

## The housing crisis in the East Midlands

The East Midlands has a full spectrum of housing needs and provision, including urban, rural and coastal housing. The region has a combination of great wealth and beautiful national parks, such as the Peak District, as well as the issues of hidden homelessness that go with geographically dispersed regions. The East Midlands also saw the second biggest rise in rough sleeping in the country between autumn 2016 and autumn 2017.

This report provides local data on the housing market in the East Midlands and highlights that:

- Significant differences exist across the region in terms of wealth: there are 994 second homes in the Derbyshire Dales, while the average salary in nearby Bolsover is just £21,746.
- House prices are 7.7 times the average income in the region – in Rutland, house prices are 11 times the average income.
- While unemployment is below the national average, a fifth of Housing Benefit claimants in the region are in employment – meaning rents are unaffordable for many working people.
- Private rents vary considerably: from £488 in Bolsover to £897 in South Northamptonshire, with most in excess of £500.

## Solving the housing crisis

Housing associations are united by a single purpose – to ensure everyone can live in a good quality home that they can afford.

Last year we built 26% of new homes in England and our ambition is to deliver 120,000 homes a year by 2033. **Providing affordable homes for key workers will be central to the Government's vision to create a 'Midlands Engine'. In 2016-2017, housing associations completed or started building around 7,000 homes in the East Midlands, over half of which will be for affordable rent.**

Recent changes in Government policy will help us deliver even more. An extra £2bn investment included a specific commitment to allow new homes to be built for social rent – the first time such funding has been available since 2010.

Certainty over future rents and recognition for supported and sheltered housing are steps in the right direction. The Government must now deliver the final part of the jigsaw: the long-term supply of affordable land. Only then will the right amount of homes, of the right kind, in the right places, be built to meet changing housing needs.

If you share our sense of purpose and ambition, let's work together to end the housing crisis.

### Contact

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# Home Truths 2017/18

The housing market  
in the East Midlands

East Midlands	Average (mean) house prices in 2016/17 <sup>1</sup>	Mean monthly private sector rents in 2016/17 <sup>2</sup>	Mean annual earnings in 2017 <sup>3</sup>	Ratio of house prices to incomes <sup>4</sup>	Income required for 80% mortgage (80% at 3.5x) <sup>5</sup>	Percent of Housing Benefit claimants in employment <sup>6</sup>	Unemployment rate 2016/17 <sup>7</sup>	Five-year shortfall 2012-2016 <sup>8</sup>	Long-term empty homes <sup>9</sup>	Second homes <sup>10</sup>	Total housing association affordable homes 2017 <sup>11</sup>
England	£288,898	£852	£28,444	10.2	£66,034	24%	4.8%	482,905	200,145	248,747	2,672,026
East Midlands	£200,029	£584	£25,948	7.7	£45,721	20%	4.2%	24,759	19,044	10,177	151,054
Derby	£165,515	£520	£27,217	6.1	£37,832	21%	3.9%	3,573	1,007	123	8,329
Leicester	£168,709	£534	£21,918	7.7	£38,562	26%	5.6%	4,323	1,336	1,059	11,275
Nottingham	£151,457	£579	£22,329	6.8	£34,619	18%	7.7%	4,332	1,456	354	10,313
Rutland	£296,547	£768	£27,061	11.0	£67,782	21%	2.5%	96	183	161	1,948
Derbyshire	£190,537	£556	£26,250	7.3	£43,551	17%	2.3%	4,424	4,296	2,318	24,514
Amber Valley	£188,692	£551	£26,988	7.0	£43,130	16%	3.1%	754	684	275	7,171
Bolsover	£139,339	£488	£21,746	6.4	£31,849	12%	4.1%	60	633	132	1,086
Chesterfield	£163,397	£509	£23,296	7.0	£37,348	16%	4.9%	499	499	159	1,526
Derbyshire Dales	£277,099	£687	£29,817	9.3	£63,337	21%	2.4%	446	643	994	4,177
Erewash	£164,581	£514	£26,010	6.3	£37,619	16%	3.3%	1,272	607	97	6,712
High Peak	£203,658	£532	£26,021	7.8	£46,550	19%	3.9%	794	517	290	1,396
North East Derbyshire	£190,399	£570	£25,121	7.6	£43,520	13%	3.6%	449	416	176	1,090
South Derbyshire	£207,450	£624	£29,916	6.9	£47,417	23%	2.7%	151	297	195	1,356
Leicestershire	£227,238	£600	£27,295	8.3	£51,940	21%	3.6%	n/a	2,372	1,226	17,298
Blaby	£225,617	£660	£27,487	8.2	£51,570	25%	2.7%	n/a	436	118	3,781
Charnwood	£226,880	£519	£25,688	8.8	£51,858	22%	3.7%	1,126	608	510	3,810
Harborough	£283,430	£725	£34,835	8.1	£64,784	20%	2.6%	n/a	314	208	3,558
Hinckley and Bosworth	£206,300	£581	£26,213	7.9	£47,154	20%	3.2%	n/a	381	139	2,279
Melton	£236,768	£613	£24,846	9.5	£54,118	22%	3.8%	454	98	48	814
North West Leicestershire	£210,105	£637	£26,978	7.8	£48,024	18%	3.4%	n/a	404	154	2,318
Oadby and Wigston	£211,208	£677	£25,345	8.3	£48,276	26%	3.6%	103	131	49	738
Lincolnshire	£186,995	£555	£24,138	7.7	£42,742	19%	4.0%	3,983	3,033	2,899	25,896
Boston	£158,858	£583	£20,946	7.6	£36,310	27%	4.6%	726	224	69	5,661
East Lindsey	£171,494	£492	£22,859	7.5	£39,199	16%	4.6%	838	826	1,454	7,853
Lincoln	£157,733	£520	£22,162	7.1	£36,053	19%	6.0%	340	371	480	2,131
North Kesteven	£199,614	£584	£27,846	7.2	£45,626	19%	3.7%	163	383	197	1,486
South Holland	£184,430	£579	£23,613	7.8	£42,155	23%	3.7%	1,180	232	164	1,273
South Kesteven	£224,978	£608	£25,355	8.9	£51,423	23%	3.5%	384	480	290	2,493
West Lindsey	£179,062	£492	£25,054	7.1	£40,928	12%	4.4%	351	517	245	4,999
Northamptonshire	£232,137	£669	£27,409	8.5	£53,060	23%	4.8%	3,701	1,807	855	31,689
Corby	£175,758	£591	£24,476	7.2	£40,173	22%	4.2%	187	9	14	1,244
Daventry	£296,930	£784	£28,995	10.2	£67,870	23%	3.7%	n/a	80	158	5,173
East Northamptonshire	£230,140	£688	£28,475	8.1	£52,604	20%	3.6%	n/a	414	176	5,581
Kettering	£202,011	£611	£26,468	7.6	£46,174	20%	4.4%	462	349	104	2,793
Northampton	£206,339	£646	£26,978	7.6	£47,163	26%	4.5%	3,064	553	173	5,901
South Northamptonshire	£323,327	£897	£31,179	10.4	£73,903	26%	2.4%	n/a	131	185	4,384
Wellingborough	£202,811	£654	£24,913	8.1	£46,357	19%	5.4%	591	271	45	6,613
Nottinghamshire	£188,481	£559	£26,738	7.0	£43,081	17%	4.9%	3,834	3,554	1,182	19,792
Ashfield	£149,658	£498	£23,566	6.4	£34,208	16%	4.7%	97	586	176	2,337
Bassetlaw	£166,898	£517	£24,180	6.9	£38,148	16%	4.9%	375	528	177	1,390
Broxtowe	£183,483	£561	£31,574	5.8	£41,939	17%	3.7%	1,335	439	229	1,349
Gedling	£182,058	£584	£25,480	7.1	£41,613	22%	4.5%	763	407	142	5,275
Mansfield	£143,229	£501	£21,897	6.5	£32,738	15%	5.2%	n/a	610	77	2,280
Newark and Sherwood	£194,541	£558	£23,982	8.1	£44,467	15%	4.1%	548	647	194	2,703
Rushcliffe	£286,810	£738	£34,871	8.2	£65,557	20%	3.5%	791	337	187	4,458

1. Office for National Statistics (ONS), small area statistics

2. Valuation Office Agency

3. ONS, Annual Survey of Hours and Earnings

4. ONS, small area statistics and Annual Survey of Hours and Earnings

5. ONS, small area statistics and National Housing Federation own analysis

6. Department for Work and Pensions, Stat Xplore

7. ONS, NOMIS model based estimates

8. Town and Country Planning Association household projections; Ministry for Housing Communities and Local Government (MHCLG) table 253 and Federation own analysis

9. MHCLG, table 615

10. MHCLG, Council Tax base

11. Homes England, Statistical Data Return 2017

n/a: not available