

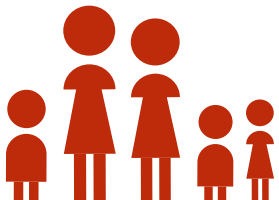
The housing crisis in the East Midlands

There is an acute housing crisis in the East Midlands. House prices in areas like Charnwood and South Northamptonshire have risen by nearly a quarter in five years, while average salaries have increased by only 2% and 4% respectively. **Workers in many areas would require huge pay rises to be able to afford an average home** – in South Northamptonshire, a household income of £65,308 is needed, compared to the average salary of £28,621.

The cost of renting privately is also becoming increasingly unaffordable compared to average pay packets. In Daventry and Rutland rents have risen by 13% and 17% respectively in just four years.

There are nowhere near enough homes being built in the East Midlands. **Last year 8,080 too few homes were built to keep up with demand.** Unless urgent action is taken, this problem is set to get worse, as 342,000 new households are expected to form in the region by 2037. Without a significant increase in house building, rents and house prices will continue to rise, pushing a decent home out of the reach of even more local people.

Fixing the housing crisis in the East Midlands goes beyond increasing the supply of new homes. Regeneration in towns and cities and improving employment prospects are also major priorities. **The number of empty homes is higher than the national average** and this problem is particularly acute in areas where there is high unemployment, low demand and poor quality housing.



Solving the housing crisis

Britain is in the midst of a housing crisis that has been a generation in the making. This is experienced differently across the country and requires a range of interventions rather than a single solution.

It was no surprise that housing was a top five vote-deciding issue at the last election. The public is demanding action and the Government is responding with a range of initiatives designed to increase supply and help people get a foot on the property ladder.

We have a once in a generation opportunity to tackle the housing crisis and deliver the homes the country so desperately needs. Public attitudes towards housebuilding have shifted and now twice as many people support more new homes being built in their local area. The devolution agenda also provides promising new opportunities for addressing England's housing challenges on a local level.

Housing associations are a key part of the solution to our housing crisis. They are amongst the most successful public private partnerships in Britain's history, securing £75bn in private investment since the Conservative Government's Housing Act in 1988. For every £1 invested by the taxpayer, associations put in £6 of their own money. They invest in communities, house five million people in England and built 50,000 homes last year, 40% of all new homes in the country and one third of all new homes over the last Parliament. Housing associations work to make home ownership more affordable, having helped over 275,000 people to buy their own home over the last 30 years and want to help even more.

By providing secure homes for all we can build a foundation on which anyone and everyone can make a better life for themselves and thousands more people can achieve their aspiration of a home to call their own. We can close the gap between the 'haves' and 'have nots' and end the housing crisis within a generation.

Contact:

National Housing Federation, Lion Court
25 Procter Street, London WC1V 6NY
T: 020 7067 1010 E: info@housing.org.uk [#housingcrisis](https://twitter.com/housingcrisis)



HOME TRUTHS 2015/16

The housing market in the East Midlands



East Midlands



	Average (mean) house prices in 2014 ¹	Average (mean) monthly private sector rents in 2013/2014 ²	Mean annual earnings in 2014 ³	Ratio of house prices to incomes ^{1,3}	Income required for 80% mortgage 2014 [80% at 3.5x] ¹	% of housing benefit claimants in employment in Feb 2015 ⁴	Unemployment rate (Dec 2014) ⁵	Four-year shortfall 2011-2014 ⁶	Second homes ⁷	All long-term vacant stock ⁸	Total HA rented homes 2014 ⁹
ENGLAND	£265,888	£720	£26,499	10.0	£60,774	23.8%	6.2%	-515,340	251,518	205,821	2,573,781
EAST MIDLANDS	£176,620	£537	£24,097	7.3	£40,370	20.3%	5.6%	-39,530	9,927	19,490	145,015
Derby	£153,273	£451	£25,334	6.0	£35,034	20.5%	6.9%	-3,817	125	1,069	8,183
Leicester	£146,766	£485	£20,114	7.3	£33,546	25.0%	8.7%	-1,350	964	1,589	11,151
Nottingham	£131,413	£503	£21,450	6.1	£30,037	17.7%	10.6%	-4,204	523	1,245	10,254
Rutland	£277,196	£719	£25,002	11.1	£63,359	23.4%	3.1%	-445	165	157	1,909
Derbyshire	£170,931	£532	£24,544	7.0	£39,070	17.5%	4.7%	-6,378	2,275	4,462	23,763
Amber Valley	£163,813	£522	£26,042	6.3	£37,443	17.3%	4.1%	-1,303	290	706	7,176
Bolsover	£123,810	£472	£20,701	6.0	£28,300	13.9%	6.2%	-305	79	631	1,104
Chesterfield	£150,258	£483	£22,506	6.7	£34,345	16.2%	6.0%	-496	209	548	1,472
Derbyshire Dales	£259,307	£647	£25,350	10.2	£59,270	23.0%	2.9%	-524	961	593	4,127
Erewash	£151,105	£508	£24,944	6.1	£34,538	18.9%	5.6%	-694	89	652	6,718
High Peak	£181,109	£519	£23,254	7.8	£41,396	19.0%	4.6%	-1,399	303	515	1,217
North East Derbyshire	£172,801	£549	£25,236	6.8	£39,497	14.2%	4.7%	-738	160	492	893
South Derbyshire	£183,833	£596	£26,889	6.8	£42,019	22.6%	3.8%	-918	184	325	1,056
Leicestershire	£204,317	£559	£24,913	8.2	£46,701	22.2%	3.6%	-2,399	1,147	2,282	15,591
Blaby	£191,869	£593	£26,790	7.2	£43,856	25.0%	3.6%	-737	88	379	3,375
Charnwood	£204,461	£507	£24,747	8.3	£46,734	22.7%	3.9%	-1,650	469	587	3,343
Harborough	£256,087	£619	£27,820	9.2	£58,534	22.5%	2.8%	-612	169	365	3,448
Hinckley and Bosworth	£187,608	£549	£24,159	7.8	£42,882	20.4%	4.0%	593	141	372	1,977
Melton	£209,361	£603	£22,500	9.3	£47,854	23.3%	3.8%	-525	62	134	771
North West Leicestershire	£190,789	£574	£23,868	8.0	£43,609	19.0%	4.3%	1,002	151	310	2,045
Oadby and Wigston	£182,815	£597	£23,306	7.8	£41,786	25.1%	4.3%	-470	67	135	632
Lincolnshire	£166,027	£531	£23,098	7.2	£37,949	20.9%	4.3%	-7,883	2,679	3,097	24,986
Boston	£142,594	£560	£20,748	6.9	£32,593	29.7%	5.4%	-1,328	87	192	5,551
East Lindsey	£158,088	£476	£22,053	7.2	£36,135	16.3%	6.1%	-2,155	1,514	807	7,544
Lincoln	£139,491	£485	£21,856	6.4	£31,884	20.8%	7.1%	572	213	408	2,016
North Kesteven	£175,473	£558	£23,691	7.4	£40,108	21.4%	3.7%	-1,079	209	381	1,368
South Holland	£161,436	£542	£23,587	6.8	£36,900	23.4%	4.5%	-1,695	151	271	1,128
South Kesteven	£194,230	£592	£25,797	7.5	£44,395	23.1%	4.1%	-927	276	447	2,358
West Lindsey	£165,029	£487	£21,850	7.6	£37,721	16.9%	5.6%	-1,272	229	591	5,021
Northamptonshire	£197,582	£590	£25,392	7.8	£45,162	22.7%	4.5%	-7,952	905	1,916	30,252
Corby	£146,882	£528	£21,336	6.9	£33,573	21.7%	7.4%	95	20	17	1,127
Daventry	£242,152	£662	£28,824	8.4	£55,349	23.6%	3.4%	-797	175	153	5,043
East Northamptonshire	£196,777	£620	£26,364	7.5	£44,978	20.3%	3.4%	-539	196	389	5,271
Kettering	£171,219	£546	£25,215	6.8	£39,136	20.7%	5.4%	-1,021	112	302	2,583
Northampton	£179,085	£580	£24,840	7.2	£40,934	25.0%	5.8%	-3,994	167	542	5,570
South Northamptonshire	£285,722	£783	£28,621	10.0	£65,308	25.5%	2.4%	-784	173	213	4,329
Wellingborough	£171,440	£550	£23,026	7.4	£39,186	18.7%	5.4%	-910	62	300	6,329
Nottinghamshire	£166,589	£516	£24,523	6.8	£38,078	17.6%	6.5%	-5,101	1,144	3,673	18,926
Ashfield	£133,071	£465	£22,506	5.9	£30,416	17.9%	6.5%	-145	133	582	2,041
Bassetlaw	£148,529	£490	£22,630	6.6	£33,950	17.3%	6.3%	-933	138	569	1,282
Broxtowe	£158,904	£537	£28,012	5.7	£36,321	17.0%	5.8%	-1,334	239	484	1,263
Gedling	£165,818	£552	£24,170	6.9	£37,901	21.6%	5.4%	-506	199	442	5,237
Mansfield	£127,480	£491	£20,597	6.2	£29,138	15.1%	6.4%	-135	60	632	2,417
Newark and Sherwood	£178,021	£514	£22,651	7.9	£40,691	15.6%	5.5%	-1,000	166	682	2,401
Rushcliffe	£243,475	£565	£30,358	8.0	£55,651	21.4%	3.6%	-1,048	209	282	4,285

1. Land registry 2014

2. VOA Private sector rents 2013/14

3. ASHE Income table 8.1a 2014 all employees

4. DWP Stat Explore Feb 2015

5. ONS Model Based Estimates of Unemployment Dec 2014

6. Housing Need based on Holmans / TCPA projections weighted by DCLG household projections to a local level; Delivery figures compiled from DCLG

Live Table 253a

7. Council tax base local authority level data 2014

8. DCLG Table 615 Vacant dwellings

9. HCA Statistical Data Return