

The character of Shropshire's housing stock

April 2023

Key Points

- The 2021 Census ⁽¹⁾ revealed that 57,267 households in Shropshire lived in detached accommodation. This means the highest proportion (41%) of Shropshire's occupied housing stock is detached, compared to only 22.9% nationally and 24.5% in the West Midlands. Detached dwellings are generally larger with 85.6% of detached homes having three or more bedrooms in Shropshire.
- Semi-detached accommodation remains the second most common type of housing in Shropshire. The 2021 Census showed 46,762 households or 33.5% of all households were living in this type of accommodation. Just over 60% of semi-detached homes contained three bedrooms. In the West Midlands, semi-detached accommodation was more common (37.6% of households), compared to only 31% nationally.
- The percentage of terraced homes (15.8% or 21,998 households) in Shropshire is significantly below levels of 23% nationally and 21.5% in the West Midlands. Over 80% of terraced homes in Shropshire contain 2-3 bedrooms. Older terraced housing in Shropshire, is often linked with areas of historic local industry where the influx of workers were accommodated in higher density housing.
- Only 8,467 households or 6.1% of all households live in purpose-built blocks of flats or tenements in Shropshire. Nationally, approaching three times this percentage, live in this type of accommodation. For all types of flats, maisonettes or apartments (listed in table 2), 46.8% are one bedroom and 46.3% have two bedrooms.
- In Shropshire, 0.8% of households live in caravans, mobile homes or temporary structures. This is twice the level of prevalence in England and the West Midlands (0.4%). This mainly reflects Shropshire's popularity as a holiday destination. The 2021 Census shows 71.7% have two bedrooms and 20.7% a single bedroom. At the beginning of October 2022, Council Tax data ⁽²⁾ showed 1.1% of housing stock in Shropshire is classified as second homes, compared to 1.0% nationally.

Accommodation Type

The 2021 Census supplies invaluable information about the type, location, tenure and size of accommodation, that is occupied by Shropshire households and usual residents. When considered besides information on household composition, it provides clear insight into the current and future housing needs of Shropshire residents. In particular, local authorities must consider the housing needs of older people and people living with long-term health conditions or disabilities, people unable to afford suitable housing, families and other community groups.



Detached Accommodation

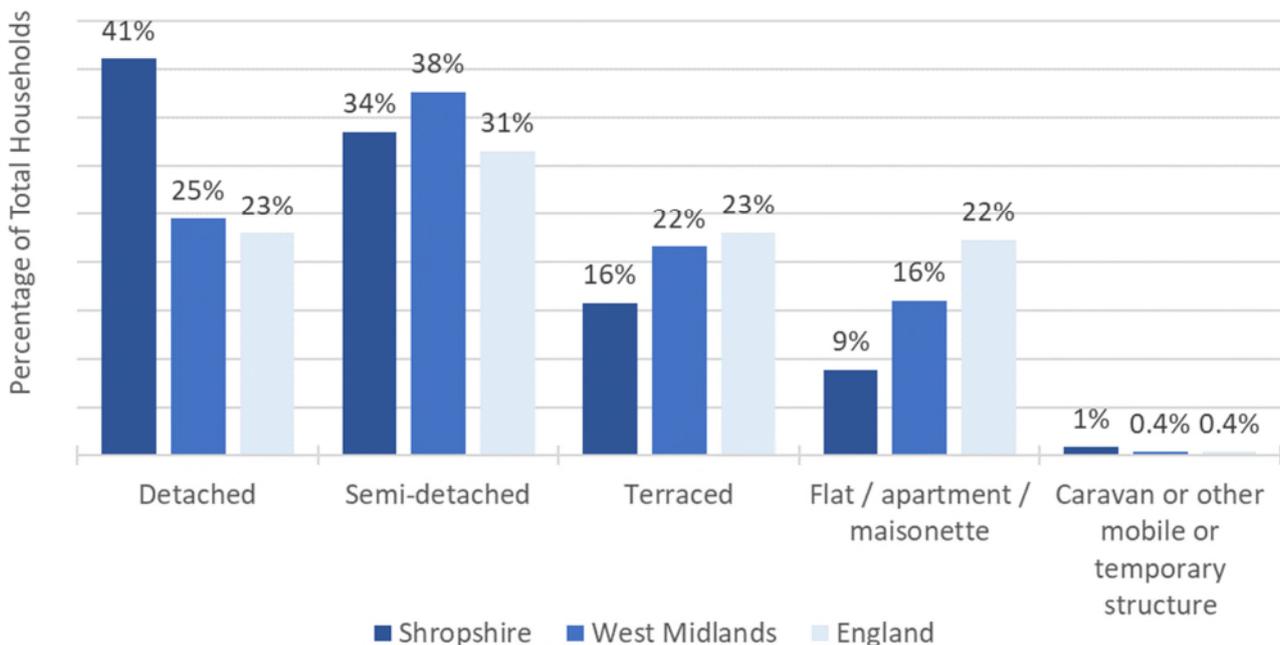
Table 1 shows the broad breakdown of household accommodation in Shropshire revealed by the 2021 Census. This excludes un-occupied accommodation. Figure 1 shows how this compares with England and with the West Midlands region. The highest proportion of household accommodation is detached in Shropshire (41%), with 85.6% of homes including 3-4 bedrooms. This is approaching twice the level of detached accommodation nationally at 21%.

During 2022, based on 1,447 sales, the median house price for a detached property in Shropshire was £385,000. This means based on a mortgage multiplier of 3.5 and a 10% deposit, an annual household income of £99,000 would be required to afford a detached property in Shropshire. As only 6.2% of households in Shropshire have a gross household income of above £100,000, this makes detached housing particularly inaccessible for households entering the housing market.

Table 1: Type of household accommodation in Shropshire and median average house prices ⁽³⁾

	All Households	Detached	Semi-detached	Terraced	Flat / apartment / maisonette	Caravan or other mobile or temporary structure
Number	139,583	57,267	46,762	21,998	12,390	1,166
Percentage of all households	100.0	41.0	33.5	15.8	8.9	0.8
	All Sales					
Median House Price 2022	£255,000	£385,000	£230,000	£190,500	£127,259	
Sales 2022	3,811	1,447	1,138	868	358	
% Sales 2022	100.0	38.0	29.9	22.8	9.4	

Figure 1: Percentage of Shropshire households by accommodation type, compared with England and the West Midlands



Flats, maisonettes or apartments

Table 2 shows in more detail the types of accommodation that have been added together to form the broader category of 'flat / apartment / maisonette'. These definitions have altered since the 2011 Census, which means comparison with previous censuses is only possible using the broader category of 'flats, apartments and maisonettes.'

Overall, 8.9% of households (12,390) in Shropshire lived in flats, apartments and maisonettes in March 2021. This is less than half the proportion nationally (22.2%) and approaching half the proportion in the West Midlands (15.9%). Approaching 70% of flats, apartments and maisonettes in Shropshire are purpose-built blocks of flats or tenements, whilst 22.8% are either part of converted buildings or shared or converted homes.

This type of accommodation is the most affordable for households trying to access the housing market, however in Shropshire only 23.5% is owned, with 43.6% privately rented and 32.9% socially rented. Over 90% of flats, apartments and maisonettes in Shropshire are 1-2 bedroom and so growing families may soon require larger properties. The 2021 Census revealed that 799 younger households occupied either a flat, maisonette or apartment in Shropshire, in contrast to 30.7% (3,809) of households with a household reference person aged over 65 years of age.

Table 2: Detailed breakdown of the broader 'Flats, apartments and maisonettes' type of accommodation in Shropshire compared to England and the West Midlands

	Shropshire		England	West Midlands
	Number	% Of all households	% Of all households	
In a purpose-built block of flats or tenement	8,467	6.1	17.1	13.1
Part of a converted or shared house, including bedsits	1,439	1.0	3.5	1.5
Part of another converted building, for example, former school, church or warehouse	1,390	1.0	0.8	0.6
In a commercial building, for example, in an office building, hotel or over a shop	1,094	0.8	0.8	0.8
Total flats, apartments and maisonettes	12,390	8.9	22.2	15.9

Semi-detached accommodation

The 2021 Census showed 33.5% of households or 46,762 households in Shropshire lived in semi-detached accommodation. Two thirds of semi-detached accommodation was owned outright or with a mortgage (66.1%), 16.6% was rented privately and 17.3% was socially rented. The majority of semi-detached accommodation (84.2%) had 2-3 bedrooms. In all, 86.7% of households living in semi-detached accommodation had a household reference person aged 35 years and over.



Terraced accommodation

The 2021 Census showed terraced accommodation is the third most common type of housing in Shropshire. Only 15.8% of Shropshire households (21,998) lived in this type of accommodation. Terraced housing is most prevalent in Shropshire's most densely populated employment centres, including Ludlow, Shrewsbury, Oswestry and Highley.

For younger households with a household reference aged below 35 years, terraced housing is the second most popular form of accommodation (4,033 households), after semi-detached (6,199 households.) Based on sales of 868 terraced homes during 2022, this form of accommodation is the second most affordable for people entering the housing market.

Just over 50% of terraced accommodation in Shropshire is owned (54.4%), compared to 23.0% being socially rented and 22.6% being privately rented.

Long-term change 1991-2021⁽⁴⁻⁶⁾

The number of households accommodated in Shropshire has risen by 33.6% (35,115 households) during 1991 to 2021. In terms of accommodation type, the second largest percentage growth (54.6%) has been in households living in flats, maisonettes or apartments. This type of accommodation has experienced the highest level of growth (28.3%) during 1991 to 2001. This form of higher density housing could reflect development pressures in urban parts of Shropshire or a response to the need for housing for students, older people or households on lower incomes.

Similarly, detached (23.1%) and semi-detached (15.7%) accommodation experienced the largest rise during 1991 to 2001. Whilst, over the long-term rising by 41.8% (detached) and 30.2% (semi-detached). The largest growth (68.0%) during 1991 to 2021 has been in households opting to live in caravans, other mobile homes or temporary structures. This growth has accelerated each decade from 3.7% during 1991 to 2001, to 31.6% during 2011 to 2021. In part, this may indicate caravans, other mobile homes or temporary structures have become an affordable option for some households.

Table 2: Long-term change (1991-2021) in the percentage of households by accommodation type in Shropshire

	1991	2001	2011	2021	Change 1991-2021	% Change 1991-2021
Total Households	104,468	122,326	129,674	139,583	35,115	33.6
Detached	40,391	49,731	51,489	57,267	16,876	41.8
Semi-detached	35,927	41,577	43,922	46,762	10,835	30.2
Terraced	19,099	20,020	21,689	21,998	2,899	15.2
Flats, maisonettes, apartments	8,014	10,278	11,688	12,390	4,376	54.6
Caravans	694	720	886	1,166	472	68.0

Figures 2 and 3, illustrate the percentage breakdown of households in Shropshire and England by their accommodation type in the long-term. These strikingly illustrate the contrasts in the balance of housing types, when comparing Shropshire to nationally.



Both in Shropshire and England the proportion of terraced housing has been in decline and the proportion of 'flats, maisonettes and apartments' and 'caravans, other mobile home or temporary structures' have risen since 1991. In Shropshire, the proportion of detached and semi-detached accommodation continues to exceed national levels, with much greater reliance on terraced accommodation and flats, maisonettes and apartments nationally.

Figure 2: Long-term Change in the percentage of households by accommodation type in Shropshire

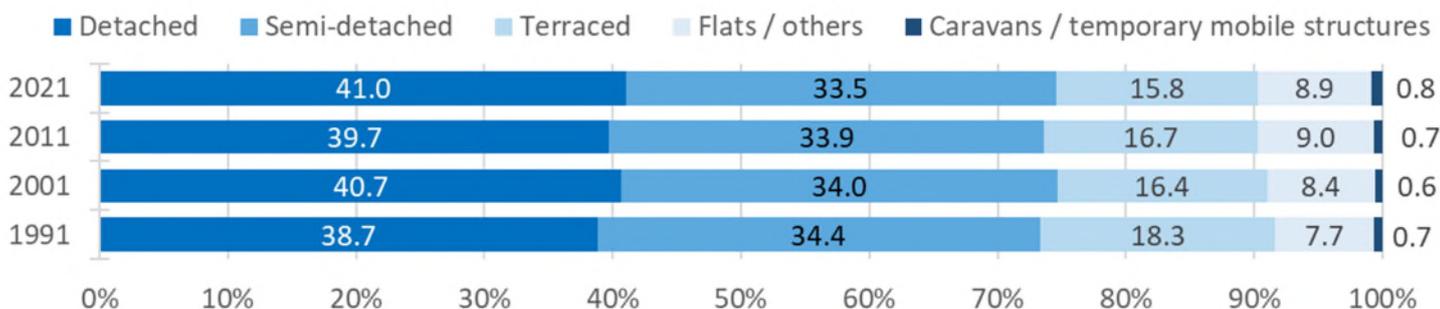
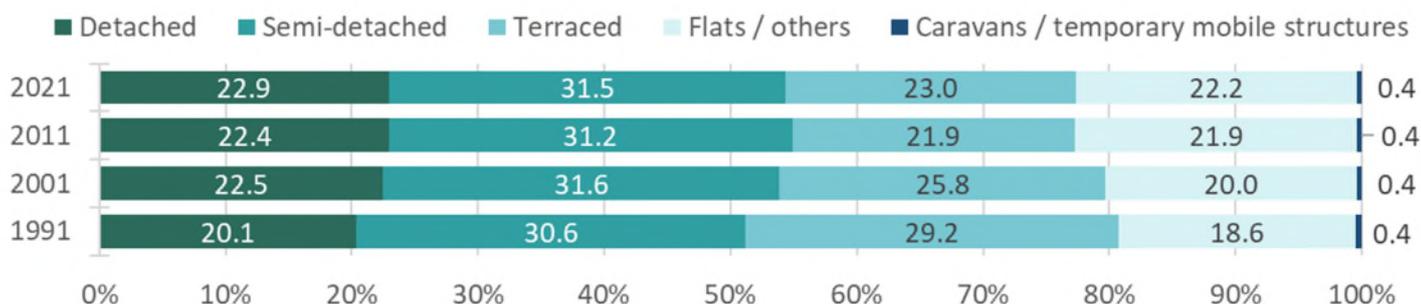


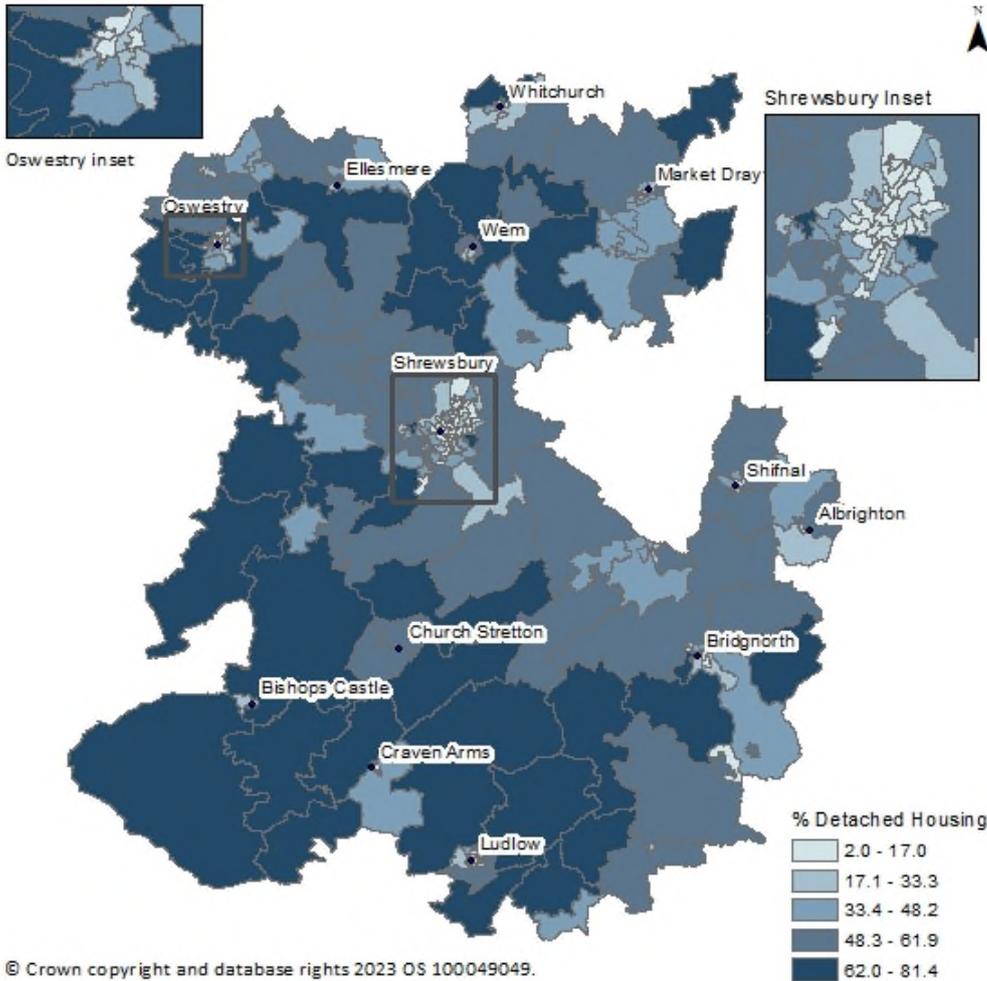
Figure 3: Comparison with the long-term trend for England



Sub-county analysis

Maps 1-5 show the proportion of household accommodation by type at a sub-county level, by lower layer super output area (LSOA) ⁽⁵⁾.





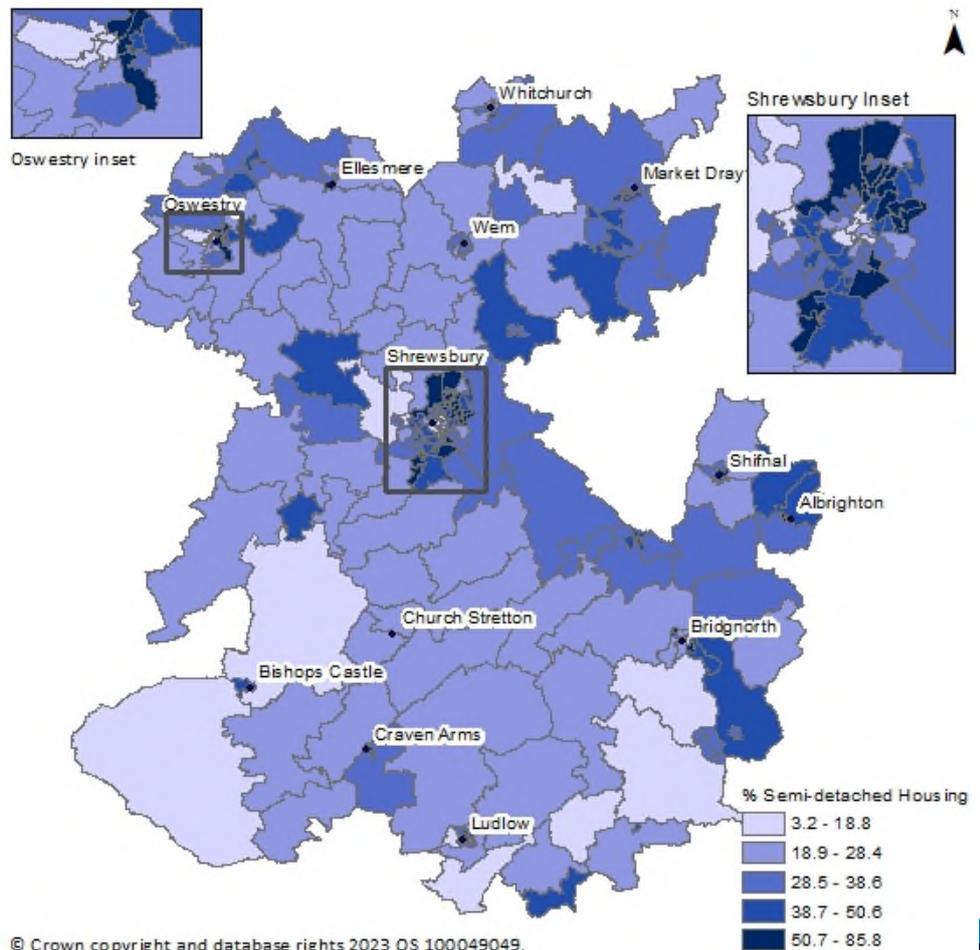
Map 1: Percentage of all households living in detached accommodation in Shropshire by LSOA

Map 1 shows clearly the dominance of detached accommodation in southern Shropshire and the very rural LSOAs across Shropshire. This more expensive accommodation type means there are fewer options for households seeking affordable open market accommodation in Shropshire's rural communities.

Map 2: Percentage of all households living in semi-detached accommodation in Shropshire by LSOA

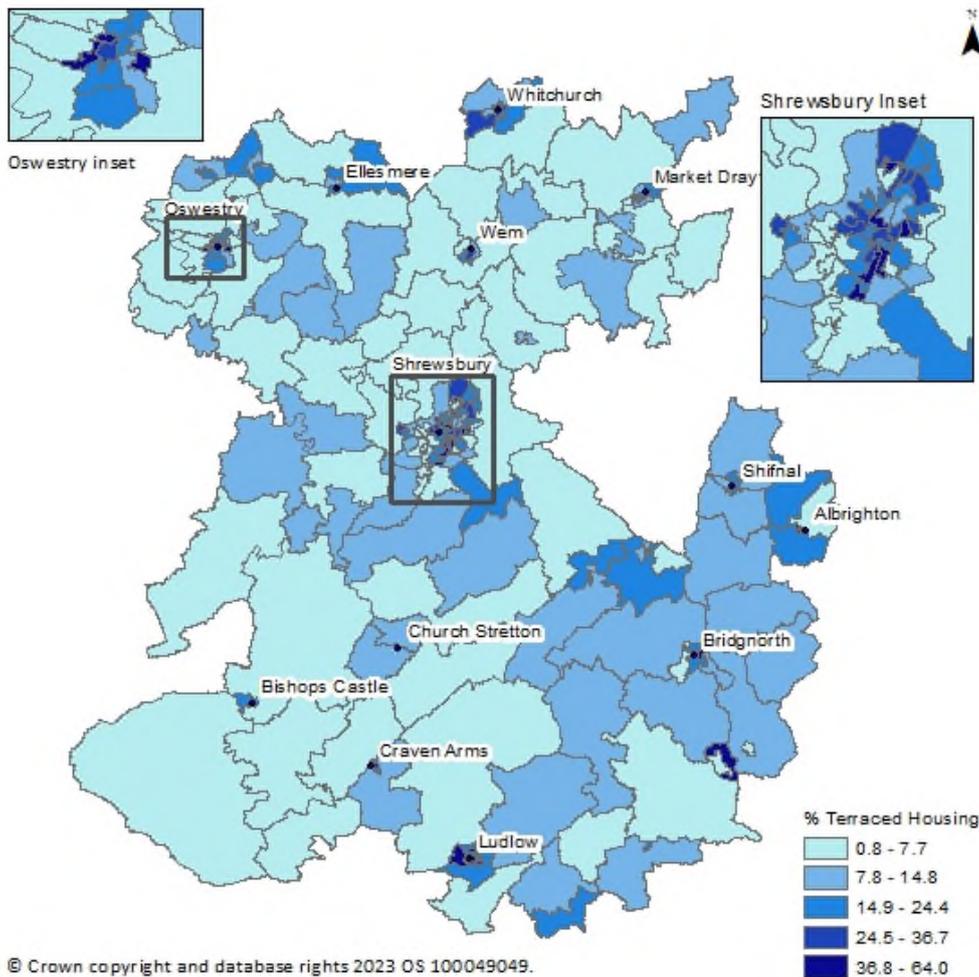
Map 2 highlights the highest prevalence of semi-detached accommodation is in LSOAs in the Shropshire's two largest market towns of Oswestry and Shrewsbury.

The areas with the lowest proportion of semi-detached accommodation are those most dominated by detached accommodation.



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Map 3: Percentage of all households living in terraced accommodation in Shropshire by LSOA

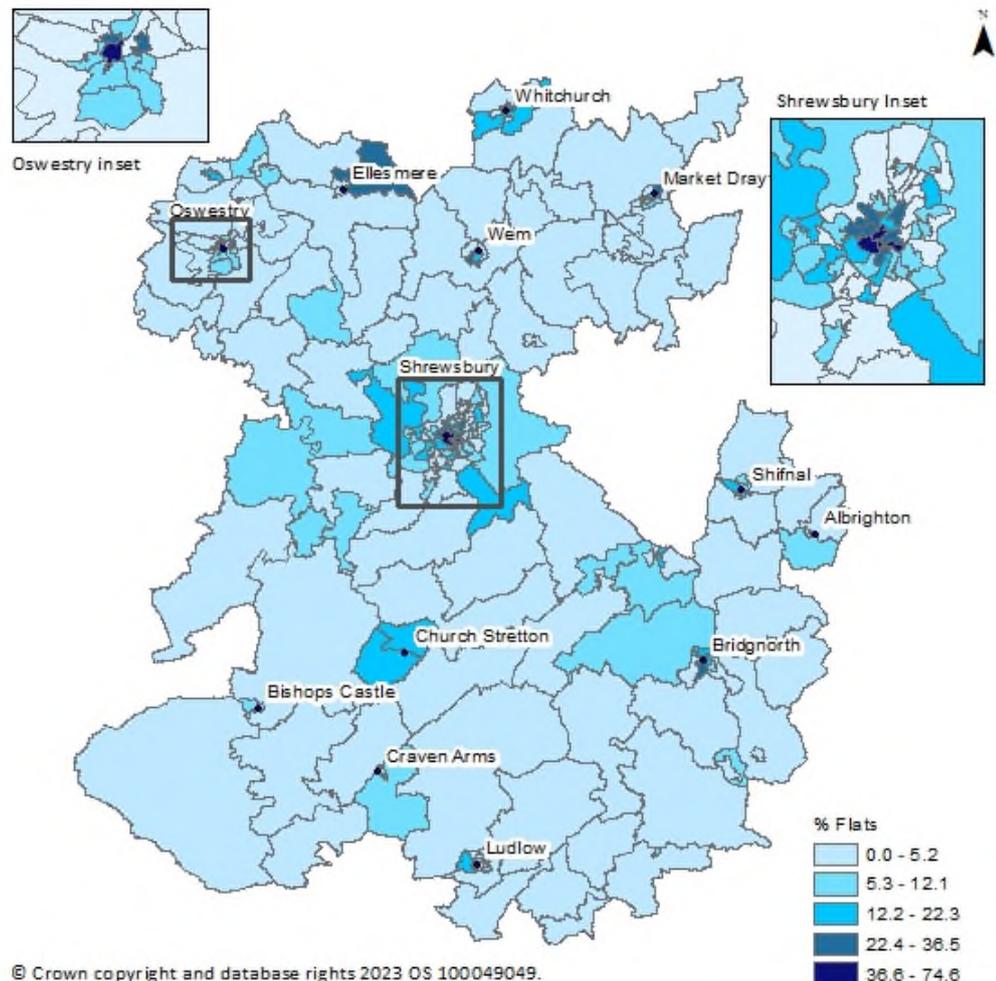
Older terraced housing in Shropshire, is often linked with areas of historic local industry where the influx of workers have been accommodated in higher density housing.

Map 3 illustrates Highley, with its mining heritage having the highest proportion of terraced housing, alongside the more densely population employment centres of Shrewsbury, Ludlow, Oswestry and Whitchurch.

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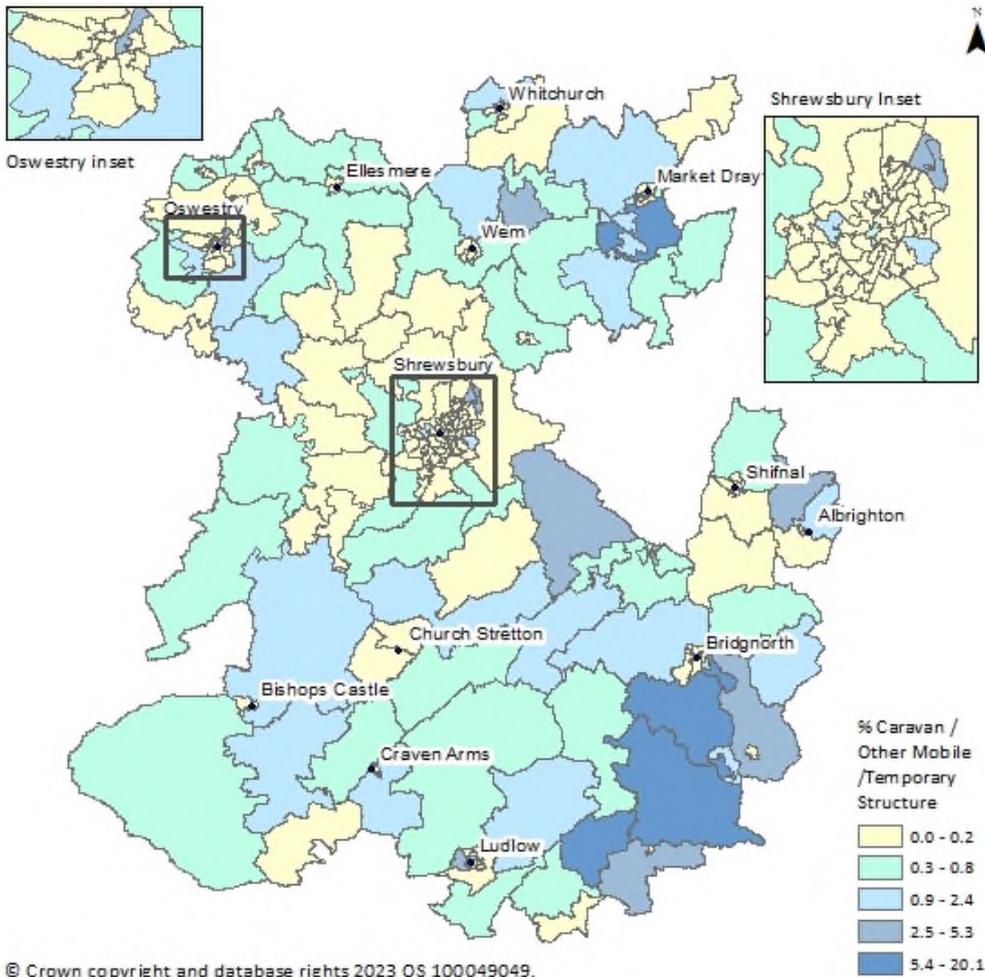
Map 4: Percentage of all households living in flats / apartments / maisonettes in Shropshire by LSOA

Map 4 shows the highest proportion of flats, maisonettes and apartments is in the most densely population area of Shrewsbury town centre and parts of Oswestry.



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Map 5: Percentage of all households living in caravans', other mobile homes or temporary structures in Shropshire by LSOA

The highest prevalence of caravans, other mobile homes or temporary accommodation are evident along the River Severn Valley, from south of Bridgnorth and LSOAs to the south of Market Drayton, adjoining the River Tern and Shropshire Union Canal.

These areas in the north-east and south-east Shropshire have a high number of caravan parks with homes often used as second homes or holiday lets. The areas are good bases to explore the rest of Shropshire and are easily accessible for households from the West Midlands and other parts of England.

Definitions

Accommodation type

The type of building or structure used or available by an individual or household.

This could be:

- the whole house or bungalow
- a flat, maisonette or apartment
- a temporary or mobile structure, such as a caravan
- Whole house or bungalow

This property type is not divided into flats or other living accommodation. There are three types of whole houses or bungalows.

Detached

None of the living accommodation is attached to another property but can be attached to a garage.

Semi-detached

The living accommodation is joined to another house or bungalow by a common wall that they share.

Terraced

A mid-terraced house is located between two other houses and shares two common walls. An end-of-terrace house is part of a terraced development but only shares one common wall.

Flats (apartments) and maisonettes

An apartment is another word for a flat. A maisonette is a 2-storey flat.

Changes to housing definitions since the 2011 Census

There have been small changes to housing definitions since the 2011 Census, meaning some sheltered housing units were enumerated as communal establishments in 2011 but as households in 2021.

Sheltered housing - In the 2011 Census, sheltered housing units were defined as communal establishments if less than 50% had their own cooking facilities. For Census 2021, all sheltered housing should be enumerated as households. The reasons for this change are:

- each flat at a sheltered housing site has its own front door and postal address
- consultation with providers found that most sheltered housing is self-contained
- residents are independent and should have responsibility for completing their own census form

Serviced apartments

A serviced apartment is a type of furnished apartment, available for short- or long-term stays, which provides amenities, housekeeping and a range of services for guests and where most taxes and utilities are included within the rental price. There has been an increase in the number of serviced apartments since 2011. In the 2011 Census, serviced apartments were not defined.

For Census 2021, serviced apartments were enumerated as households. This is because serviced apartments are generally mixed with residential flats and other housing. They are understood to have users who are generally resident long term and more likely to meet the definition of a usual resident or census short-term UK resident.



Hotels, guest houses, B&Bs, inns and pubs with residential accommodation

In the 2011 Census, hotels, guest houses, B&Bs, inns and pubs with residential accommodation with room for fewer than 10 guests were defined as households. Those with room for 10 or more guests were defined as communal establishments. For Census 2021, only those with room for fewer than seven guests are defined as households.

This change aligns the census definition with the threshold for paying the non-domestic rate for Council Tax. This means that we can use administrative data in the form of non-domestic rate flagging on the Address Register to help identify properties that are communal establishments.

Nurses' accommodation

In the 2011 Census, nurses' accommodation was defined as communal establishments. For Census 2021, nurses' accommodation has been defined as households, provided that the accommodation does not also contain patients. This includes accommodation on a hospital site and cluster flats, or similar accommodation provided solely for nurses. This change accounts for a change in the administrative data sources being used.

The data in this bulletin is sourced from the:

1. [Office for National Statistics \(ONS\) 2021 Census table TS044 – Accommodation Type](#)
2. [Council Taxbase: Local Authority Level Data for 2022: Published by the Department for Levelling Up, Housing and Communities \(DLUHC\) on 9 November 2022 \(revisions published on 24 February 2023\)](#)
3. [His Majesty's Land Registry – Price Paid Data](#)
4. [ONS 2011 Census QS402EW – Accommodation Type – Households](#)
5. [1991 Census small area statistics S56](#)
6. [2001 Census Univariate Table 056 – Accommodation Type \(households\)](#)
7. [ONS Geography Portal Lower Layer Super Output Areas \(LSOAs\)](#)

For more information please contact: BusinessIntelligence@shropshire.gov.uk

Or refer to ONS website to useful articles:

- [2021 Census Maps – Accommodation Type](#)

