

Information from the 2021 Census gives a snapshot of the Leeds Housing Market in 2021. There were 362,780 properties in the city. 57.6% of those were owner occupied, either owned outright, with a mortgage or in shared ownership, compared to 58.6% in 2011.

The type of tenure has changed significantly over several decades. The proportion of owner occupiers has trended downwards over recent decades, which is continuing. In 2021 57.6% of the city's homes were owner occupied, either owned outright, with a mortgage or in shared ownership, compared to 58.6% in 2011. Conversely, over recent decades the private rented sector has seen significant growth. This trend also continues, with the sector growing from 19.4% in 2011 to 21.8% in 2021. The social rented sector has also continued to trend downwards, dropping from 21.9% in 2011 to 20.4% in 2021. The median house price in Leeds stood at approximately £225,000 in 2022, up from £175,000 in 2015.

Like most large cities, Leeds has a large amount of older housing, concentrated in poorer neighbourhoods. Leeds has a notably large amount of 19,500 pre-1919 back-to-back houses still in use.

The private rented sector is a very important provider of homes within the city, meeting the housing needs of many citizens of Leeds. It contributes to the economy of the city, providing homes for students, visiting professionals and those who choose to live in the sector. There is no single private rented sector, but it is made of several different markets with standards driven by the needs and expectations of these different markets.

Providing the new housing the city needs is an ongoing challenge, but the city is rising to the challenge. More planning permissions have been granted over the past five years than at any other time. In 2018/19 almost 10,000 new homes were approved through planning permissions, a record for the city since monitoring began in the early 1970s, with new home completions consistently averaging around 3,000 a year. Over the last 5 years Leeds has delivered 16,249 homes, and was responsible for 2.2% of England's housing supply in 2021.

The delivery of affordable housing is a key priority for the city. Delivery of affordable housing is delivered with a range of different stakeholders playing their part, including the council, registered providers and private developers. Direct delivery of homes by registered providers through Homes England's Affordable Homes Programme and Strategic Partnerships historically delivers an average of 450 new affordable homes each year, with projections set to increase the number of homes delivered over the next three years.

In 2021, 595 new affordable homes were built in Leeds, and the council has committed to building 1,500 new council houses, through the council House Growth Programme, by 2025.

Social housing continues to play an important role in Leeds. There are approximately 54,000 council-owned dwellings in Leeds, though the number continues to reduce as homes are bought via the right to buy scheme. These homes cover a wide range of archetypes and ages, from pre-1914 traditional brick homes to new build homes built using modern methods of construction.

The Council continues to invest in the city's housing stock to ensure it meets decency standards and can contribute to the city's zero carbon ambition through being energy efficient, which also reduces energy bills for tenants.