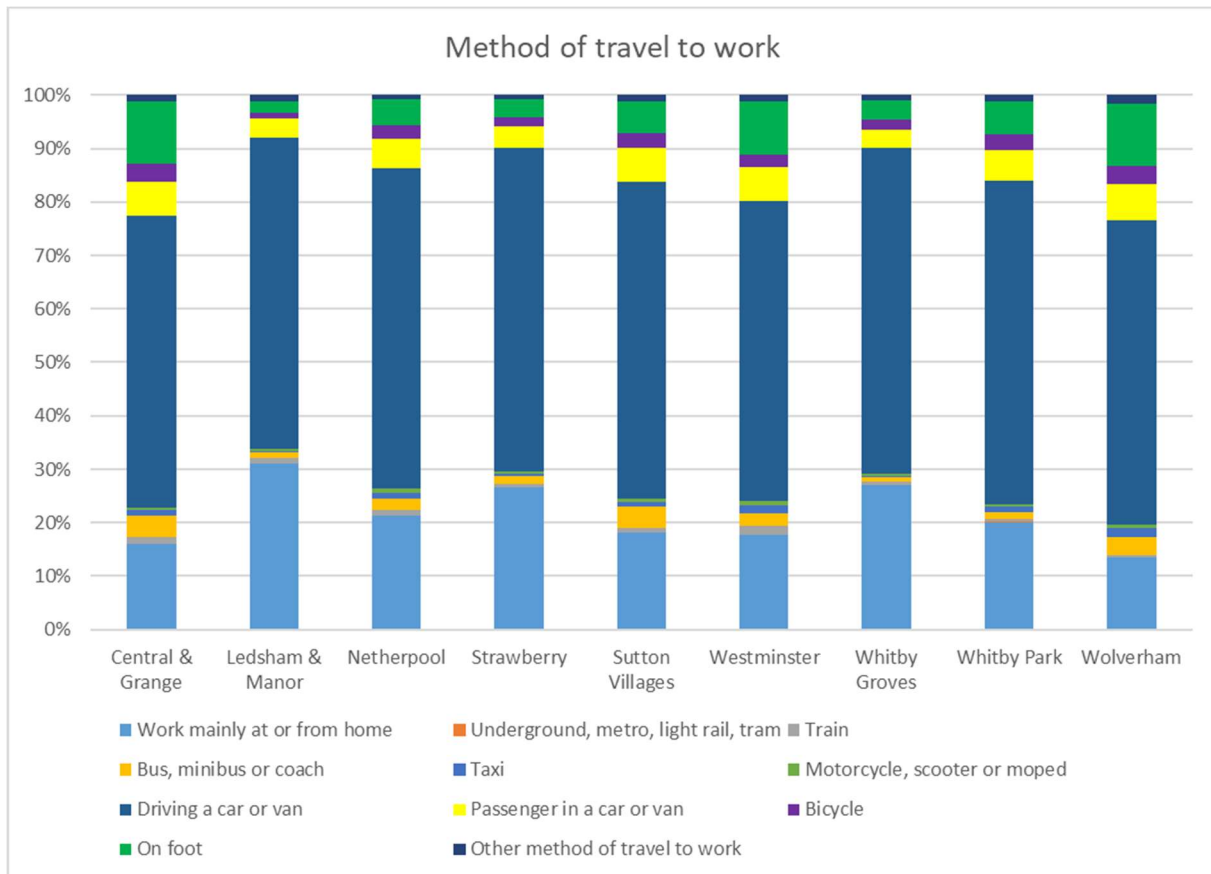


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Methods of travel





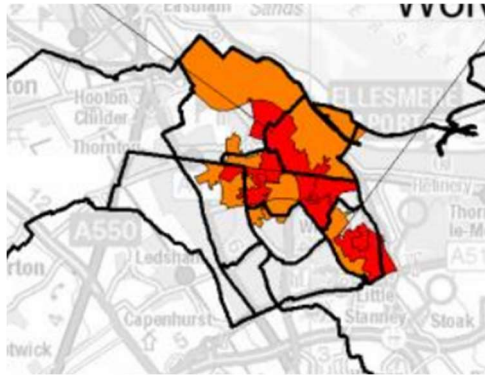
# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



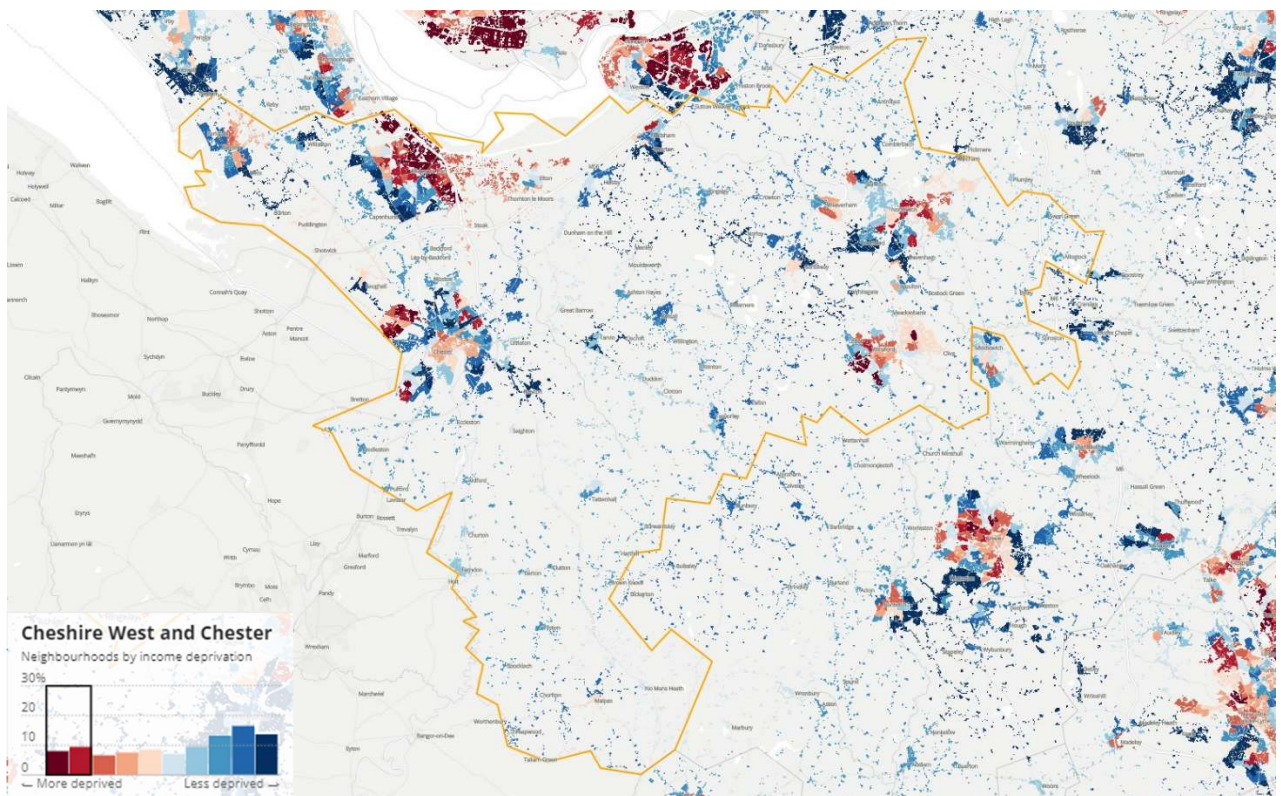
### Deprivation

#### Decile 1 & 2



● Decile 1 (10% most deprived) ● Decile 2 (20% most deprived)

#### Deprivation across the Borough

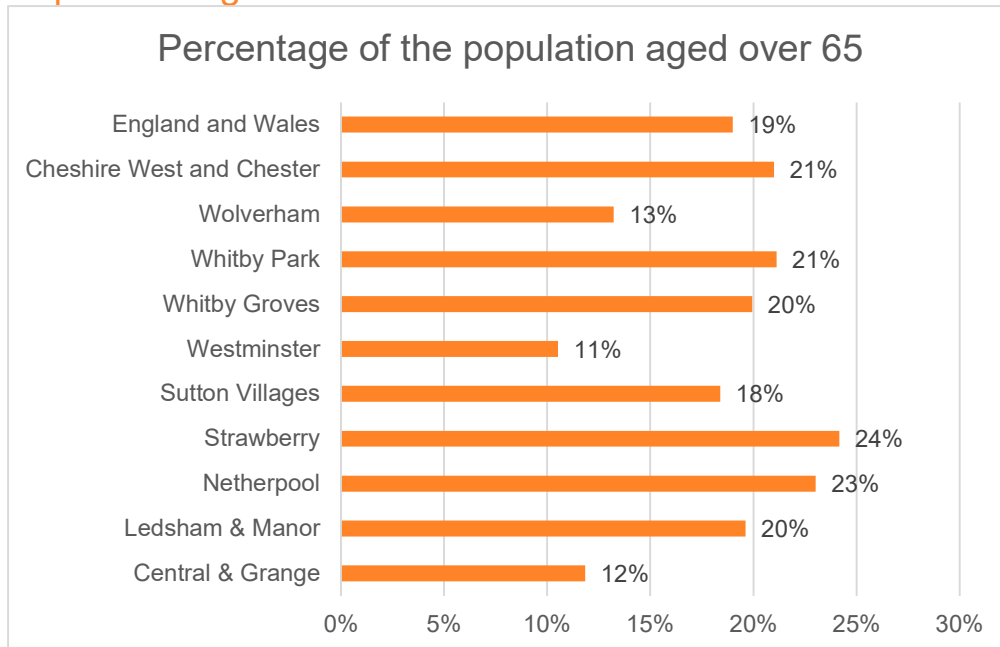


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Population Age

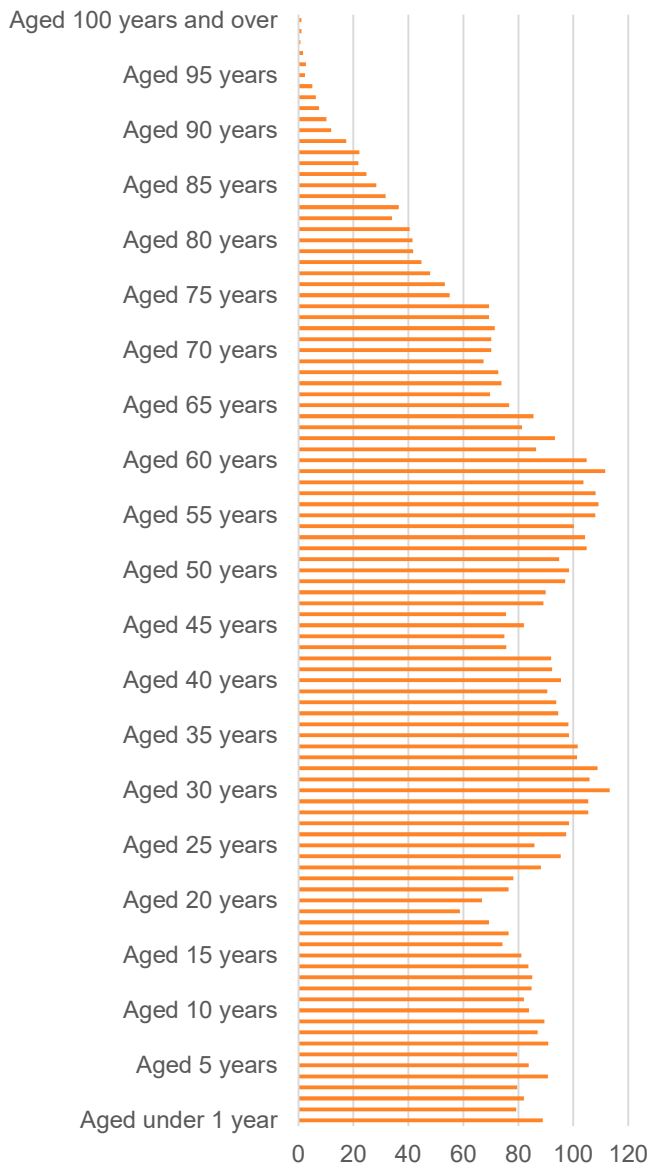


# Cheshire West & Chester Council

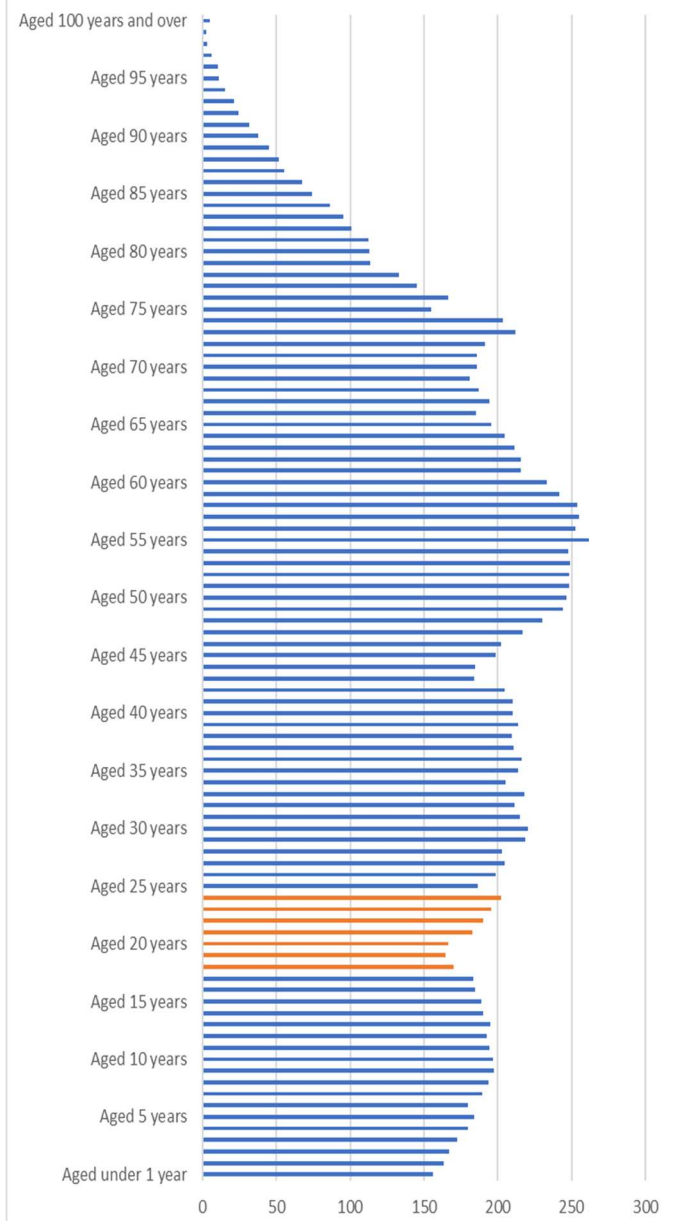
## Ellesmere Port Housing Market Report



Average for Ellesmere Port wards



Average for Cheshire West and Chester



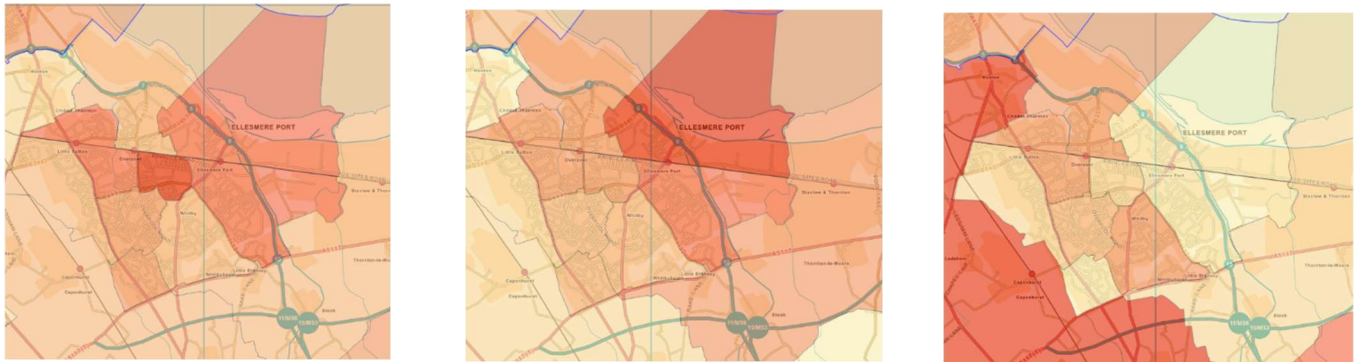


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Population movement by age

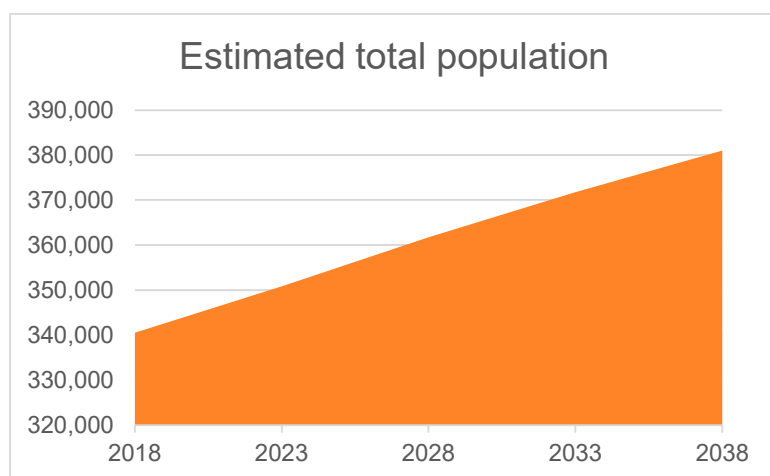


The above maps show population density of children, 20-39 years olds and 65+ year olds. There is a particular concentration of under 16s in grange ward with 22.8% of residents being under 16.

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

### 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.



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



# Cheshire West & Chester Council

## Ellesmere Port 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.

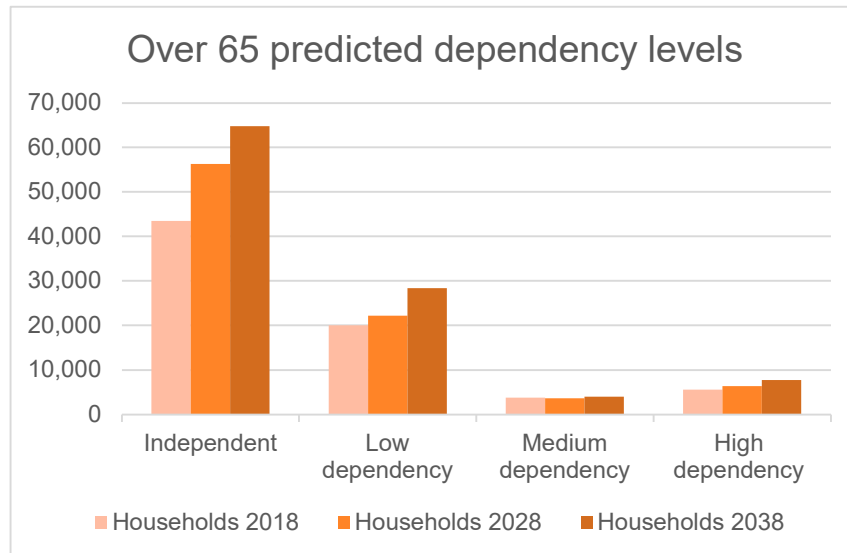
Adults are categorised as high dependency if they require 24-hour care; medium dependency if they need help at regular times daily; low dependency if they required care less than daily; or independent.

	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%



# Cheshire West & Chester Council

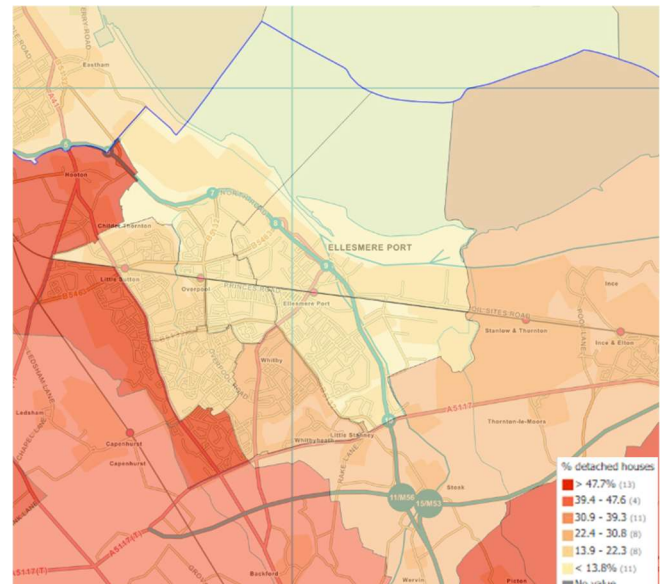
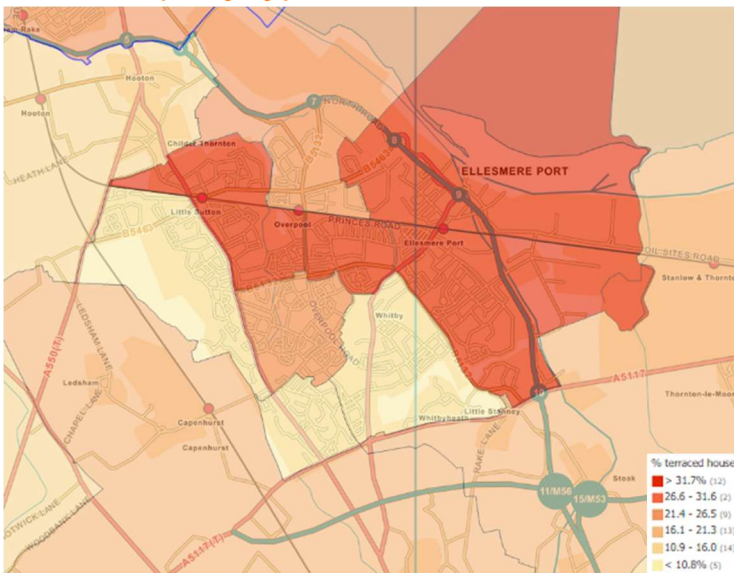
## Ellesmere Port Housing Market Report



### Stock

As with many urban areas terraced homes are more common towards the centre of Ellesmere Port whilst detached homes are concentrated in the surrounding areas.

### Property type distribution

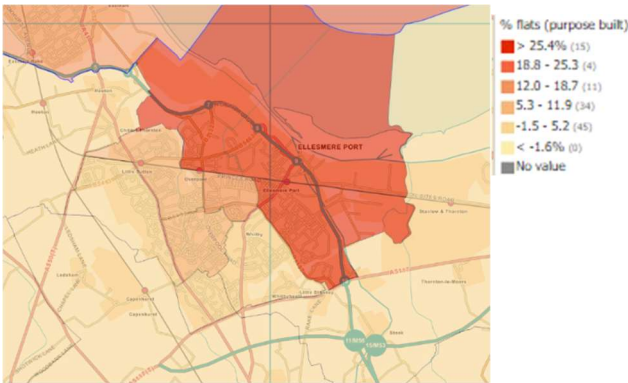


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report

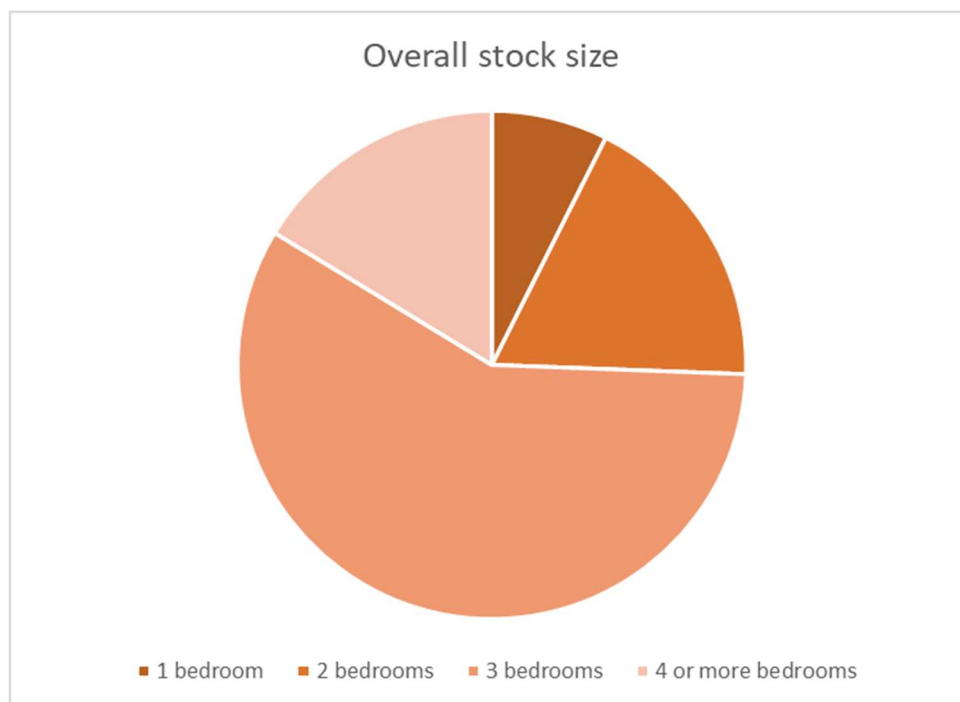


There are very few converted flats in Ellesmere Port and purpose built flats are mainly located in Netherpool Ward.



### Property size percentage by ward

Ward	1 bedroom	Percentage	2 bedrooms	Percentage 2 bedroom	3 bedrooms	Percentage 3 bedroom	4 or more bedrooms	Percentage 4+bedrooms	Total
Central & Grange	598	11%	1323	24%	3186	58%	351	6%	5458
Ledsham & Manor	72	2%	434	11%	2033	51%	1475	37%	4014
Netherpool	254	10%	498	20%	1320	53%	440	18%	2512
Strawberry	61	3%	343	15%	1291	57%	578	25%	2273
Sutton Villages	403	8%	670	14%	3345	69%	427	9%	4845
Westminster	336	13%	991	38%	989	38%	292	11%	2608
Whitby Groves	12	1%	156	9%	1122	62%	510	28%	1800
Whitby Park	59	3%	161	7%	1641	74%	369	17%	2230
Wolverham	295	12%	558	22%	1480	59%	160	6%	2493

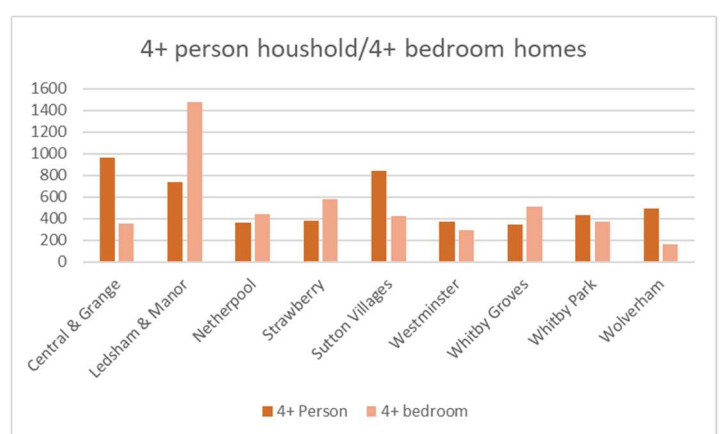
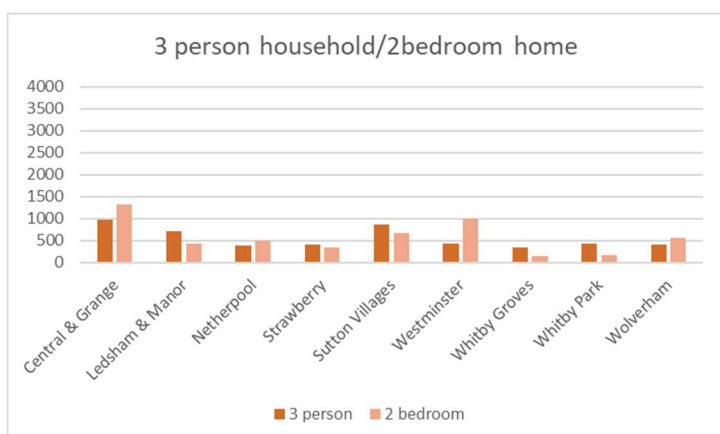
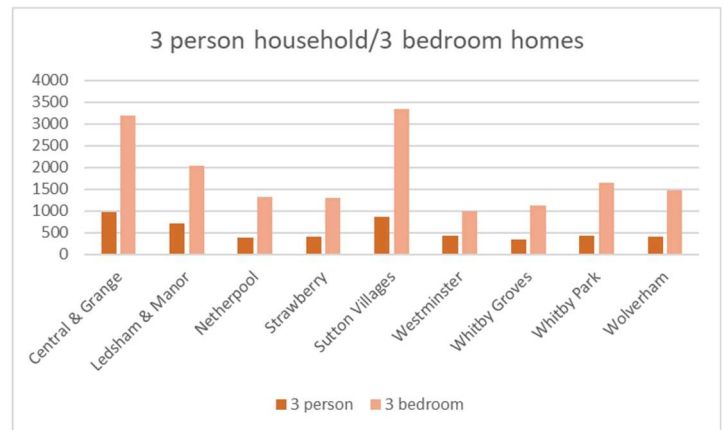
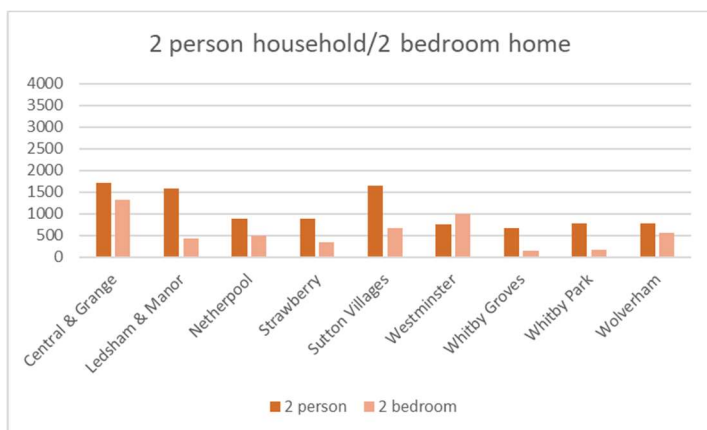
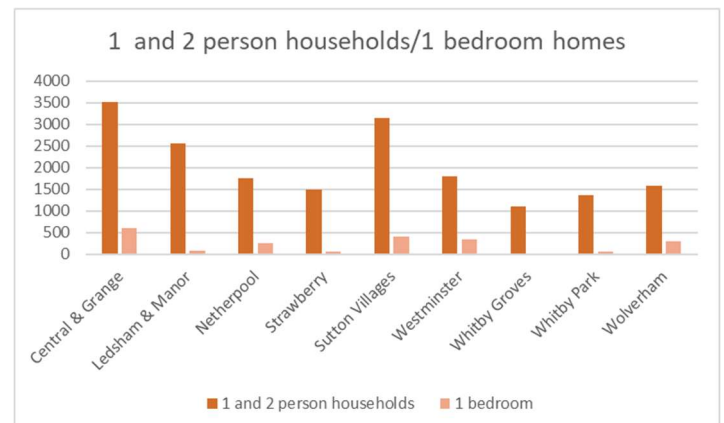
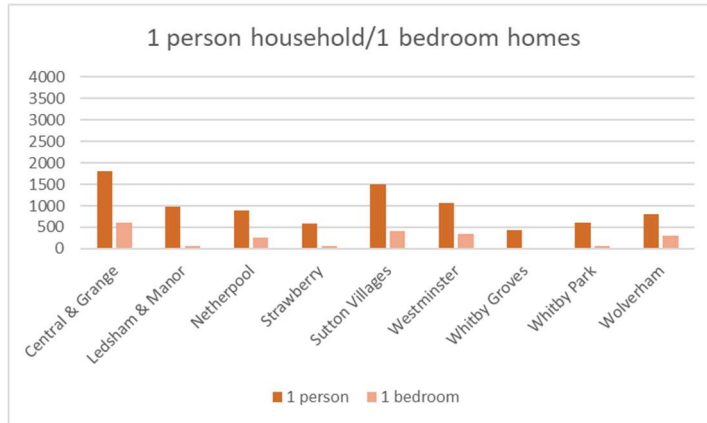


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Bedroom/household size side by side comparison chart





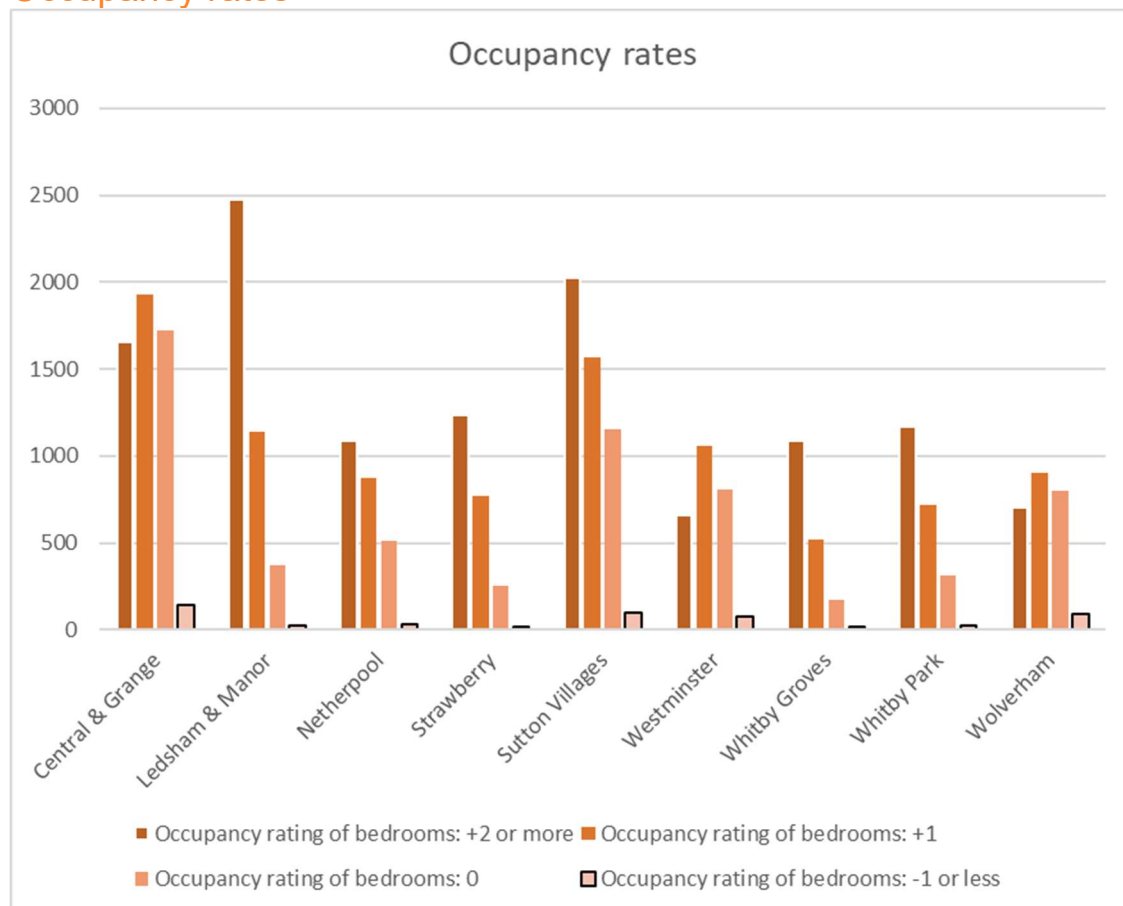
# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



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.

### Occupancy rates



This data set shows whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms.



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



The number of bedrooms the household requires is calculated according to the Bedroom Standard, where the following should have their own bedroom:

1. adult couple
2. any remaining adult (aged 21 years or over)
3. two males (aged 10 to 20 years)
4. one male (aged 10 to 20 years) and one male (aged 9 years or under), if there are an odd number of males aged 10-20
5. one male aged 10-20 if there are no males aged 0-9 to pair with him.
6. repeat steps 3-5 for females
7. two children (aged 9 years or under) regardless of sex
8. any remaining child (aged 9 years or under)

An occupancy rating of:

-1 or less implies that a household's accommodation has fewer bedrooms than required (overcrowded)

+1 or more implies that a household's accommodation has more bedrooms than required (under-occupied)

0 suggests that a household's accommodation has an ideal number of bedrooms

### Number of households overcrowded.

Ward	Occupancy rating of bedrooms: -1 or less
Central & Grange	147
Ledsham & Manor	25
Netherpool	32
Strawberry	15
Sutton Villages	97
Westminster	76
Whitby Groves	18
Whitby Park	23
Wolverham	92

This data is taken from the 2021 census and shows that as of the census date central and grange had the largest number of households that would be considered overcrowded according to the bedroom standard.



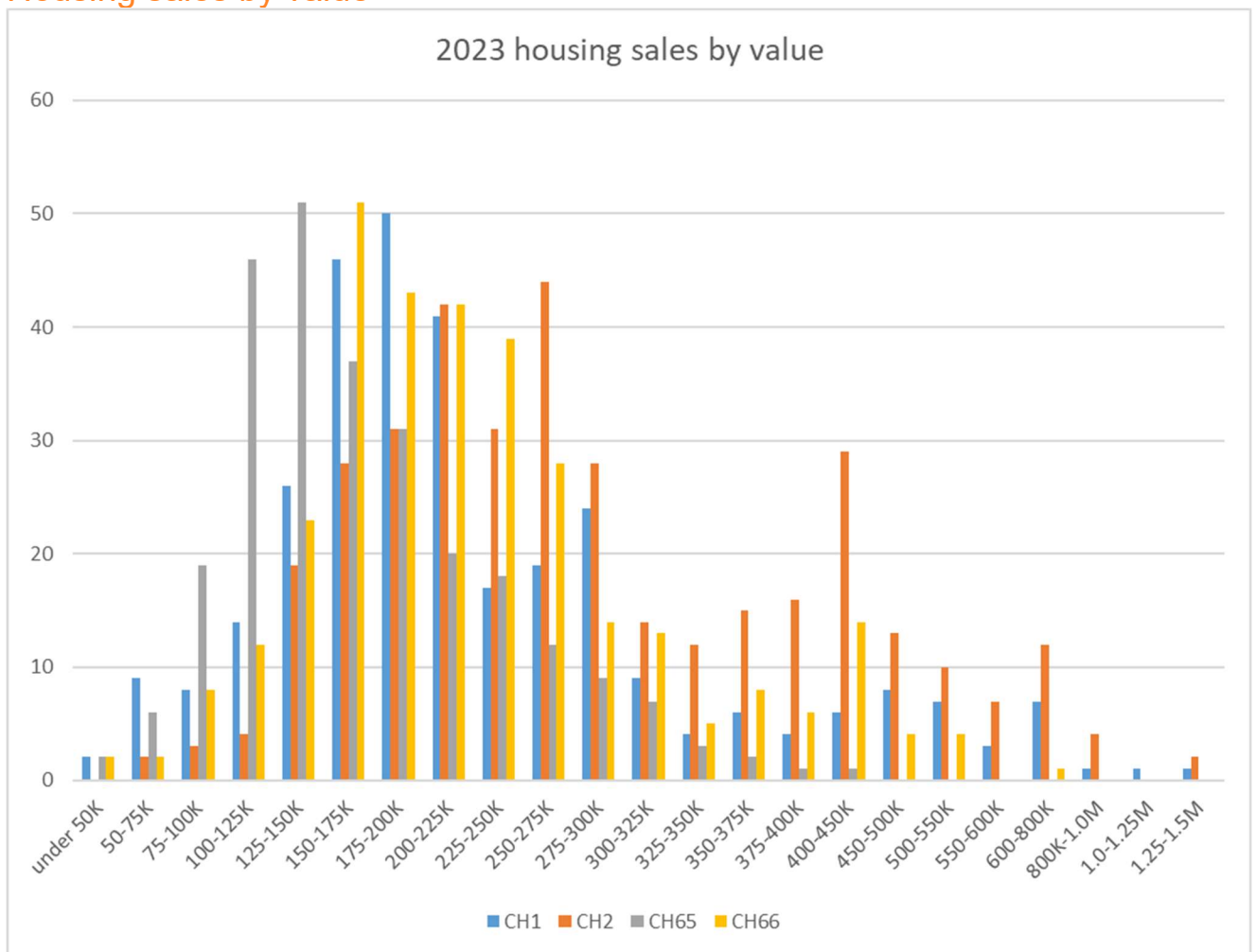
# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Buying and selling a home in Ellesmere Port

#### Housing sales by value



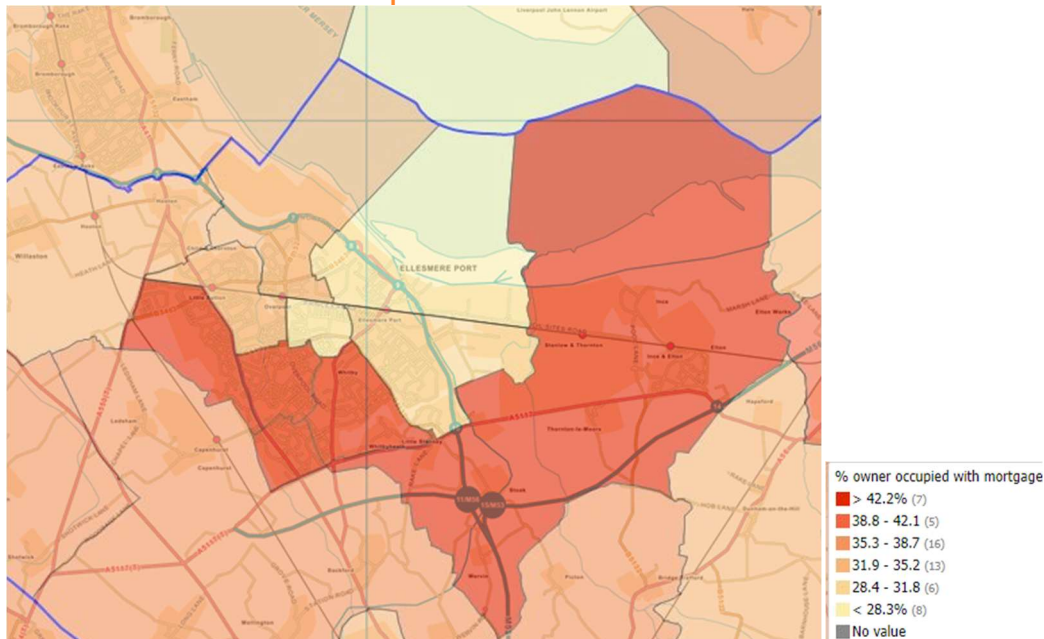


# Cheshire West & Chester Council

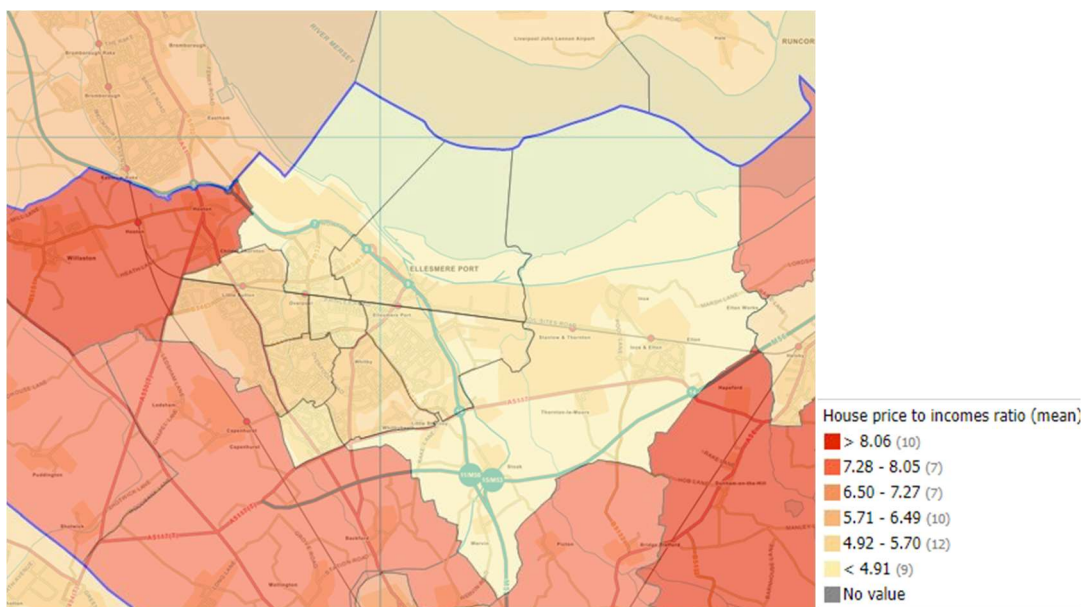
## Ellesmere Port Housing Market Report



### Patterns of owner occupation



### House Prices to income ratio (mean)



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report

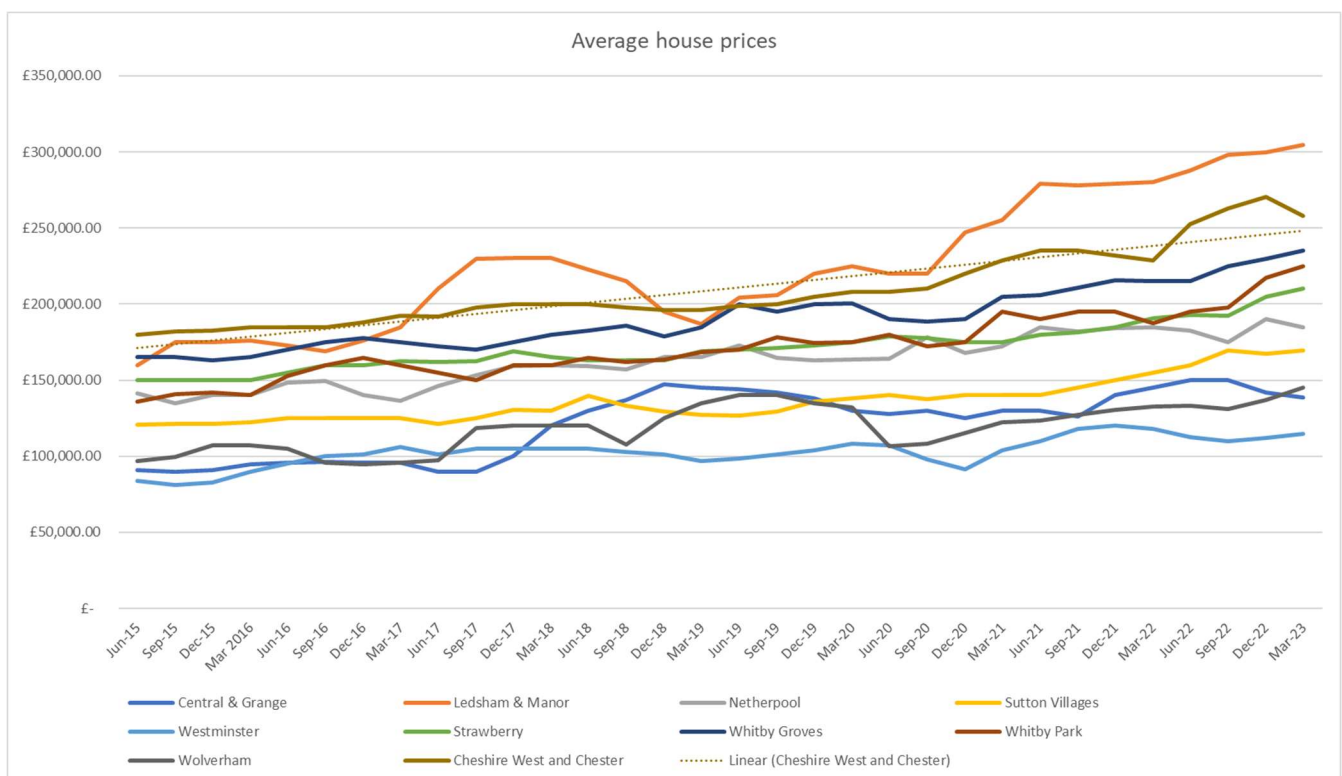


Ward minimum annual household income needed to purchase average property.

Ward	Average house price		Average income		Average income required	
Central & Grange	£	138,655.00	£	24,240.00	£	31,197.38
Ledsham & Manor	£	304,497.50	£	35,638.00	£	68,511.94
Netherpool	£	185,000.00	£	29,274.00	£	41,625.00
Sutton Villages	£	169,750.00	£	26,422.00	£	38,193.75
Westminster	£	115,000.00	£	25,145.00	£	25,875.00
Strawberry	£	210,000.00	£	33,232.00	£	47,250.00
Whitby Groves	£	235,000.00	£	34,043.00	£	52,875.00
Whitby Park	£	225,000.00	£	30,030.00	£	50,625.00
Wolverham	£	145,000.00	£	24,447.00	£	32,625.00

This table shows a comparison between average prices, the average annual household income needed to afford the average property (based on 10% deposit plus 4\*salary) and the actual average household income for each property type.

### Average House Prices



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



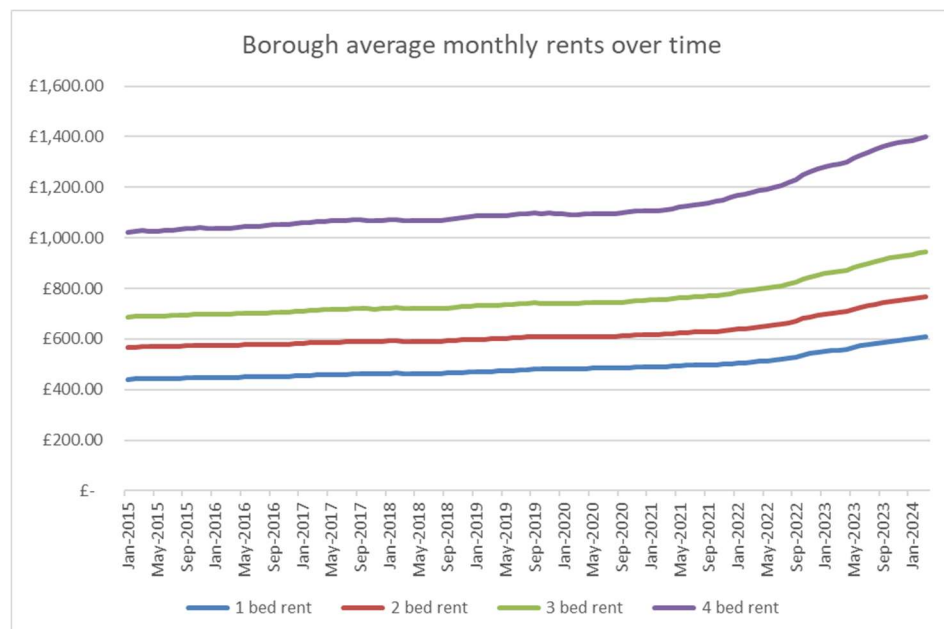
This Graph average house prices in both Ellesmere Port wards and the borough. The dotted line represents the linear progression of prices across the borough. Overall prices across the borough have risen over the last ten years.

Please note data for the borough for Jun 2015- Mar 2022 is taken from the ONS House price statistics for small areas in England and Wales. From Jun 2022 onward this data is taken from the UK house price index. All Ward level data is from the ONS house price statistics release.

Central & Grange	Percentage increase
Ledsham & Manor	52%
Netherpool	90%
Sutton Villages	31%
Westminster	41%
Strawberry	37%
Whitby Groves	40%
Whitby Park	42%
Wolverham	65%
Cheshire West and Chester	49%

### Renting a home

#### Borough average monthly rents

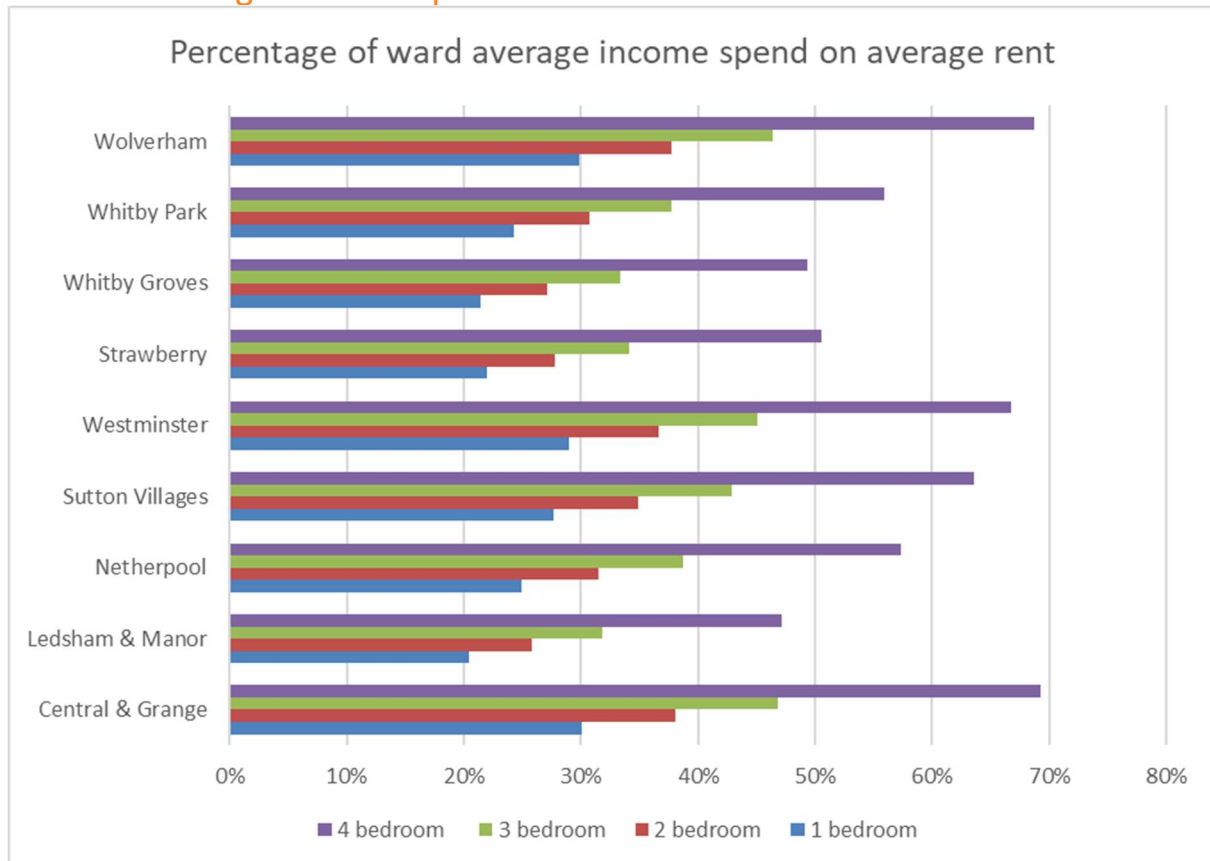


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Income/average rent comparison



The ONS considers rents to be affordable if they represent up to or less than 30% of income.

In the last 12 months on average private rental prices increase by 6.2%, when London is excluded, private rental prices increased by 5.7% in the 12 months to January 2024, The Northwest had an average change of 5.7% compared to the highest of 6.9% in London and the lowest 4.7% in the Northeast.

The chart on the next page looks at average incomes and average rent for various property types. Those in green would be considered affordable using the ONS definition of affordability whilst those in red would not be affordable.



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Ward rent to income comparisons

	Wolverham				Central and Grange				Ledsham and Manor Ward			
	Weekly rent	Average income	Yearly rent	Percentage income on rent	Weekly rent	Average income	Yearly rent	Percentage income on rent	Weekly rent	Average income	Yearly rent	Percentage income on rent
LHA	£ 126.58	£ 24,447.00	£ 6,582.16	27%	£ 126.58	£ 24,239.00	£ 6,582.16	27%	£ 126.58	£ 35,637.00	£ 6,582.16	18%
Private - 30th Percentile	£ 114.00	£ 24,447.00	£ 5,928.00	24%	£ 122.00	£ 24,240.00	£ 6,344.00	26%	£ 114.00	£ 35,638.00	£ 5,928.00	17%
Private - 80% Median	£ 101.00	£ 24,447.00	£ 5,252.00	21%	£ 101.00	£ 24,240.00	£ 5,252.00	22%	£ 91.00	£ 35,638.00	£ 4,732.00	13%
Private - Median	£ 126.00	£ 24,447.00	£ 6,552.00	27%	£ 126.00	£ 24,240.00	£ 6,552.00	27%	£ 114.00	£ 35,638.00	£ 5,928.00	17%
Private - Upper Quartile	£ 126.00	£ 24,447.00	£ 6,552.00	27%	£ 126.00	£ 24,240.00	£ 6,552.00	27%	£ 114.00	£ 35,638.00	£ 5,928.00	17%
2 bed												
LHA	£ 155.34	£ 24,447.00	£ 8,077.68	33%	£ 155.34	£ 24,239.00	£ 8,077.68	33%	£ 155.34	£ 35,638.00	£ 8,077.68	23%
Private - 30th Percentile	£ 149.00	£ 24,447.00	£ 7,748.00	32%	Not Available				£ 157.00	£ 35,638.00	£ 8,164.00	23%
Private - 80% Median	£ 127.00	£ 24,447.00	£ 6,604.00	27%	Not Available				£ 127.00	£ 35,638.00	£ 6,604.00	19%
Private - Median	£ 159.00	£ 24,447.00	£ 8,268.00	34%	Not Available				£ 159.00	£ 35,638.00	£ 8,268.00	23%
Private - Upper Quartile	£ 174.00	£ 24,447.00	£ 9,048.00	37%	Not Available				£ 160.00	£ 35,638.00	£ 8,320.00	23%
3 bed												
LHA	£ 182.96	£ 24,447.00	£ 9,513.92	39%	£ 182.96	£ 24,240.00	£ 9,513.92	39%	£ 182.96	£ 35,638.00	£ 9,513.92	27%
Private - 30th Percentile	£ 196.00	£ 24,447.00	£ 10,192.00	42%	£ 168.00	£ 24,240.00	£ 8,736.00	36%	£ 196.00	£ 35,638.00	£ 10,192.00	29%
Private - 80% Median	£ 175.00	£ 24,447.00	£ 9,100.00	37%	£ 138.00	£ 24,240.00	£ 7,176.00	30%	£ 161.00	£ 35,638.00	£ 8,372.00	23%
Private - Median	£ 219.00	£ 24,447.00	£ 11,888.00	47%	£ 173.00	£ 24,240.00	£ 8,996.00	37%	£ 201.00	£ 35,638.00	£ 10,452.00	29%
Private - Upper Quartile	£ 230.00	£ 24,447.00	£ 11,960.00	49%	£ 183.00	£ 24,240.00	£ 9,516.00	39%	£ 213.00	£ 35,638.00	£ 11,076.00	31%
4 bed												
LHA	£ 281.69	£ 24,447.00	£ 14,647.88	60%	£ 281.69	£ 24,239.00	£ 14,647.88	60%	£ 281.69	£ 35,638.00	£ 14,647.88	41%
Private - 30th Percentile	£ 296.00	£ 24,447.00	£ 15,392.00	63%	Not Available				£ 462.00	£ 35,638.00	£ 24,024.00	67%
Private - 80% Median	£ 241.00	£ 24,447.00	£ 12,532.00	51%	Not Available				£ 370.00	£ 35,638.00	£ 19,240.00	54%
Private - Median	£ 301.00	£ 24,447.00	£ 15,652.00	64%	Not Available				£ 462.00	£ 35,638.00	£ 24,024.00	67%
Private - Upper Quartile	£ 301.00	£ 24,447.00	£ 15,652.00	64%	Not Available				£ 462.00	£ 35,638.00	£ 24,024.00	67%
1 bed												
LHA	£ 126.58	£ 34,043.00	£ 6,582.16	19%	£ 126.58	£ 30,029.00	£ 6,582.16	22%	£ 126.58	£ 29,273.00	£ 6,582.16	22%
Private - 30th Percentile	£ 207.00	£ 34,043.00	£ 10,764.00	32%	£ 207.00	£ 30,030.00	£ 10,764.00	36%	£ 134.00	£ 29,274.00	£ 6,968.00	24%
Private - 80% Median	£ 166.00	£ 34,043.00	£ 8,632.00	25%	£ 166.00	£ 30,030.00	£ 8,632.00	29%	£ 108.00	£ 29,274.00	£ 5,616.00	19%
Private - Median	£ 207.00	£ 34,043.00	£ 10,764.00	32%	£ 207.00	£ 30,030.00	£ 10,764.00	36%	£ 135.00	£ 29,274.00	£ 7,020.00	24%
Private - Upper Quartile	£ 207.00	£ 34,043.00	£ 10,764.00	32%	£ 207.00	£ 30,030.00	£ 10,764.00	36%	£ 136.00	£ 29,274.00	£ 7,072.00	24%
2 bed												
LHA	£ 155.34	£ 34,043.00	£ 8,077.68	24%	£ 155.34	£ 30,030.00	£ 8,077.68	27%	£ 155.34	£ 29,274.00	£ 8,077.68	28%
Private - 30th Percentile	£ 147.00	£ 34,043.00	£ 7,644.00	22%	£ 147.00	£ 30,030.00	£ 7,644.00	25%	£ 137.00	£ 29,274.00	£ 7,124.00	24%
Private - 80% Median	£ 126.00	£ 34,043.00	£ 6,552.00	19%	£ 126.00	£ 30,030.00	£ 6,552.00	22%	£ 115.00	£ 29,274.00	£ 5,980.00	20%
Private - Median	£ 158.00	£ 34,043.00	£ 8,216.00	24%	£ 158.00	£ 30,030.00	£ 8,216.00	27%	£ 144.00	£ 29,274.00	£ 7,488.00	26%
Private - Upper Quartile	£ 170.00	£ 34,043.00	£ 8,840.00	26%	£ 170.00	£ 30,030.00	£ 8,840.00	29%	£ 160.00	£ 29,274.00	£ 8,320.00	28%
3 bed												
LHA	£ 182.96	£ 34,043.00	£ 9,513.92	28%	£ 182.96	£ 30,030.00	£ 9,513.92	32%	£ 182.96	£ 29,274.00	£ 9,513.92	32%
Private - 30th Percentile	£ 215.00	£ 34,043.00	£ 11,180.00	33%	£ 215.00	£ 30,030.00	£ 11,180.00	37%	£ 198.00	£ 29,274.00	£ 10,296.00	35%
Private - 80% Median	£ 183.00	£ 34,043.00	£ 9,516.00	28%	£ 183.00	£ 30,030.00	£ 9,516.00	32%	£ 165.00	£ 29,274.00	£ 8,580.00	29%
Private - Median	£ 229.00	£ 34,043.00	£ 11,908.00	35%	£ 229.00	£ 30,030.00	£ 11,908.00	40%	£ 206.00	£ 29,274.00	£ 10,712.00	37%
Private - Upper Quartile	£ 241.00	£ 34,043.00	£ 12,532.00	37%	£ 241.00	£ 30,030.00	£ 12,532.00	42%	£ 225.00	£ 29,274.00	£ 11,700.00	40%
4 bed												
LHA	£ 281.69	£ 34,043.00	£ 14,647.88	43%	£ 281.69	£ 30,030.00	£ 14,647.88	49%	£ 281.69	£ 29,274.00	£ 14,647.88	50%
Private - 30th Percentile	£ 253.00	£ 34,043.00	£ 13,156.00	39%	£ 253.00	£ 30,030.00	£ 13,156.00	44%	Not Available			
Private - 80% Median	£ 202.00	£ 34,043.00	£ 10,504.00	31%	£ 202.00	£ 30,030.00	£ 10,504.00	35%	Not Available			
Private - Median	£ 253.00	£ 34,043.00	£ 13,156.00	39%	£ 253.00	£ 30,030.00	£ 13,156.00	44%	Not Available			
Private - Upper Quartile	£ 253.00	£ 34,043.00	£ 13,156.00	39%	£ 253.00	£ 30,030.00	£ 13,156.00	44%	Not Available			
1 bed												
LHA	£ 126.58	£ 26,422.00	£ 6,582.16	25%	£ 126.58	£ 25,145.00	£ 6,582.16	26%	£ 126.58	£ 33,232.00	£ 6,582.16	20%
Private - 30th Percentile	Not Available				£ 125.00	£ 25,145.00	£ 6,500.00	26%	Not Available			
Private - 80% Median	Not Available				£ 103.00	£ 25,145.00	£ 5,356.00	21%	Not Available			
Private - Median	Not Available				£ 129.00	£ 25,145.00	£ 6,708.00	27%	Not Available			
Private - Upper Quartile	Not Available				£ 132.00	£ 25,145.00	£ 6,864.00	27%	Not Available			
2 bed												
LHA	£ 155.34	£ 26,422.00	£ 8,077.68	31%	£ 155.34	£ 25,145.00	£ 8,077.68	32%	£ 155.34	£ 33,232.00	£ 8,077.68	24%
Private - 30th Percentile	Not Available				£ 162.00	£ 25,145.00	£ 8,424.00	34%	£ 201.00	£ 33,232.00	£ 10,452.00	31%
Private - 80% Median	Not Available				£ 138.00	£ 25,145.00	£ 7,176.00	29%	£ 161.00	£ 33,232.00	£ 8,372.00	25%
Private - Median	Not Available				£ 172.00	£ 25,145.00	£ 8,944.00	36%	£ 201.00	£ 33,232.00	£ 10,452.00	31%
Private - Upper Quartile	Not Available				£ 183.00	£ 25,145.00	£ 9,516.00	38%	£ 201.00	£ 33,232.00	£ 10,452.00	31%
3 bed												
LHA	£ 182.96	£ 26,422.00	£ 9,513.92	36%	£ 182.96	£ 25,145.00	£ 9,513.92	38%	£ 182.96	£ 33,232.00	£ 9,513.92	28%
Private - 30th Percentile	£ 213.00	£ 26,422.00	£ 11,076.00	42%	£ 229.00	£ 25,145.00	£ 11,908.00	47%	£ 219.00	£ 33,232.00	£ 11,388.00	34%
Private - 80% Median	£ 178.00	£ 26,422.00	£ 9,256.00	35%	£ 207.00	£ 25,145.00	£ 10,764.00	43%	£ 175.00	£ 33,232.00	£ 9,100.00	27%
Private - Median	£ 222.00	£ 26,422.00	£ 11,544.00	44%	£ 259.00	£ 25,145.00	£ 13,468.00	54%	£ 219.00	£ 33,232.00	£ 11,388.00	34%
Private - Upper Quartile	£ 230.00	£ 26,422.00	£ 11,960.00	45%	£ 266.00	£ 25,145.00	£ 13,832.00	55%	£ 219.00	£ 33,232.00	£ 11,388.00	34%
4 bed												
LHA	£ 281.69	£ 26,422.00	£ 14,647.88	55%	£ 281.69	£ 25,145.00	£ 14,647.88	58%	£ 281.69	£ 33,232.00	£ 14,647.88	44%
Private - 30th Percentile	£ 288.00	£ 26,422.00	£ 14,976.00	57%	£ 282.00	£ 25,145.00	£ 14,664.00	58%	£ 276.00	£ 33,232.00	£ 14,352.00	43%
Private - 80% Median	£ 230.00	£ 26,422.00	£ 11,960.00	45%	£ 253.00	£ 25,145.00	£ 13,156.00	52%	£ 221.00	£ 33,232.00	£ 11,492.00	35%
Private - Median	£ 288.00	£ 26,422.00	£ 14,976.00	57%	£ 316.00	£ 25,145.00	£ 16,432.00	65%	£ 276.00	£ 33,232.00	£ 14,352.00	43%
Private - Upper Quartile	£ 288.00	£ 26,422.00	£ 14,976.00	57%	£ 319.00	£ 25,145.00	£ 16,588.00	66%	£ 276.00	£ 33,232.00	£ 14,352.00	43%





# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Housing register.

Applicants by band and bedroom need<sup>1</sup> first choice

First choice	Bedroom need					
	1	2	3	4	5	6
<b>Ellesmere Port</b>	157	86	52	13	1	1
Band A - Urgent housing need to move	19	7	4	2	1	
Band A* - Care Leavers	3					
Band B - Statutory housing need to move	51	26	28	9		1
Band C - Housing Options	84	53	20	2		
<b>Ellesmere Port - Central</b>	22	15	7	1		
Band A - Urgent housing need to move	4		1			
Band B - Statutory housing need to move	7	6	3	1		
Band C - Housing Options	11	9	3			
<b>Ellesmere Port - Grange</b>	2	1				1
Band A - Urgent housing need to move	1					
Band B - Statutory housing need to move						1
Band C - Housing Options	1	1				
<b>Ellesmere Port - Great Sutton</b>	25	25	4	4	1	
Band A - Urgent housing need to move	1	4				
Band A* - Care Leavers	1					
Band B - Statutory housing need to move	8	8	2	3		
Band C - Housing Options	15	13	2	1	1	
<b>Ellesmere Port - Little Sutton</b>	25	14	18			
Band A - Urgent housing need to move	1	2	2			
Band A* - Care Leavers	1					
Band B - Statutory housing need to move	3	5	8			
Band C - Housing Options	20	7	8			
<b>Ellesmere Port - Netherpool</b>	3	5	1			
Band A - Urgent housing need to move			1			
Band B - Statutory housing need to move	1	3				
Band C - Housing Options	2	2				
<b>Ellesmere Port - Parklands</b>	2	1	1	1		
Band A - Urgent housing need to move					1	
Band B - Statutory housing need to move			1			
Band C - Housing Options	2	1				

<sup>1</sup> Note: Areas of preference do not exactly match wards names.



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



<b>Ellesmere Port - Rossmore</b>	7	4	1	1
Band A - Urgent housing need to move	3			1
Band B - Statutory housing need to move		3	1	
Band C - Housing Options	4	1		
<b>Ellesmere Port - Stanney</b>	10	6	6	1
Band A - Urgent housing need to move	3	1	1	
Band B - Statutory housing need to move	4	3	3	1
Band C - Housing Options	3	2	2	
<b>Ellesmere Port - Westminster</b>	5	3		1
Band A - Urgent housing need to move	1			1
Band B - Statutory housing need to move	2	1		
Band C - Housing Options	2	2		
<b>Ellesmere Port - Whitby</b>	12	12	8	1
Band A - Urgent housing need to move	2	2		
Band B - Statutory housing need to move	2	5	3	1
Band C - Housing Options	8	5	5	

Overall, there are 571 households on the waiting list who have selected Ellesmere Port as their first-choice area. Of these 270 have a 1-bedroom need, 172 a 2-bedroom need, 98 a three bed need and 23 a four-bed need. 69 applicants who have chosen Ellesmere Port as their first choice are in Band A., 169 in band B and 262 in Band C

Applicants by band and bedroom need<sup>2</sup> second choice.

Second Choice	Bedroom need				
	1	2	3	4	5
<b>Ellesmere Port</b>	53	29	13	7	
Band A - Urgent housing need to move	4	1	1	2	
Band A* - Care Leavers	1				
Band B - Statutory housing need to move	19	13	7	3	
Band C - Housing Options	29	15	5	2	
<b>Ellesmere Port - Central</b>	38	20	10	2	1
Band A - Urgent housing need to move	5	1	1	1	
Band A* - Care Leavers	1				
Band B - Statutory housing need to move	7	8	5		
Band C - Housing Options	25	11	4	1	1

<sup>2</sup> Note: Areas of preference do not exactly match wards names.



Cheshire West  
and Chester

# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



<b>Ellesmere Port - Great Sutton</b>	41	30	18	1	2
Band A - Urgent housing need to move	4	2	2		1
Band B - Statutory housing need to move	7	10	7	1	1
Band C - Housing Options	30	18	9		
<b>Ellesmere Port - Little Sutton</b>	53	29	10	5	
Band A - Urgent housing need to move	2	3		1	
Band A* - Care Leavers	1				
Band B - Statutory housing need to move	10	7	5	4	
Band C - Housing Options	40	19	5		
<b>Ellesmere Port - Netherpool</b>	4	6	2		
Band B - Statutory housing need to move	2	2	1		
Band C - Housing Options	2	4	1		
<b>Ellesmere Port - Parklands</b>	4	4	1	2	
Band A - Urgent housing need to move	1			1	
Band B - Statutory housing need to move		1		1	
Band C - Housing Options	3	3	1		
<b>Ellesmere Port - Rossmore</b>	12	9		2	
Band A - Urgent housing need to move				1	
Band B - Statutory housing need to move	2	2		1	
Band C - Housing Options	10	7			
<b>Ellesmere Port - Stanney</b>	17	11	4	1	
Band A - Urgent housing need to move		1			
Band B - Statutory housing need to move	4	2	3		
Band C - Housing Options	13	8	1	1	
<b>Ellesmere Port - Westminster</b>	10	3	2		
Band A - Urgent housing need to move	1	1	1		
Band B - Statutory housing need to move	4				
Band C - Housing Options	5	2	1		
<b>Ellesmere Port - Whitby</b>	23	25	19	3	
Band A - Urgent housing need to move	2	1			
Band B - Statutory housing need to move	5	8	11	3	
Band C - Housing Options	16	16	8		

There are 526 households that have selected Ellesmere Port as a second choice, 255 have a one bedroom need, 166 a two bedroom need and 79 have a three bedroom need.





# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Applicants by band and bedroom need<sup>3</sup> third choice.

Third choice	Bedroom need				
	1	2	3	4	5
Ellesmere Port	37	15	16		
Band A - Urgent housing need to move	1	1	1		
Band A* - Care Leavers	1				
Band B - Statutory housing need to move	9	7	8		
Band C - Housing Options	26	7	7		
Ellesmere Port - Central	6	16	5		
Band A - Urgent housing need to move	2	1	1		
Band B - Statutory housing need to move	1	5	2		
Band C - Housing Options	3	10	2		
Ellesmere Port - Grange	6	4	3	1	
Band B - Statutory housing need to move		3	1	1	
Band C - Housing Options	6	1	2		
Ellesmere Port - Great Sutton	26	27	7	7	
Band A - Urgent housing need to move	1	3	1	3	
Band A* - Care Leavers	2				
Band B - Statutory housing need to move	6	4	3	2	
Band C - Housing Options	17	20	3	2	
Ellesmere Port - Little Sutton	26	21	10	1	
Band A - Urgent housing need to move		2	1		
Band B - Statutory housing need to move	7	4	5	1	
Band C - Housing Options	19	15	4		
Ellesmere Port - Netherpool	10	5	3		
Band A - Urgent housing need to move	1				
Band B - Statutory housing need to move	4	1			
Band C - Housing Options	5	4	3		
Ellesmere Port - Parklands	10	2	6		
Band A - Urgent housing need to move			1		
Band B - Statutory housing need to move	3	1	2		
Band C - Housing Options	7	1	3		
Ellesmere Port - Rossmore	9	16	4	1	
Band A - Urgent housing need to move	2				
Band B - Statutory housing need to move	6	6	3	1	

<sup>3</sup> Note: Areas of preference do not exactly match wards names.



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Band C - Housing Options	1	10	1	
Ellesmere Port - Stanney	10	4	5	1
Band B - Statutory housing need to move	3	2	2	1
Band C - Housing Options	7	2	3	
Ellesmere Port - Westminster	9	2	3	
Band A - Urgent housing need to move	2			
Band B - Statutory housing need to move	1	1	3	
Band C - Housing Options	6	1		
Ellesmere Port - Whitby	39	26	7	3
Band A - Urgent housing need to move	5	3	1	1
Band A* - Care Leavers	1			
Band B - Statutory housing need to move	9	8	5	2
Band C - Housing Options	24	15	1	1

### Existing applicants from Ellesmere Port Wards

Band and bedroom need	Over 55	Under 55	Grand Total
Band A - Urgent housing need to move	6	34	40
1 bedroom need	5	19	24
2 bedroom need	1	7	8
3 bedroom need		6	6
4 bedroom need		2	2
Band A* - Care Leavers		4	4
1 bedroom need		4	4
Band B - Statutory housing need to move	7	70	77
1 bedroom need	5	49	54
2 bedroom need	2	10	12
3 bedroom need		9	9
4 bedroom need		2	2
<i>Band C - Housing Options</i>	<i>11</i>	<i>73</i>	<i>84</i>
<i>1 bedroom need</i>	<i>8</i>	<i>53</i>	<i>61</i>
<i>2 bedroom need</i>	<i>1</i>	<i>15</i>	<i>16</i>
<i>3 bedroom need</i>	<i>2</i>	<i>5</i>	<i>7</i>
Grand Total	24	181	205

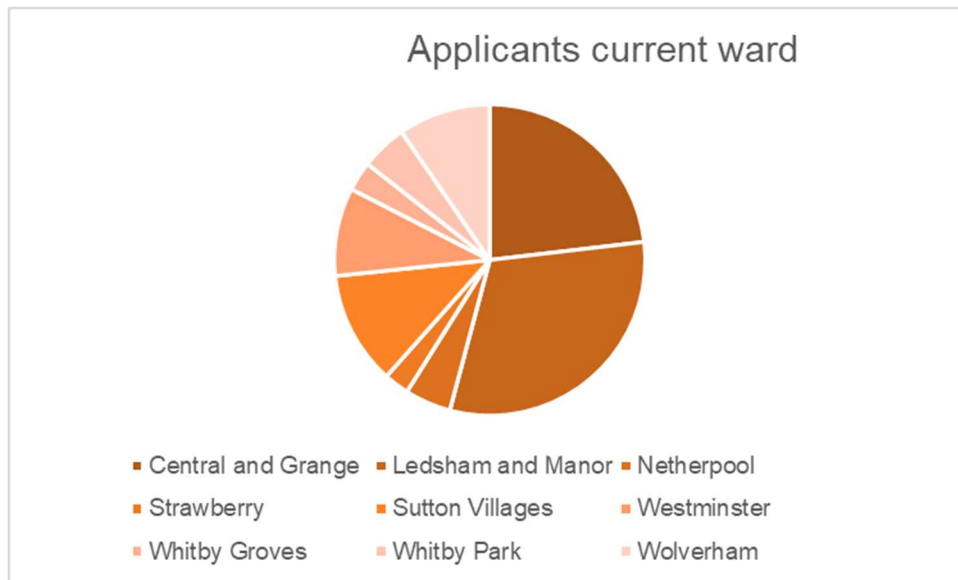


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Let properties via the housing register Dec 2023-Sept 2023



Looking at current applicants we can see that the majority come from two wards- Ledsham and Manor and Centre and Grange. Only 6 applicants currently live in the Strawberry ward and 7 in Whitby Groves.

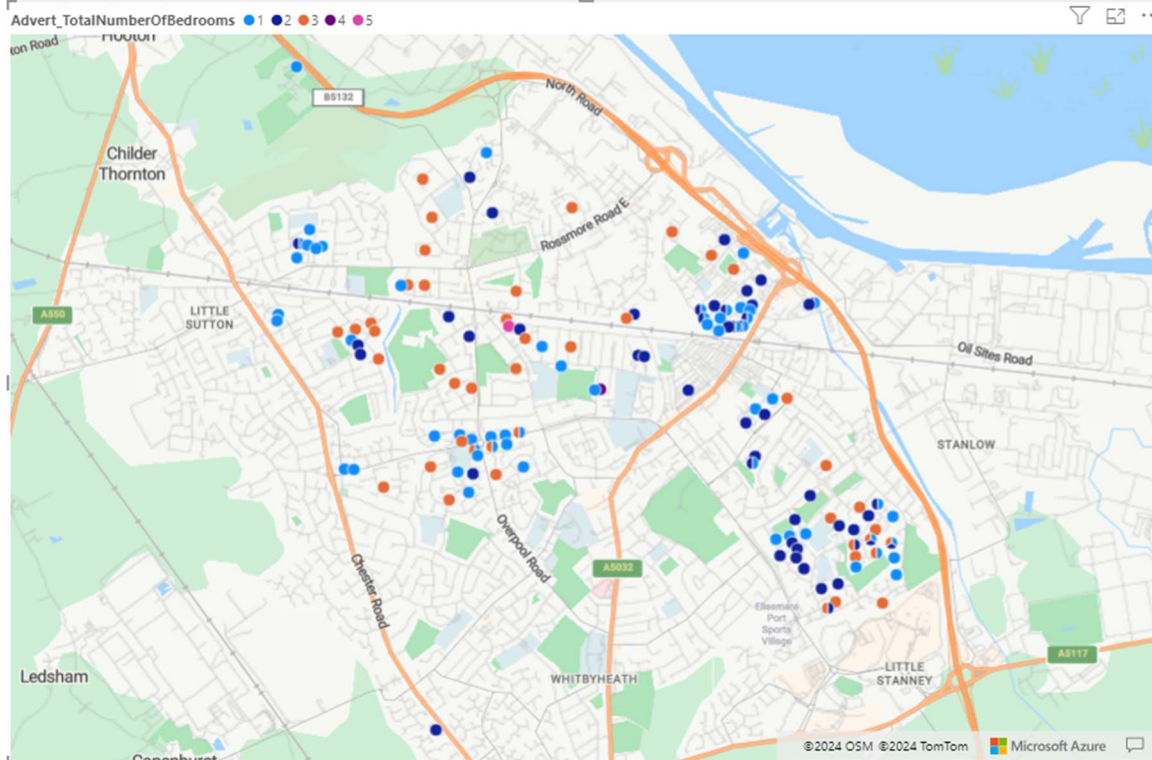


# Cheshire West & Chester Council

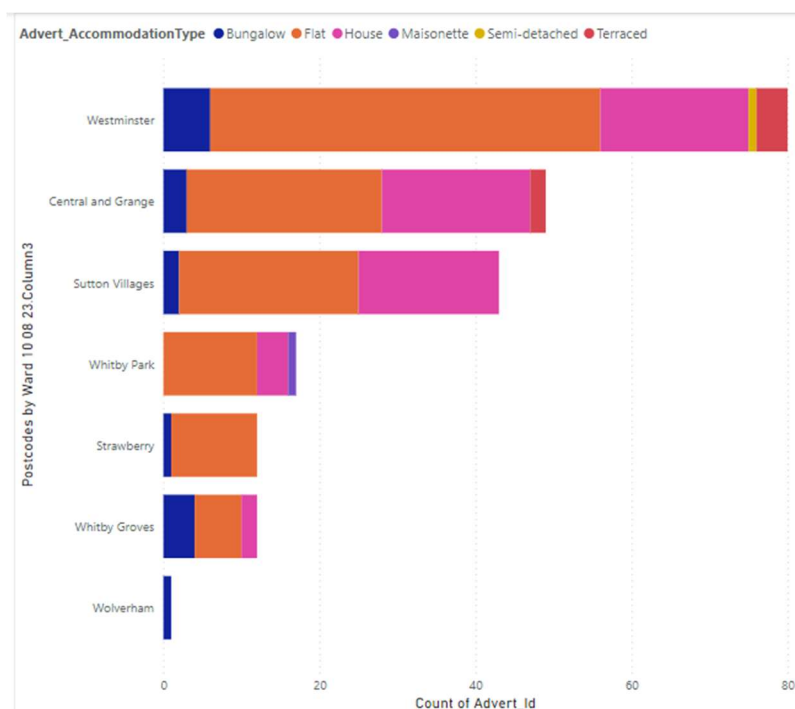
## Ellesmere Port Housing Market Report



### Let property locations.



### Property type as a percentage of lets in area.

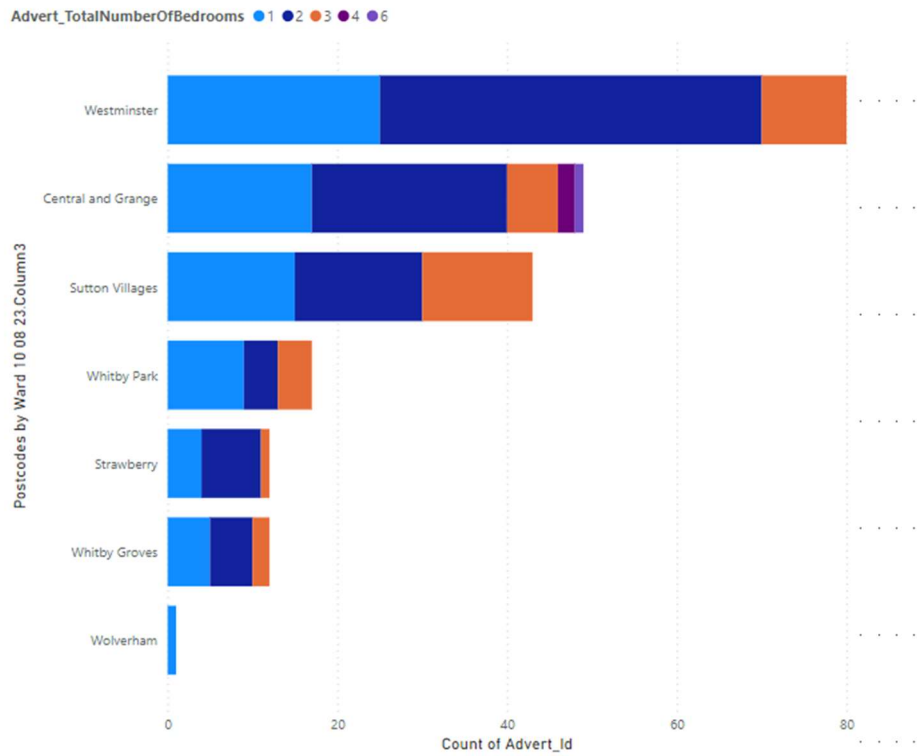


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Size of let properties

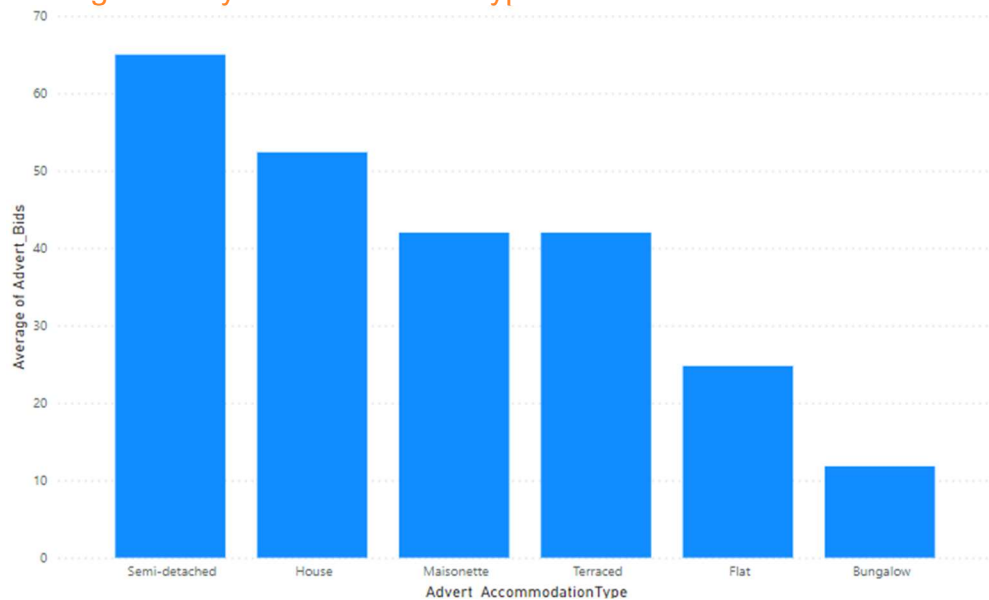


# Cheshire West & Chester Council

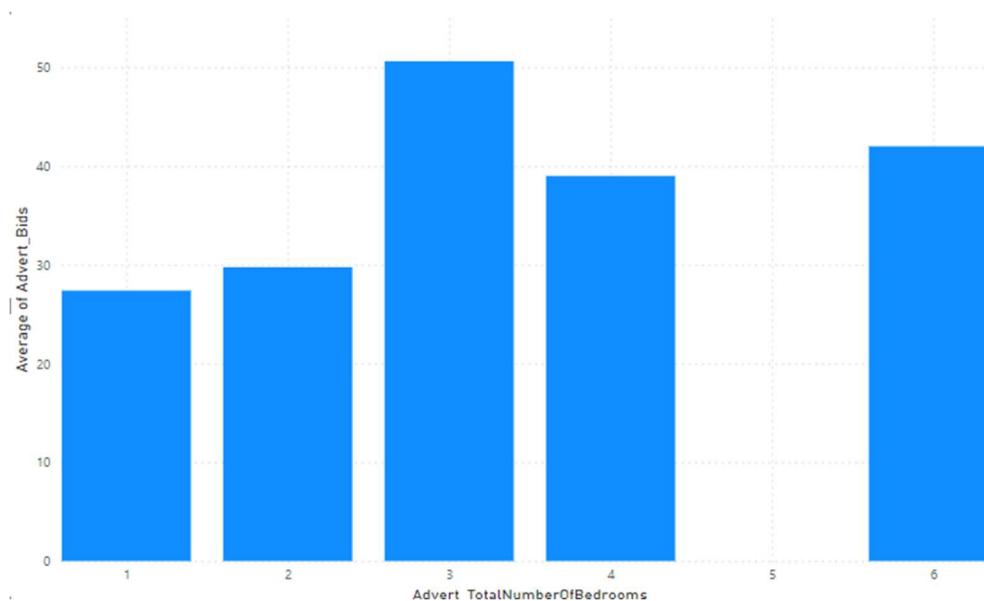
## Ellesmere Port Housing Market Report



Average bids by accommodation type



Average bids by size of property

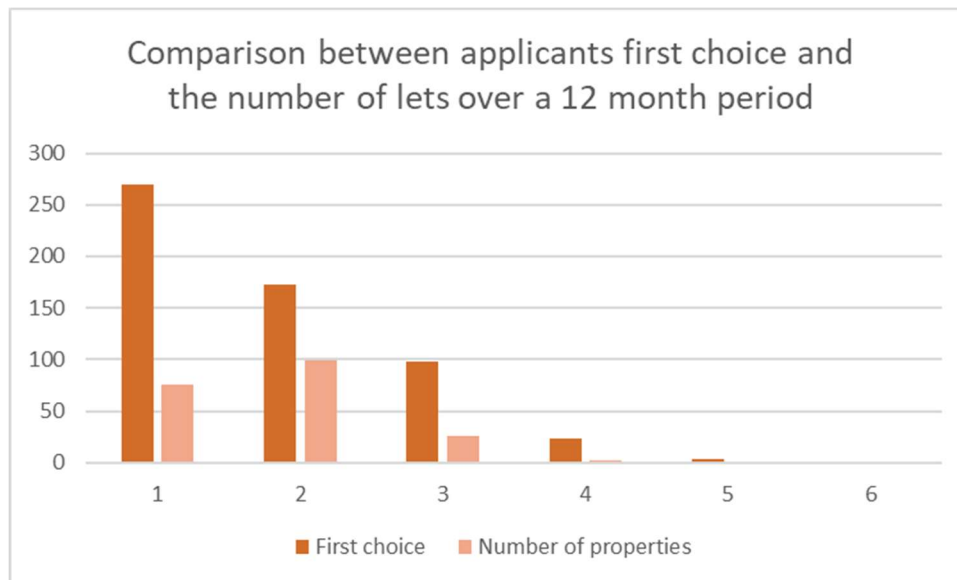


# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Turnover to first choice demand Ellesmere Port wards.



.	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	6 bedroom
First choice	270	172	98	23	3	1
Number of properties	76	99	26	2	0	1
Gap	194	73	72	21	3	0

It is not possible to provide this data at ward level due to differences in the way in which applicants select areas of choice- this makes it impossible to compare between lettings and areas of choice directly.





# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report

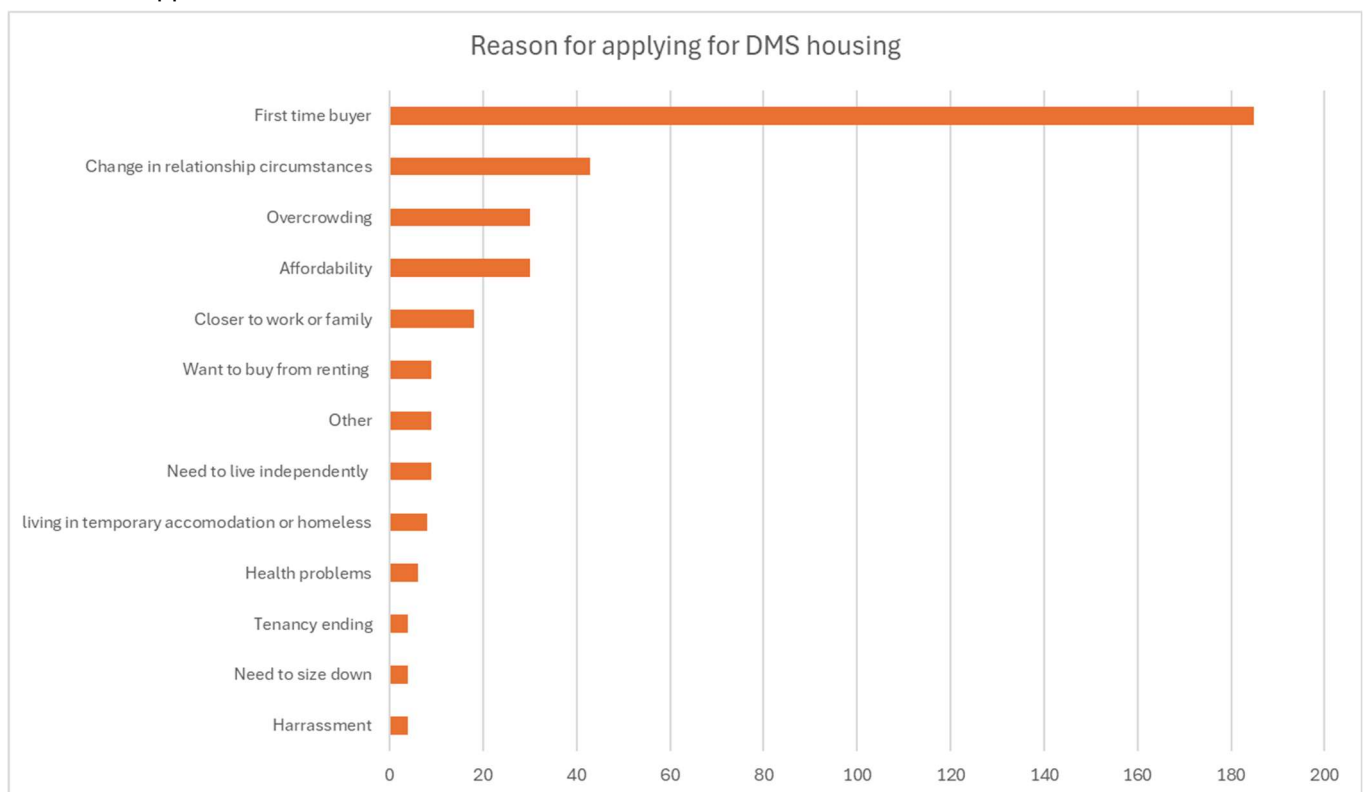


### Discount Market Sales

The below chart counts applicants for discount market sale homes who have indicated they wish to live in Ellesmere Port.

Resales	Properties listed	Property types	Applicants	Eligible applicants	Total applicants	Percentage of applicants eligible
2024-25	0		1	1	16	100%
2023-24	1	1 three bed house	17	0	167	0%
2022-23	7	4 three bed houses	156	33	535	21%
		2 two bed flats				
2021-22	9	5 two bed flats	81	11	403	14%
		4 three bed houses				
2020-21	9	5 two bed flats	65	9	343	14%
		4 three bed houses				
		1 two bed house				

In August 2024 a new system was bought in to manage the discount market sale application process. This has resulted in a reduction in the number of application but an increase in the number of eligible made by eligible applicants. It is important to note that only applicants who completed their application can be counted as eligible. Of the remaining applicants some are not eligible and some do not complete their application. For example in 2023-25 of the 17 applicants who applied 5 were not eligible either because they were a homeowner (1) they did not have sufficient funds (4). The remaining 12 applicant who initially indicated they wanted to live in Ellesmere Port did not complete their application.





# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report

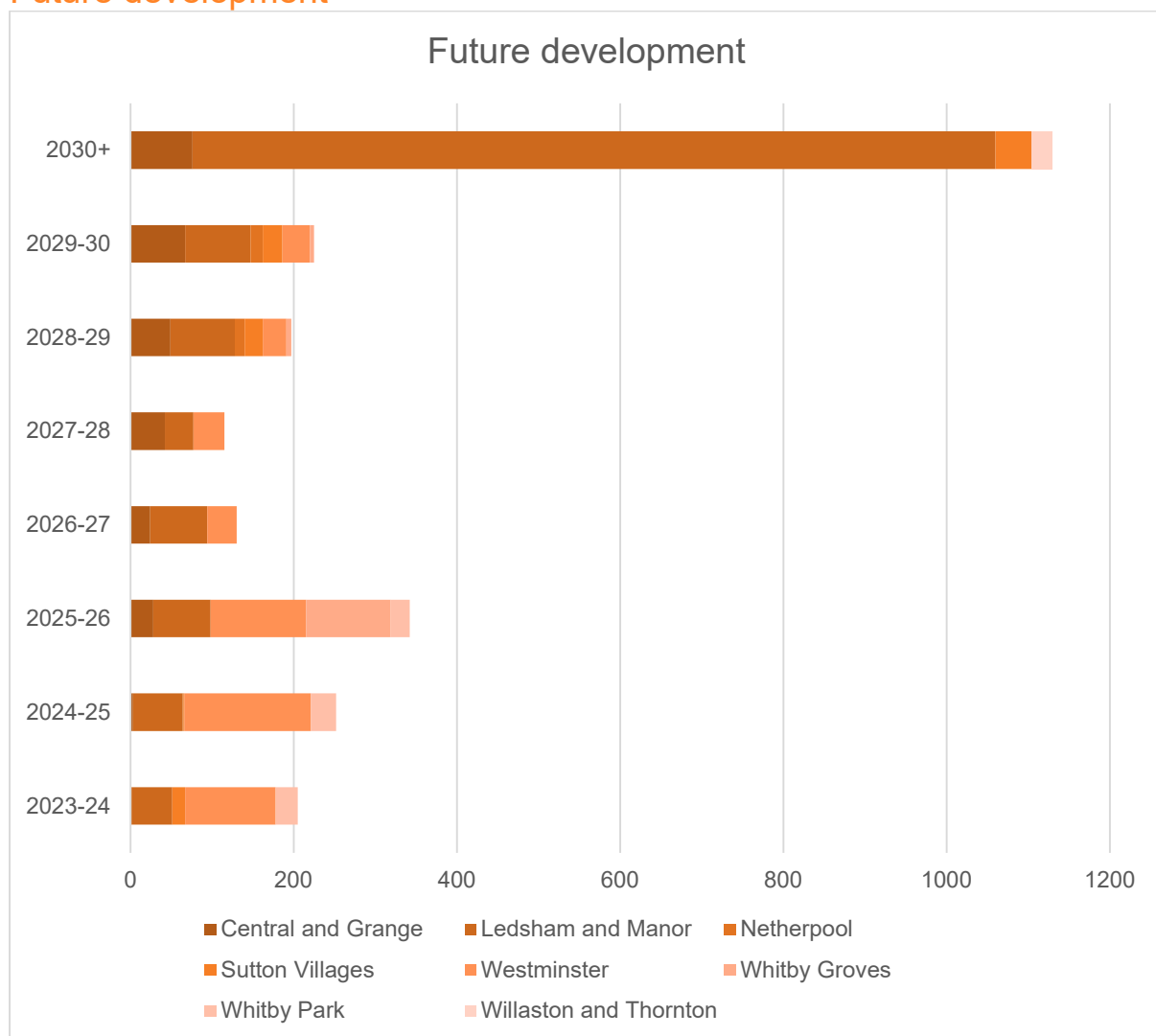


### Building new homes

#### 2010-2030 Ellesmere Port housing developments

Spatial area	Net housing requirement	Net completions (2010-2023)	Remaining net requirement (2023-2030)	Commitments <sup>1</sup> April 2023	LP / NP allocation without planning permission - 1 April 2023	Small site windfall	Total supply (x) 2023
Ellesmere Port	4,800	3,144	1,656	2,264	-	76	2,340

#### Future development



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Affordable Housing 2018-2023

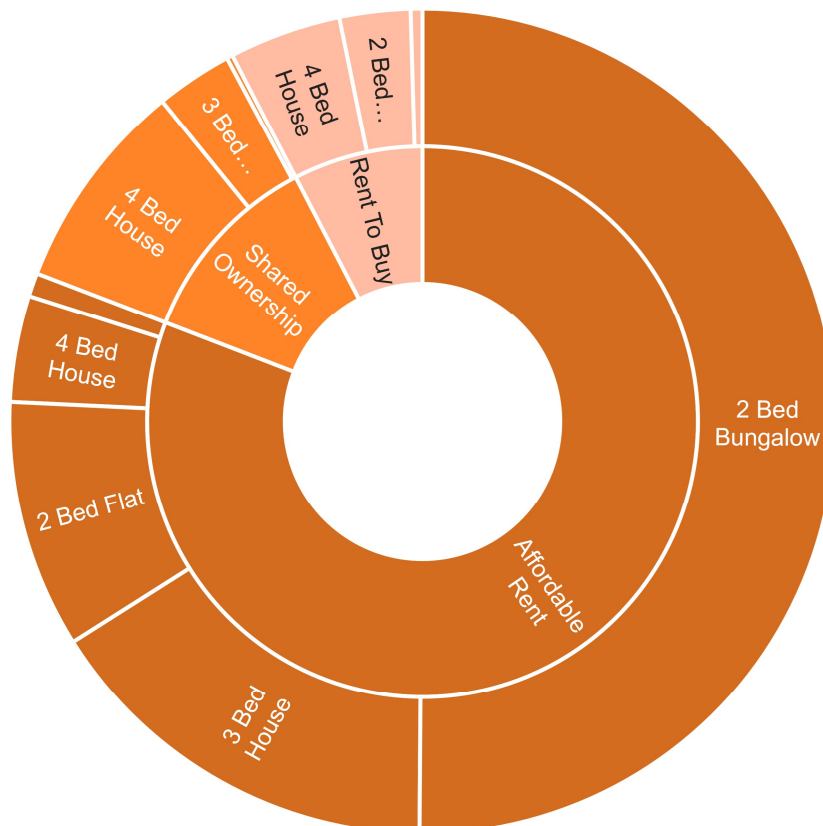
This data come from monitoring completed by the strategic housing program team. Due to differences in collection methods the numbers are different from the data above which comes from the council's planning team.

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,

### 2019-2024 Affordable Housing completions

		Affordable Rent							Shared Ownership			Rent To Buy		
		2 Bed Bungalow	1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House	4 Bed House	5 Bed House	2 Bed House	3 Bed House	4 Bed House	2 Bed House	3 Bed House	4 Bed House
2019-20	30		15		11	2				2				
2020-21	84		14	16	31				3	14	6			
2021-22	155	3	10	39	54	5			7	30		4	3	
2022-23	99	3		32	4				25	32	3			
2023-24	217		42		69	18	4	1	13	36	12	2	19	1
<b>Total</b>	<b>585</b>	<b>6</b>	<b>81</b>	<b>87</b>	<b>169</b>	<b>25</b>	<b>4</b>	<b>1</b>	<b>48</b>	<b>114</b>	<b>21</b>	<b>6</b>	<b>22</b>	<b>1</b>

Affordable Housing 2023-24



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### Data Sources

Data	Source	Details	Hyperlink (where applicable)
Population density	ONS	Persons per sq. KM	<a href="https://www.ons.gov.uk/census/maps/choropleth/population/population-density/population-density/persons-per-square-kilometre">https://www.ons.gov.uk/census/maps/choropleth/population/population-density/population-density/persons-per-square-kilometre</a>
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.	<a href="https://www.ons.gov.uk/datasets/TS017/editions/2021/versions/3/filter-outputs/8b660abb-8242-4ae6-9b35-d6bf0bfbbb75#get-data">https://www.ons.gov.uk/datasets/TS017/editions/2021/versions/3/filter-outputs/8b660abb-8242-4ae6-9b35-d6bf0bfbbb75#get-data</a>
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	<a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
Average Incomes	Ward Profiles	Average household income by ward	<a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
Approximated social grade	CWaC	Acorn is a segmentation tool which categorises the UK's postcodes into demographic types according to multiple factors including lifestyle, life stage and affluence.	<a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/acorn-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/acorn-profiles</a>
Employment type	CWaV	Acorn is a segmentation tool which categorises the UK's postcodes into demographic types according to multiple factors including lifestyle, life stage and affluence.	<a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/acorn-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/acorn-profiles</a>
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.	<a href="https://www.ons.gov.uk/datasets/TS058/editions/2021/versions/3">https://www.ons.gov.uk/datasets/TS058/editions/2021/versions/3</a>
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.	<a href="https://www.ons.gov.uk/datasets/TS061/editions/2021/versions/4">https://www.ons.gov.uk/datasets/TS061/editions/2021/versions/4</a>
Deprivation decile 1&2	CW&C council	Report into English Indices of multiple deprivation 2019	<a href="https://www.cheshirewestandchester.gov.uk/asset-library/statistics/index-of-multiple-deprivation-2019-cwac-infographic-2019-10-21.pdf#:~:text=Cheshire%20West%20and%20Chester">https://www.cheshirewestandchester.gov.uk/asset-library/statistics/index-of-multiple-deprivation-2019-cwac-infographic-2019-10-21.pdf#:~:text=Cheshire%20West%20and%20Chester</a>



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



			%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 the Indices of Multiple Deprivation provided by MHCLG	<a href="https://www.ons.gov.uk/visualisations/dvc1371/#/E06000050">https://www.ons.gov.uk/visualisations/dvc1371/#/E06000050</a>
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.	<a href="https://www.ons.gov.uk/datasets/TS007/editions/2021/versions/2">https://www.ons.gov.uk/datasets/TS007/editions/2021/versions/2</a>
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)
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.	<a href="https://www.ons.gov.uk/datasets/TS050/editions/2021/versions/1">https://www.ons.gov.uk/datasets/TS050/editions/2021/versions/1</a>
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.	<a href="https://www.ons.gov.uk/datasets/create/filter-outputs/bf6eef81-a26b-405e-8dcd-15c0e2151304#get-data">https://www.ons.gov.uk/datasets/create/filter-outputs/bf6eef81-a26b-405e-8dcd-15c0e2151304#get-data</a>
Occupancy Rates	ONS	This dataset provides Census 2021 estimates that classify households in England and Wales by occupancy rating based on the number of rooms in the household. The estimates are as at Census Day, 21 March 2021.	<a href="https://www.ons.gov.uk/datasets/TS053/editions/2021/versions/1">https://www.ons.gov.uk/datasets/TS053/editions/2021/versions/1</a>
Number of households overcrowded	ONS	This dataset uses the 2021 census data to establish how many	<a href="https://www.ons.gov.uk/datasets/TS053/editions/2021/versions/1">https://www.ons.gov.uk/datasets/TS053/editions/2021/versions/1</a>



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



		households are overcrowded as of the census date 21/3/21	
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. 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.	Available under licence from Hometrack
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	<a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
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
Borough average monthly rents	ONS	Median monthly rental prices for the private rental market in England, calculated using data from the Valuation Office Agency.	<a href="https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalmarketsummarystatisticsinengland/october2019toseptember2020">https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalmarketsummarystatisticsinengland/october2019toseptember2020</a>
Percentage of average income spent on rent	Ward Dashboard/ Hometrack	Income from ward dashboard Rental prices from Hometrack	Available under licence from Hometrack <a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
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 <a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
Ward rent to income comparisons	Ward Dashboard/ Hometrack	Income levels from ward dashboard. Rents from Hometrack	Available under licence from Hometrack <a href="https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles">https://www.cheshirewestandchester.gov.uk/your-council/datasets-and-statistics/insight-and-intelligence/borough-and-ward-profiles/ward-profiles</a>
Applicants by band and bedroom need.	CWaC	Data taken from the Cheshire West and Chester housing register July 2023	Available on request



# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



Let properties Dec 2023-Sept 20023	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Let property locations	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
Size of let properties	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
Average of bids by property size	Housing register	Data taken from the Cheshire West and Chester housing register July 2023	Available on request
Turnover to first chouce demand Ellesmere Port	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
Completed homes 2021-2022	CWaC yearly monitoring report	Information taken from the yearly monitoring report which runs from the 1 <sup>st</sup> of April to the 21 <sup>st</sup> of March each year.	<a href="https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control">https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control</a>
Future development	CWaC yearly monitoring report	Information taken from the yearly monitoring report which runs from the 1 <sup>st</sup> of April to the 21 <sup>st</sup> of March each year.	<a href="https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control">https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control</a>
Affordable housing types 2018-2023	CWaC	Information taken from monitoring completed by strategic housing program team	Available on request





# Cheshire West & Chester Council

## Ellesmere Port Housing Market Report



### 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](mailto: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 ਲਵੋ।

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۔

**Tel: 0300 123 8 123 Textphone: 18001 01606 275757**

**email: [equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)**

**web: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)**



Cheshire West  
and Chester