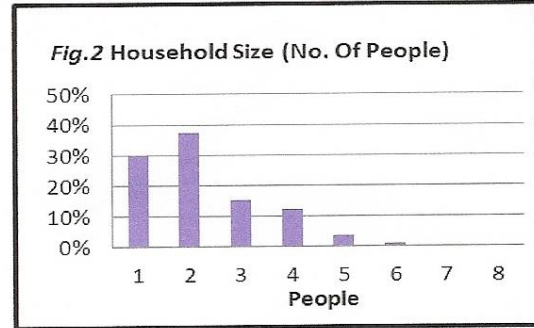
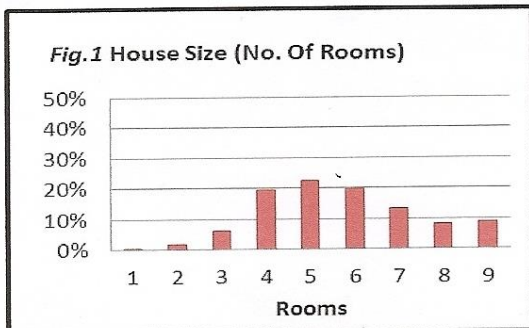
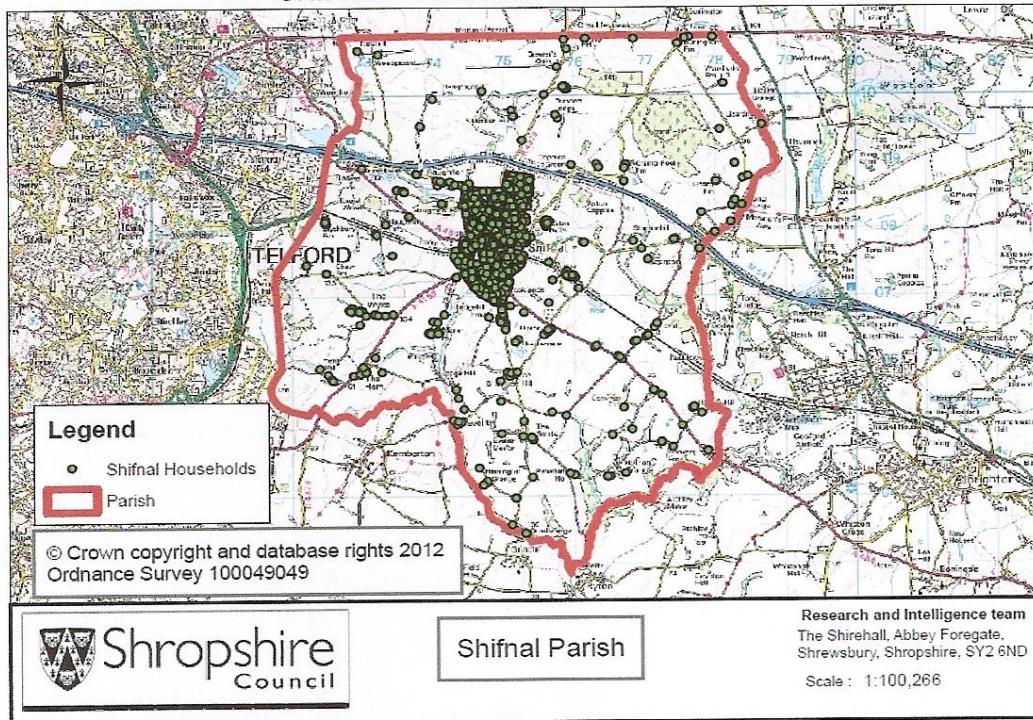


SHIFNAL HOUSING & HOUSEHOLDS



Source: 2011 Census, Household Size.

Housing affordability

	% housing in this tenure 2011 census	Monthly cost	Household income required to afford at today's prices	% local hholds in income bracket 2013
Social rent (prices for 3 beds)	18.7%	£282	£	%
Shared ownership (25% owned)	0.5%	£492	£19,669	65%
Private rent (30th percentile)	15.7%	£550	£26,400	58%
Mortgaged (entry level*)	32.0%	£608	£32,571	41%
Mortgaged (median)		£816	£43,700	34%
Owned outright	33.2%	£0	n/a	n/a

*entry level defined as the 15th percentile. The median is the 50th percentile; based on Land Registry data 2009-2012

Only 41% of households in Shifnal can afford to buy an entry-level home at today's prices. Affordable housing (social rent and shared ownership) are the less expensive housing

options, but there is a severe shortage of supply. An increasing number of households are renting privately.

Locally identified housing demand & need

Shifnal's Town Plan (2009) highlighted the need for housing for both families homes with three or more bedrooms and sheltered housing for the elderly. In addition, Shifnal Town Council, in response to the Place Plan Review 2012/13, indicated that there is a demand for 1 bedroom properties; starter homes; bungalows for disabled and elderly and 2/3 bedroom family homes to rent.