Greater Manchester Housing Market Monitor

January 2020

GMCA Research

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Overview and contents

- This data pack provides an overview of the housing market in Greater Manchester. The data pack draws on published Government data and local data.
- The data pack covers the following areas:
  1. GM Population
  2. GM Housing Stock
  3. Housing market – sales and private rents
  4. Social Housing
  5. Homelessness

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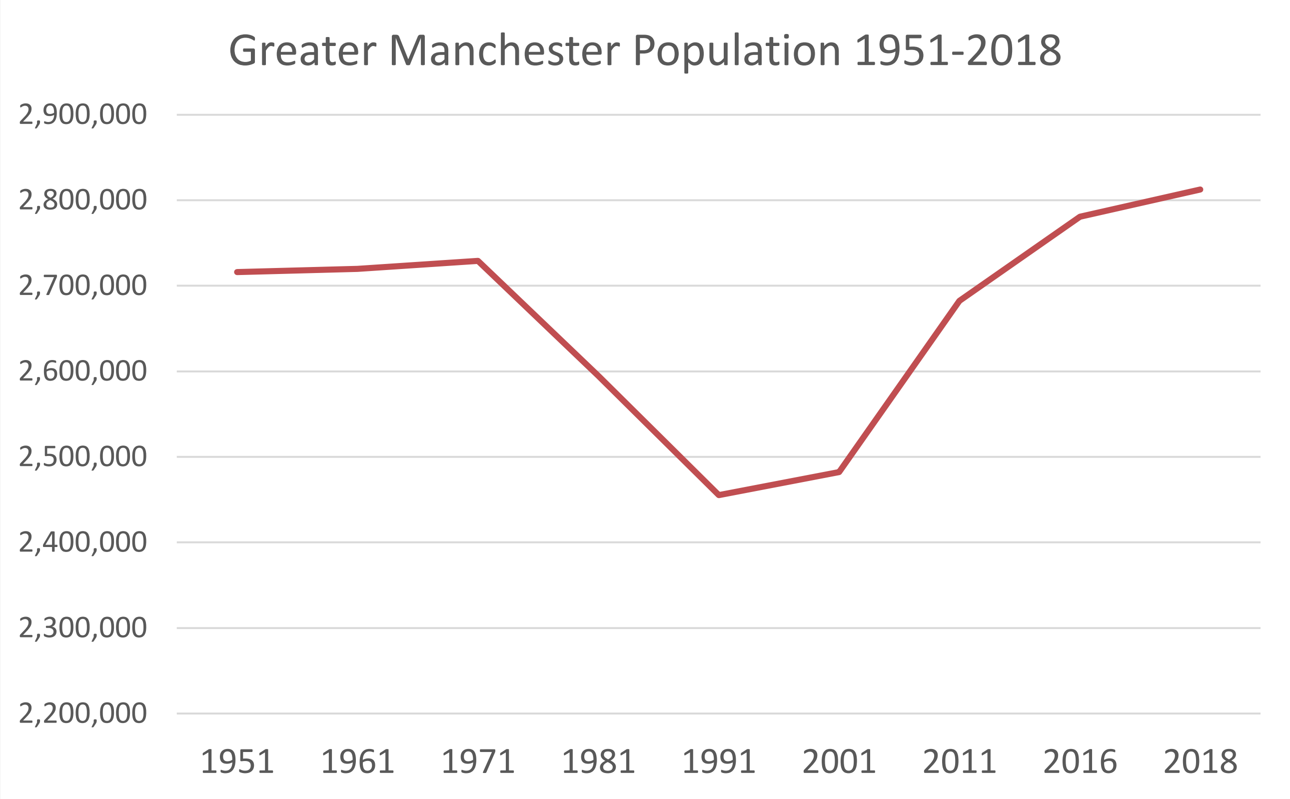
1. GM Population

1. Historic population trends
2. Spatial distribution of population
3. Population change 2016-2036
4. Household incomes
5. Spatial distribution of household incomes

1. Historic population trends

- There are 2.81 million people living in GM. This is higher than the 1971 previous peak of 2.71 million.
- From 1971 to 1991 there was an overall decline in the GM population.
- The population has been increasing since 2001.
- Between the 1991 and 2011 census there was an increase of 9% increase people living in GM
- The population projections suggest the GM population will continue to increase in the near future.



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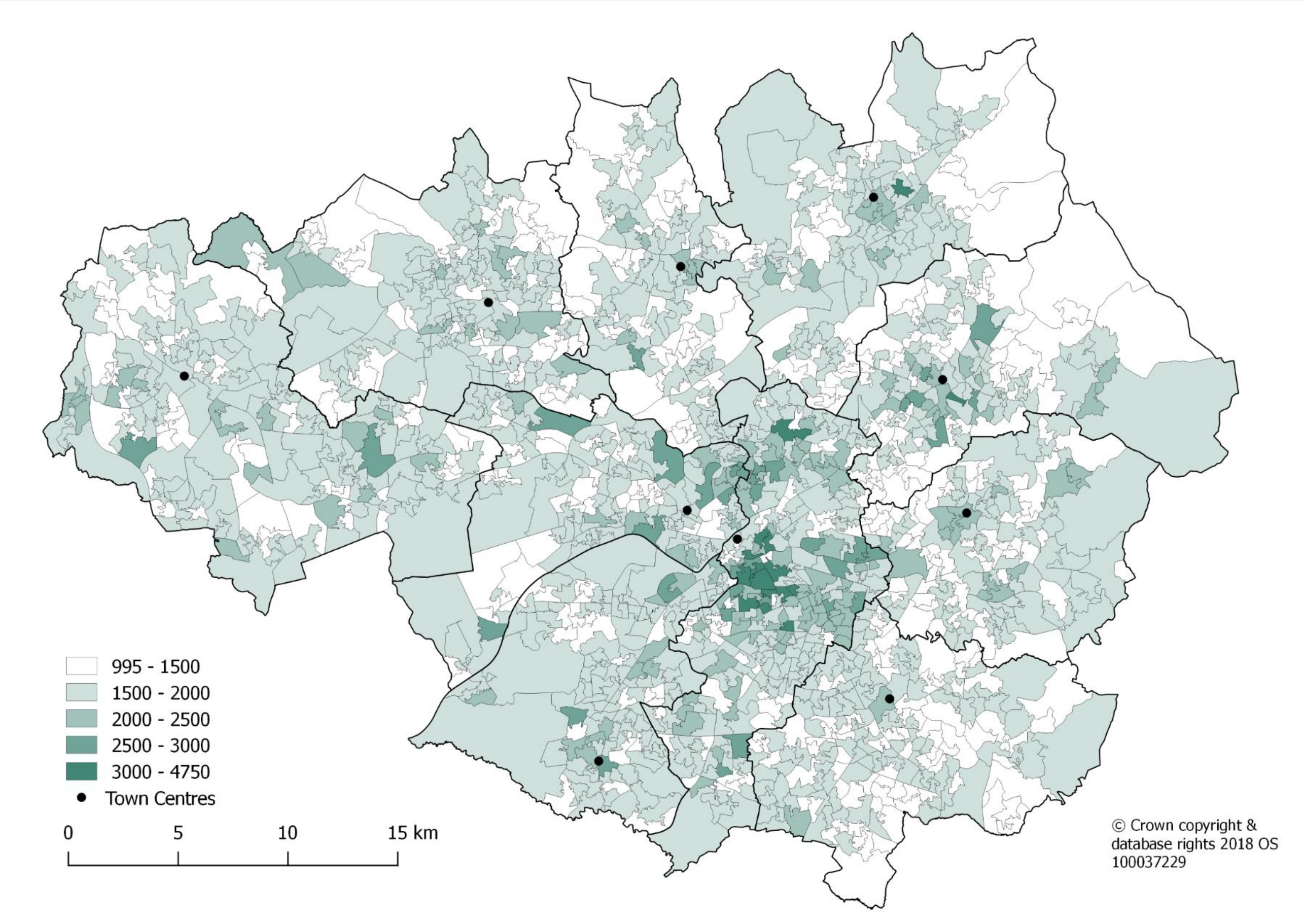
Source: Census 1951-2011
ONS: England Population mid-year estimate (2018)
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/timeseries/enpop/pop

2. Spatial distribution of population



- The spatial distribution of population in the 2011 LSOAs indicates where there has been population change since the 2011 census.
- The average populating in an LSOA is 1,673 and the median is 1,594
- The LSOAs with the largest and smallest population are both in Manchester, ranging from 995 in Manchester 018E and 4,750 in Manchester 055C.
- Only 2/17 of the LSOAs with 3000+ population are outside Manchester, these are in Oldham and Rochdale

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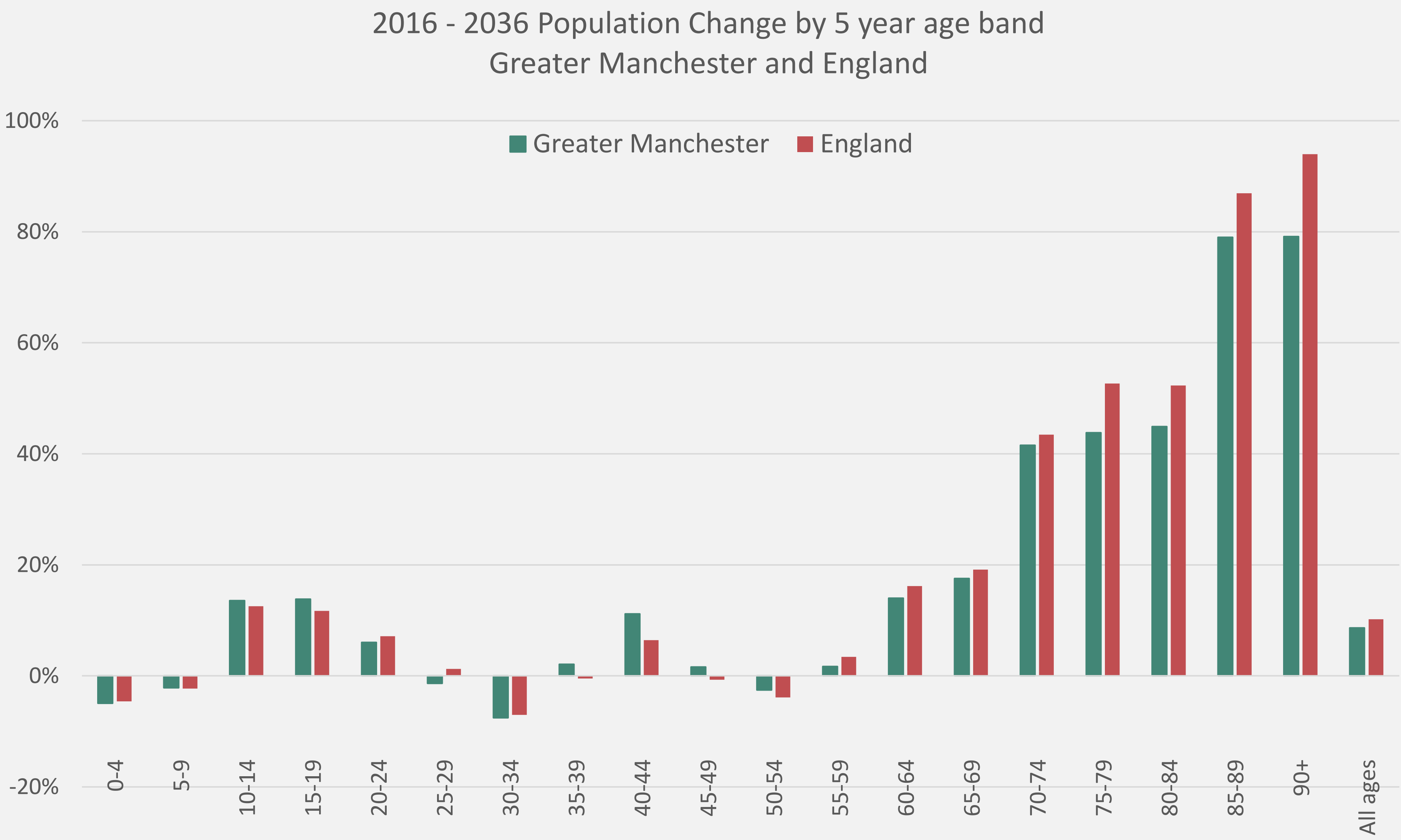
Source: ONS, 2017 MYPE
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/lowersuperoutputareamidyearpopulationestimates

3. Population change 2016-2036



- The 2016 SNPP projects an overall 9% increase in the GM population from 2016 to 2036.
- The majority of the population change is driven by an ageing population.
- Around 170,000 of the additional population will be those over 65.
- GM has a slightly lower percentage increase of an ageing population in comparison to England as a whole.

Source: ONS, 2016-based Sub National Population Projections

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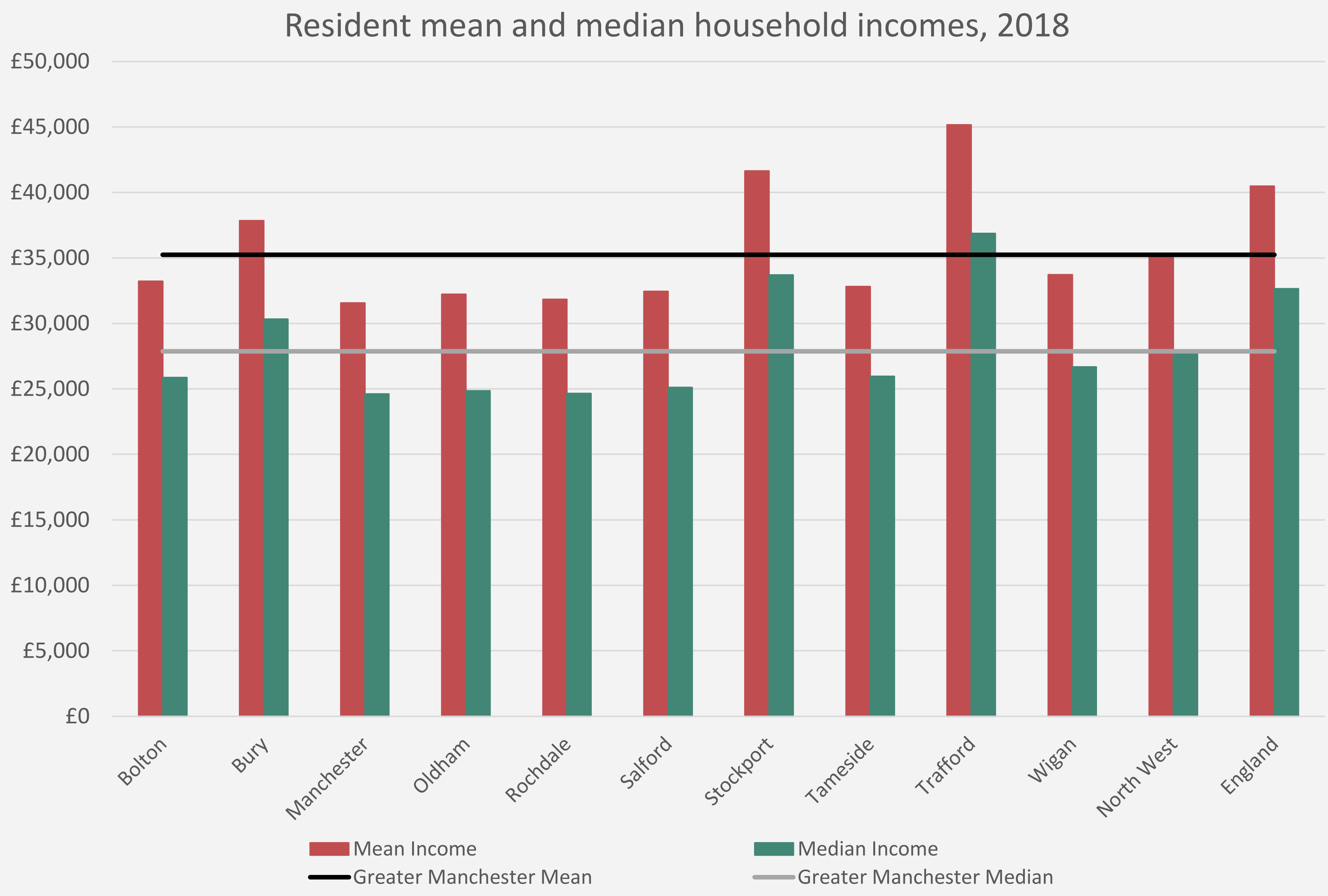
4. Greater Manchester Household incomes

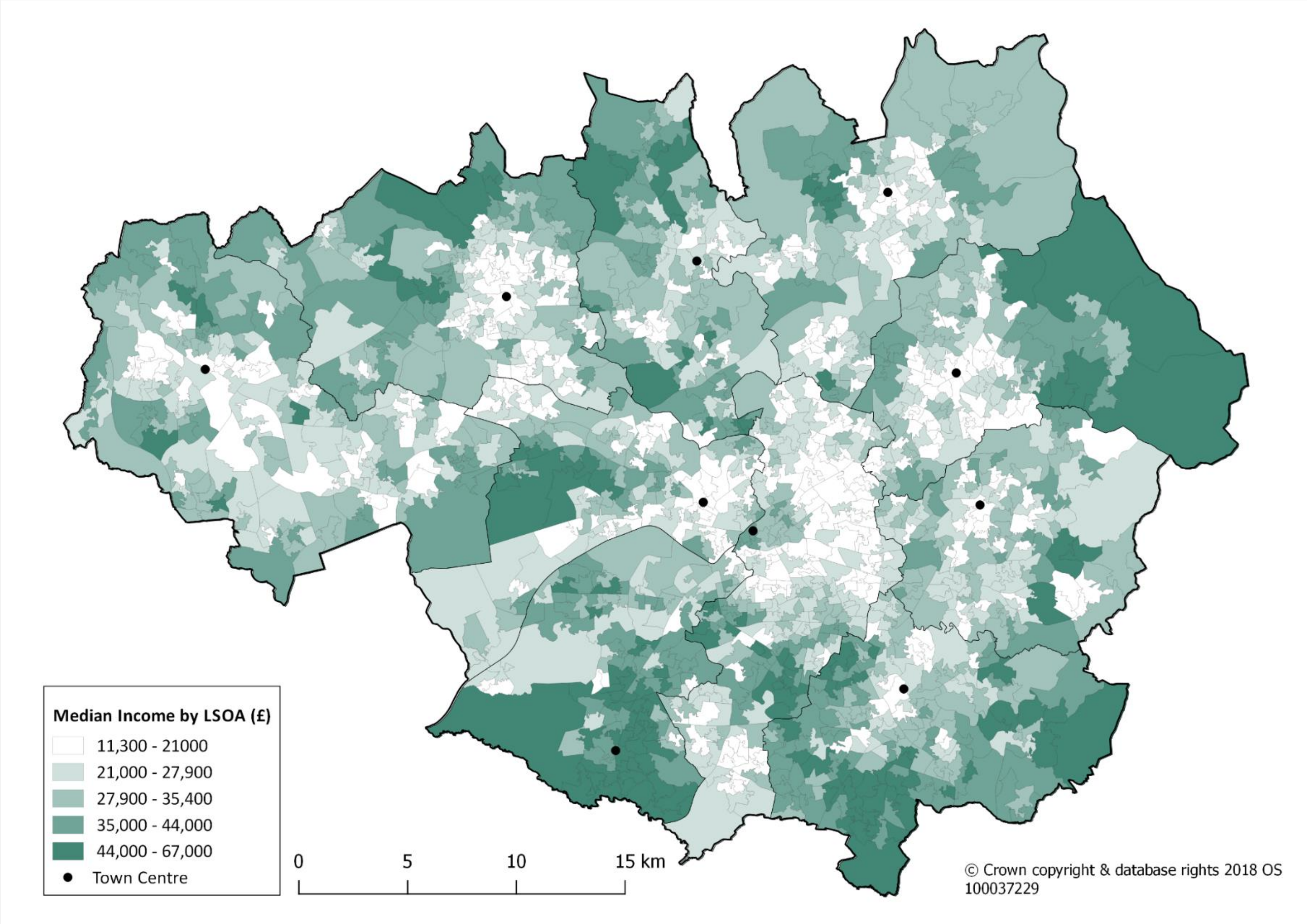


- The median GM household income is £27,865.
- GM mean and median incomes are similar to those in the North West but lower than the England incomes.
- Trafford, Stockport and Bury have median household incomes higher than the GM median income.
- Manchester and Oldham, Rochdale have median household incomes of just under £25,000

Source: CACI Paycheck 2019

5. Spatial distribution of household incomes

Greater Manchester Median Household Income, 2019



- All areas have a mixture of higher and lower income areas. Largely, the highest income areas are in LSOAs on the edge of outskirts of GM.
- LSOAs in and around the town centres are largely lower income areas. However the exception is Manchester City Centre and Trafford where a high density of the highest earning band are located.
- Trafford and Stockport have the most LSOAs with the highest median incomes.
- Rochdale, Tameside and Wigan have the fewest LSOAs in the highest median income band.

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Source: CACI Paycheck 2019

2. GM Housing stock and supply

1. Tenure mix
2. Tenure change
3. Spatial distribution of tenure
4. Dwelling type
5. Council tax bands
6. Empty homes
7. Net additional dwellings
8. Completions

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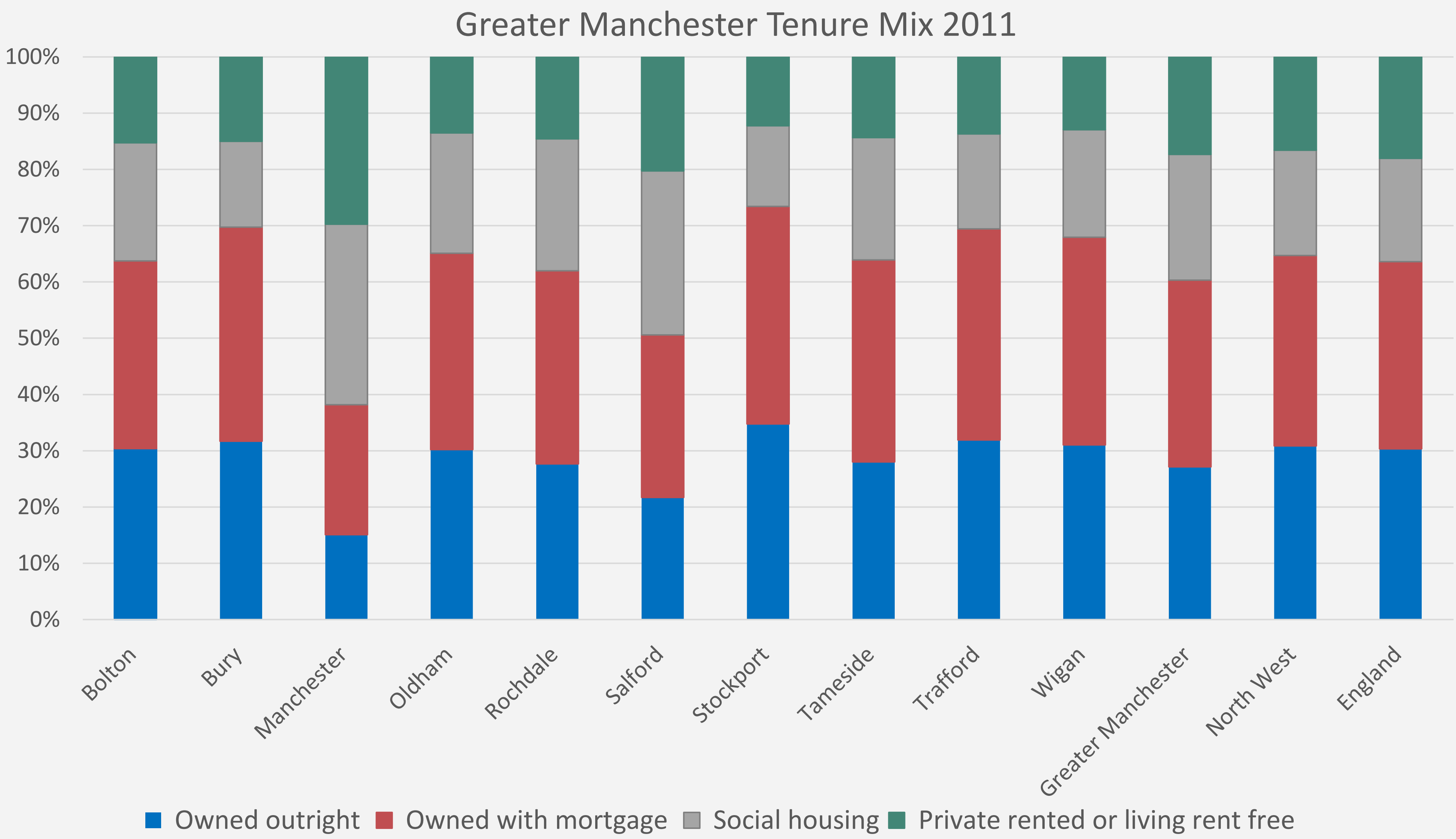
1. Tenure Mix 2011



- As of 2011 60% of households in Greater Manchester were owner occupiers.
- 22% of households lived in social housing and 17% in the private rented sector.
- Manchester has the lowest portion of owner occupiers and largest proportion of private renters.

Source: ONS, Census 2011, Table KS402EW

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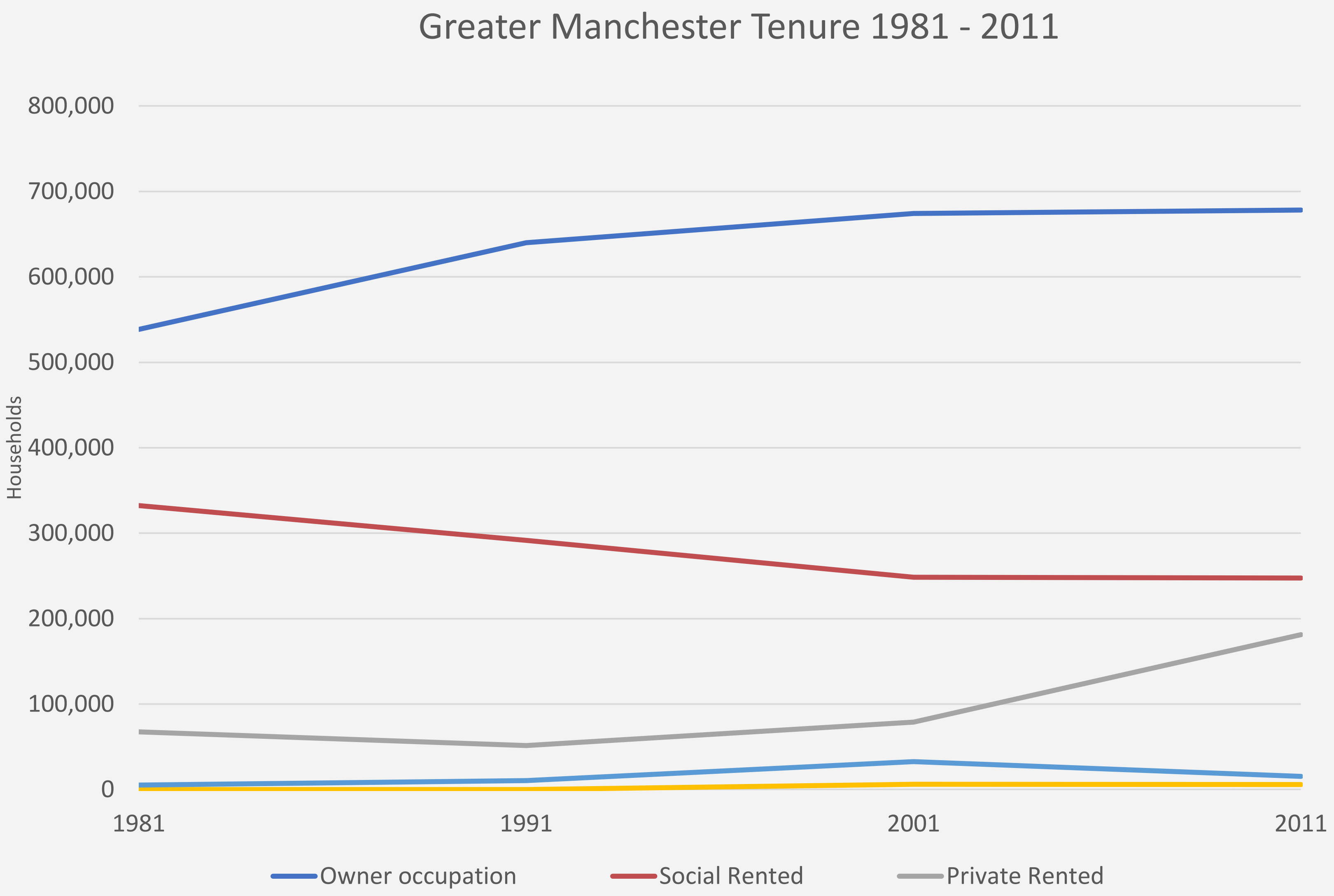
2. Tenure change



- Owner occupation has been the majority tenure type since 1981.
- Social housing is the second tenure type but in each census the number of social housing households has reduced.
- Private rent has been becoming more common since 1991. There was a 130% increase in private rented households between 2001 and 2011.
- Shared ownership was not recorded on the 1981 or 1991 census so is marked as 0 for those years. Shared ownership represents a very small proportion of tenure in Greater Manchester, numbering 5,730 in 2011.

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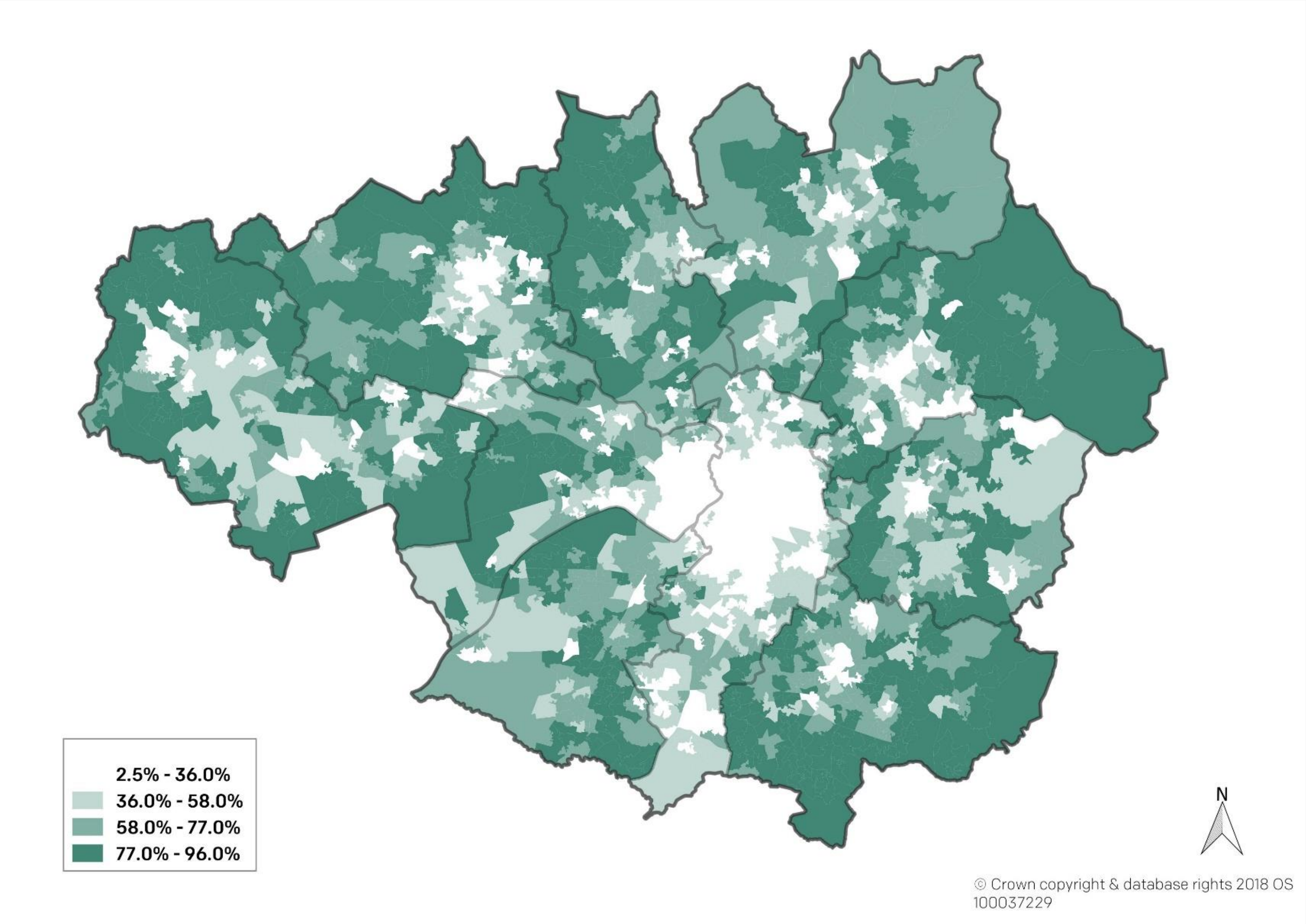
Source: Census 1981, 1991, 2001, 2011. Nomisweb

Source: Census 1981-2011

3. Spatial Distribution of tenure: Owner Occupation



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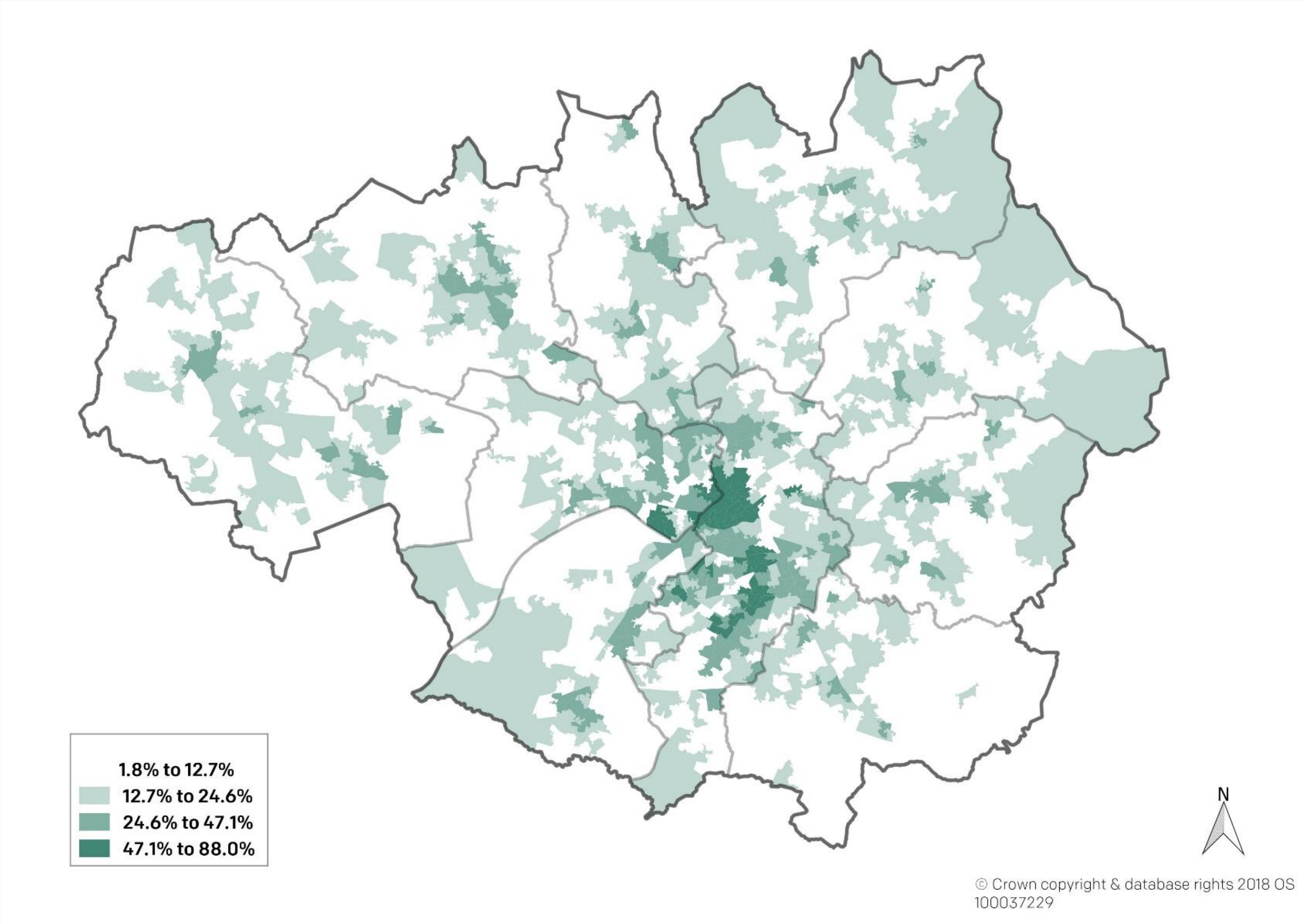
Source: Census 2011

3. Spatial Distribution of tenure: Private Rent



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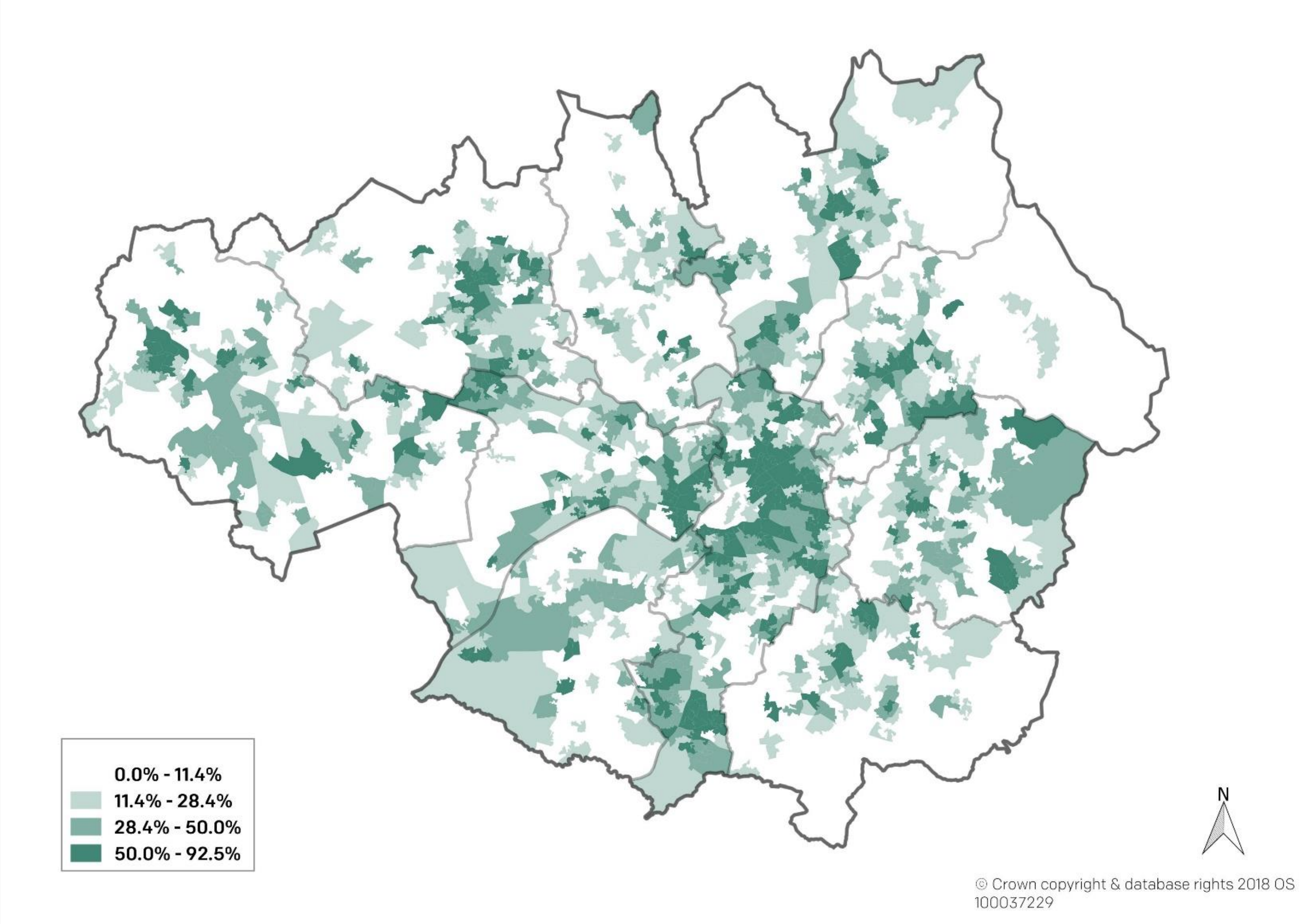
Source: Census 2011

3. Spatial Distribution of tenure: Social housing



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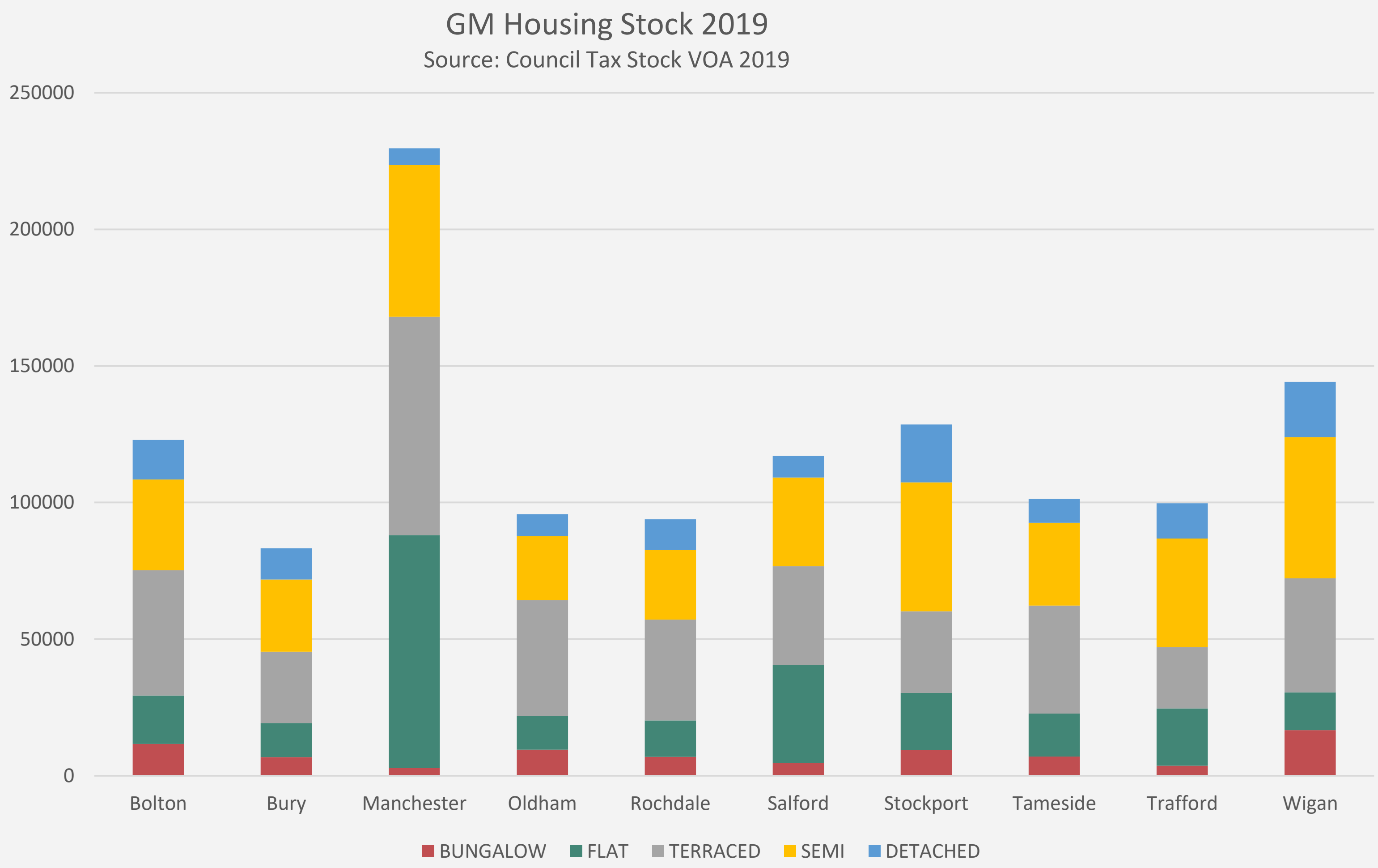
Source: Census 2011

5. Total dwellings by type 2019



- There are 1.2 million homes in GM.
- The majority of homes are smaller with a high concentration of terraces.
- Notably Manchester has a significant proportion of flats.
- Trafford and Stockport have the highest number of semi-detached and detached homes.

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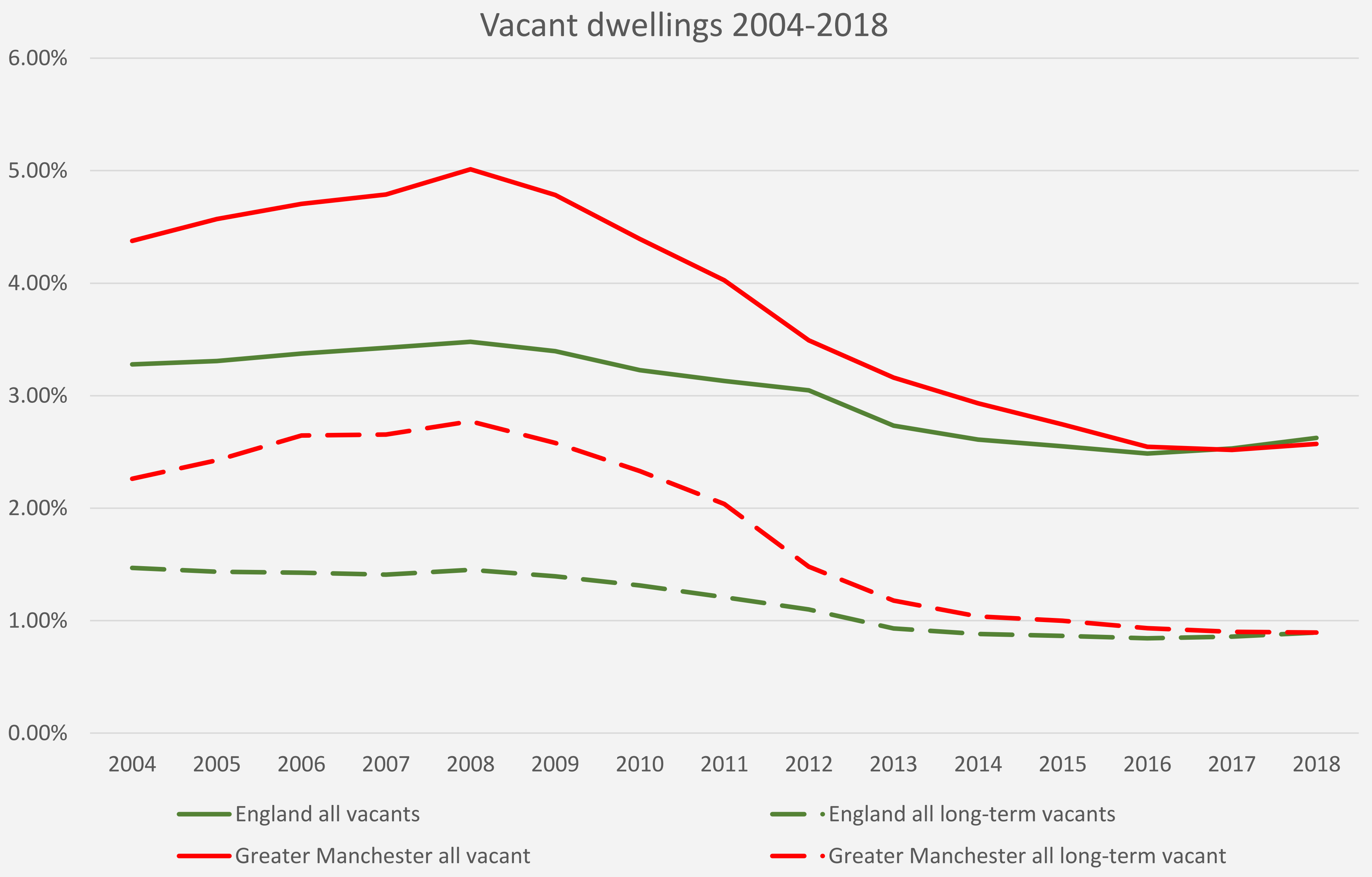
6. Empty Homes



- England as a whole has observed a reasonably significant reduction in vacant dwellings since 2008, from 3.5% to 2.5% in 2016.
- Reductions in Greater Manchester were more pronounced and now match the national average of 2.5%.
- Over the ten year period (2006 to 2016) the total number of vacant properties fell by 43% in Greater Manchester from just over 53,000 to 30,423 homes.

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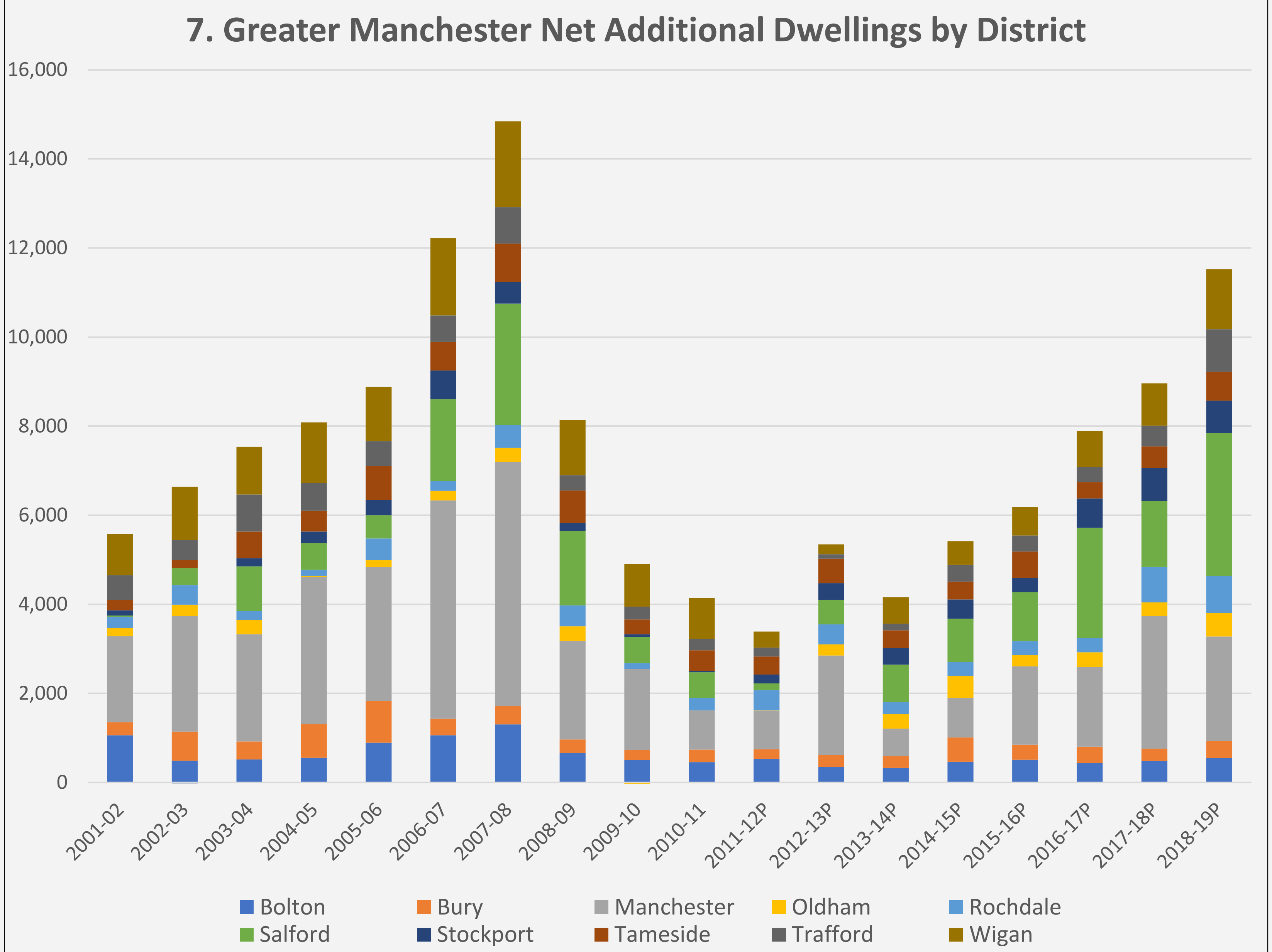

Source: MHCLG Table 122. Published 14/11/19. https://www.gov.uk/government/statistical-data-sets/live-tables-on-

- There were 11,525 net additional dwellings built in Greater Manchester in 2018/19. The was an 29% increase on the 2017/18 completions. Notably Salford developed 117% more dwellings than in 2017/18.
- Nationally there was a 9% increase in net additional dwellings.

Net Additional Dwellings		
	2018-19	Change from 2017-18
Bolton	544	13%
Bury	389	41%
Manchester	2,344	-21%
Oldham	529	69%
Rochdale	833	4%
Salford	3,208	117%
Stockport	729	-1%
Tameside	646	33%
Trafford	953	104%
Wigan	1,350	42%
Greater Manchester	11,525	29%
England	241,133	9%

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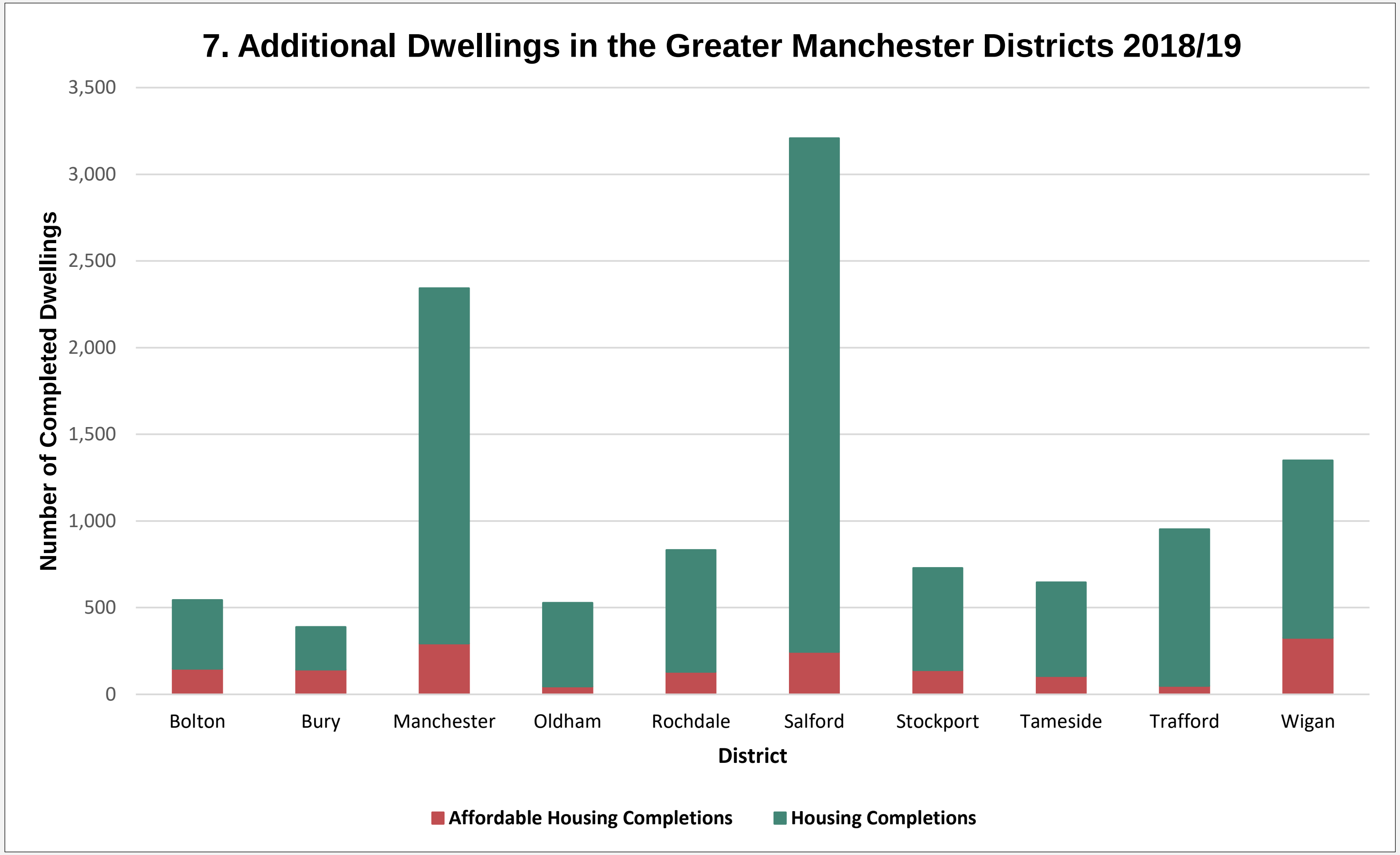

*Affordable housing is the sum of social rent, affordable rent, intermediate rent (including London Living Rent), affordable home ownership, shared ownership and London affordable rent.

- Of the 11,525 net additional dwellings built in Greater Manchester in 2018/19, 1,619 were Affordable Housing Completions* (14%), compared to 17.2% nationally.
- The districts of Bury (36.5%), Bolton (27%) and Wigan (24.1%) had the highest percentage of affordable housing completions
- Trafford (5%), Salford (7.6%) and Oldham (8.5%) had the lowest proportion of affordable housing completions within Greater Manchester

Area	Net Completions	Affordable Housing Completions	% Affordable Completions
Bolton	544	147	27.0%
Bury	389	142	36.5%
Manchester	2,344	293	12.5%
Oldham	529	45	8.5%
Rochdale	833	130	15.6%
Salford	3,208	244	7.6%
Stockport	729	139	19.1%
Tameside	646	106	16.4%
Trafford	953	48	5.0%
Wigan	1,350	325	24.1%
Greater Manchester	11,525	1,619	14.0%
England	241,133	41,530	17.2%

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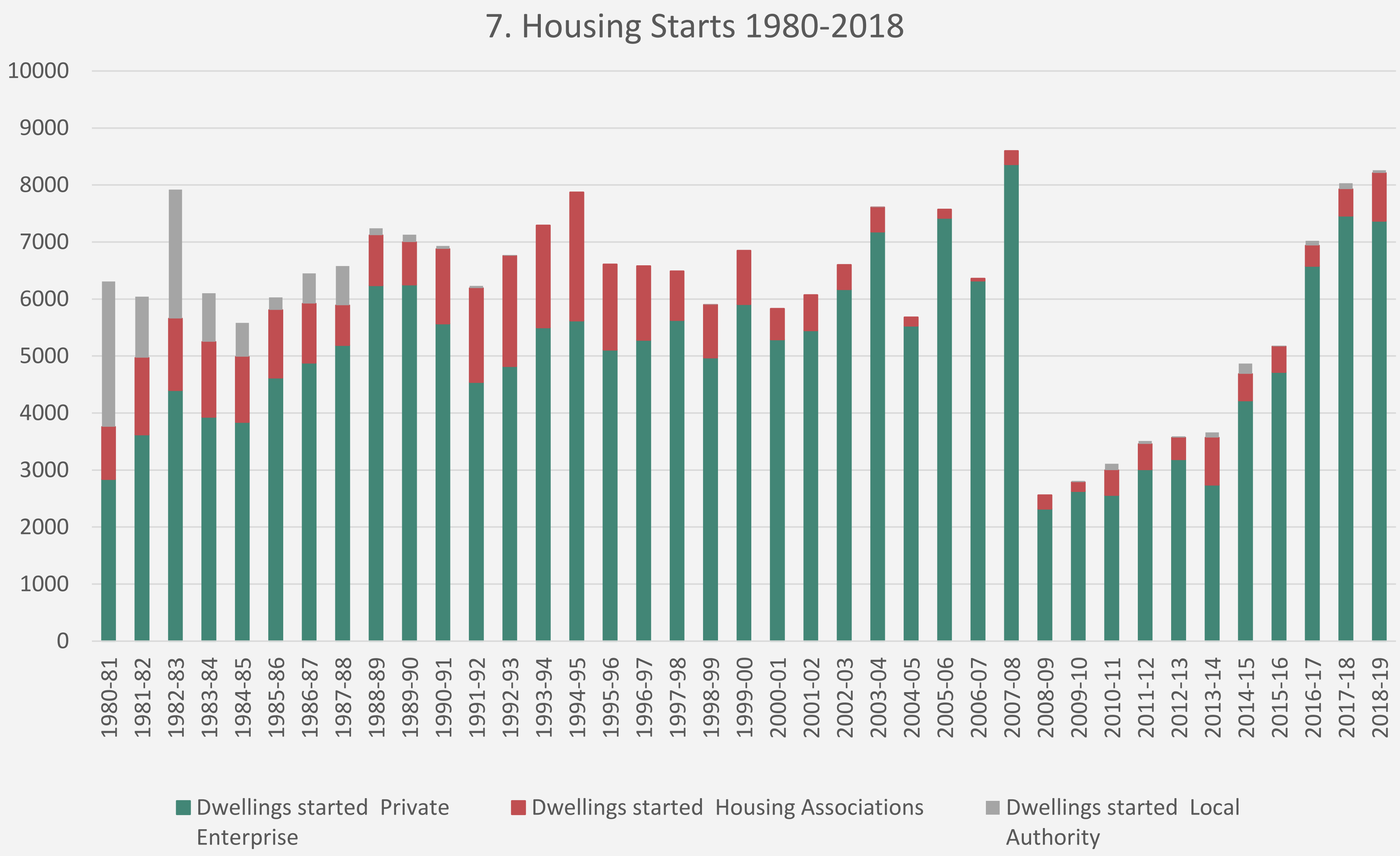

- The number of residential starts on site have been steadily increasing since 2014-15.
- Housing starts peaked in 2007-08 at nearly 9000 units.
- The number of social housing starts reduced from the mid 1990s.

Source: MHCLG Live Table 253

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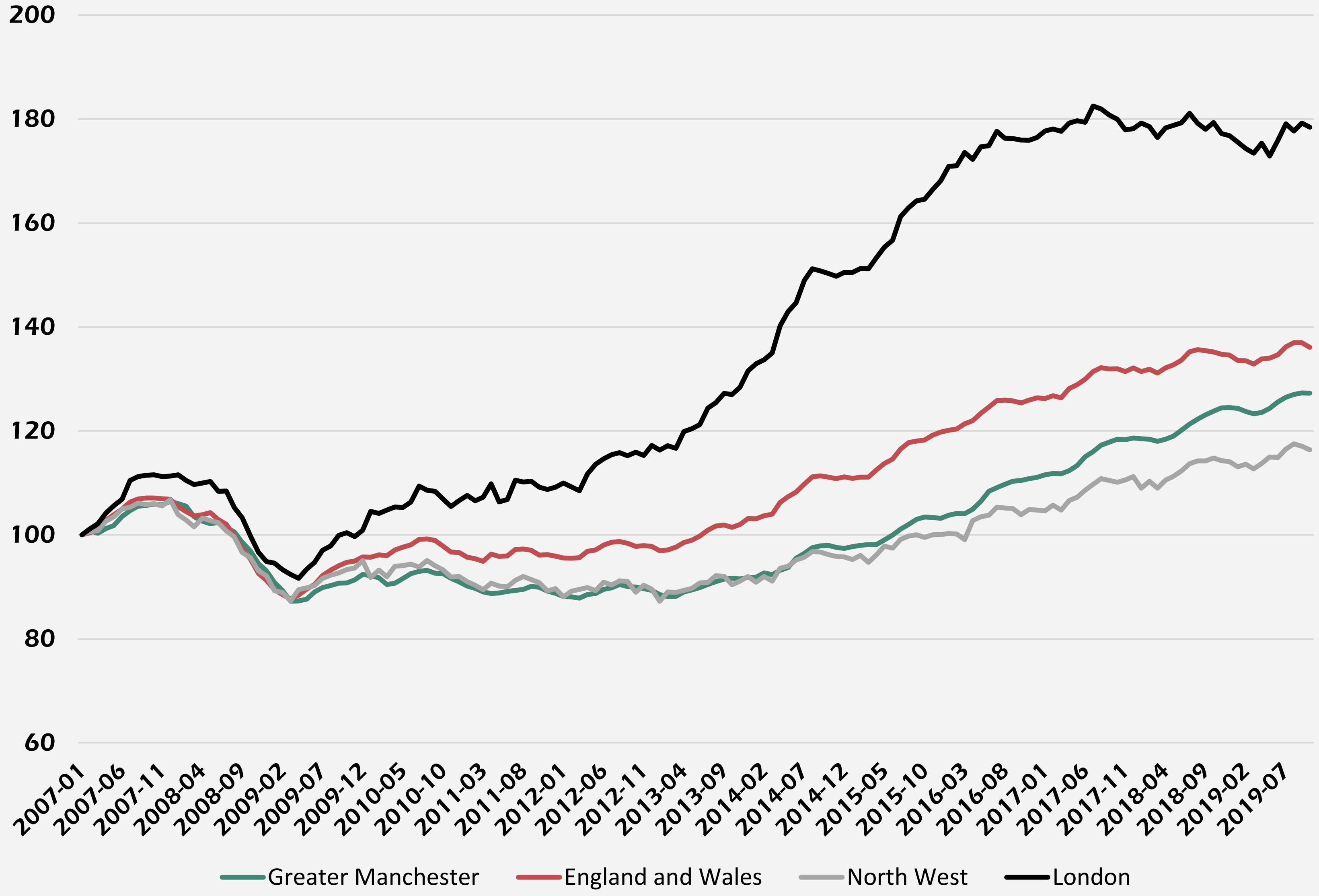
3. Housing market: Sales and Private Rents

1. Residential prices
2. Residential sales
3. Private rent

1. Residential Price Change over time (Index 100= January 2007)



- At the beginning of this period the 3 areas largely mirrored similar trends up to the crash of 2008.
- House prices started to increase nationally and particularly in London earlier after the crash than in GM or the NW
- Sustained growth in GM prices started at the beginning of 2013, and price increases returned to pre-crash (end of 2007) levels in mid-2016
- Since August 2016, GM mean prices have experienced more growth than regional prices and the gap between national and GM price growth has decreased

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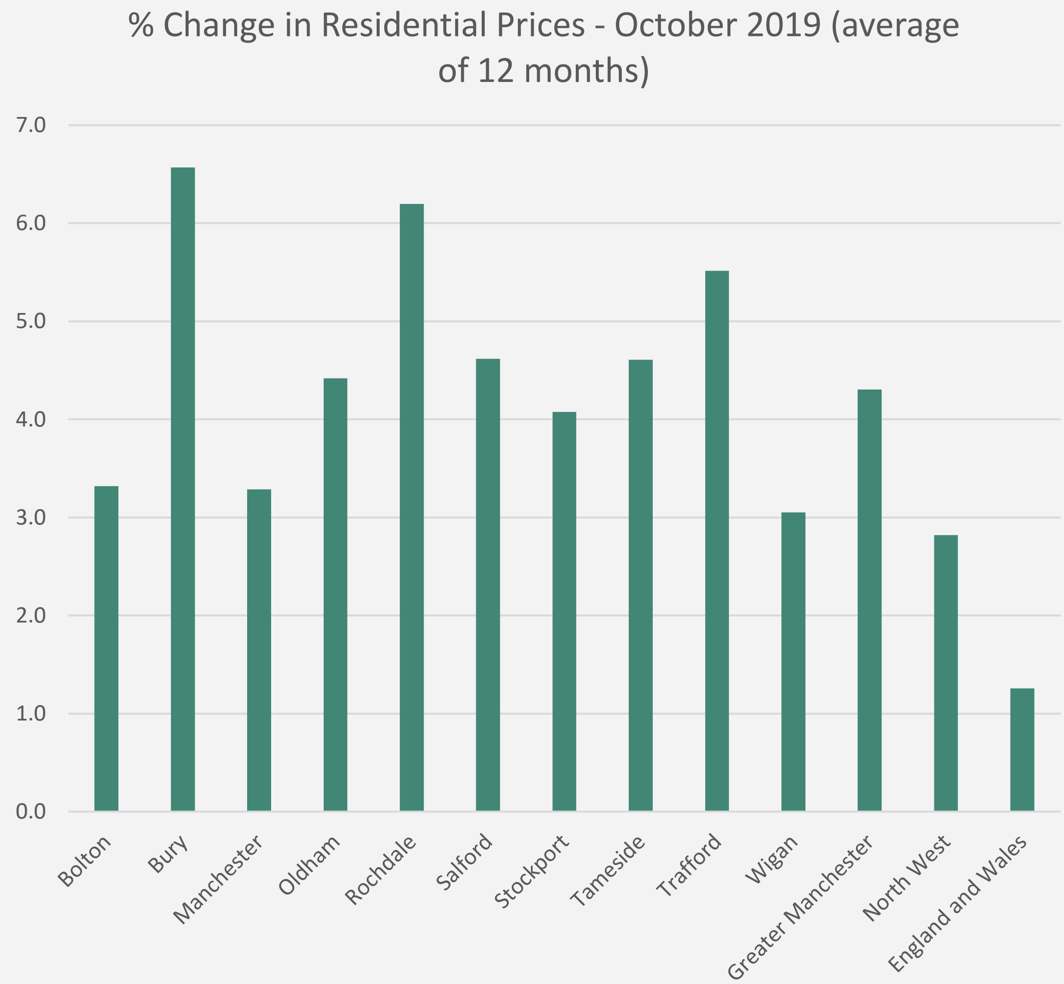
Source: HM Land Registry and ONS 2020

1. Change in Residential Prices



- As of October 2019 the average houseprice in GM was **£172,575**
- All areas highlighted saw an increase in residential prices in the 12 months to October 2019.
- Greater Manchester had a 4.3% increase on average which is more than the regional growth of 2.8% and the national change of 1.3%
- Bury and Rochdale house prices increased over the year by over 6%

Area	Average House Price Oct 2019	% Annual change
Bolton	£136,417	3.3
Bury	£178,765	6.6
Manchester	£179,850	3.3
Oldham	£135,043	4.4
Rochdale	£140,014	6.2
Salford	£166,073	4.6
Stockport	£227,358	4.1
Tameside	£149,707	4.6
Trafford	£290,330	5.5
Wigan	£134,166	3.1
Greater Manchester	£172,575	4.3
North West	£164,049	2.8
England and Wales	£242,049	1.3

Source: HM Land Registry and ONS Data 2020

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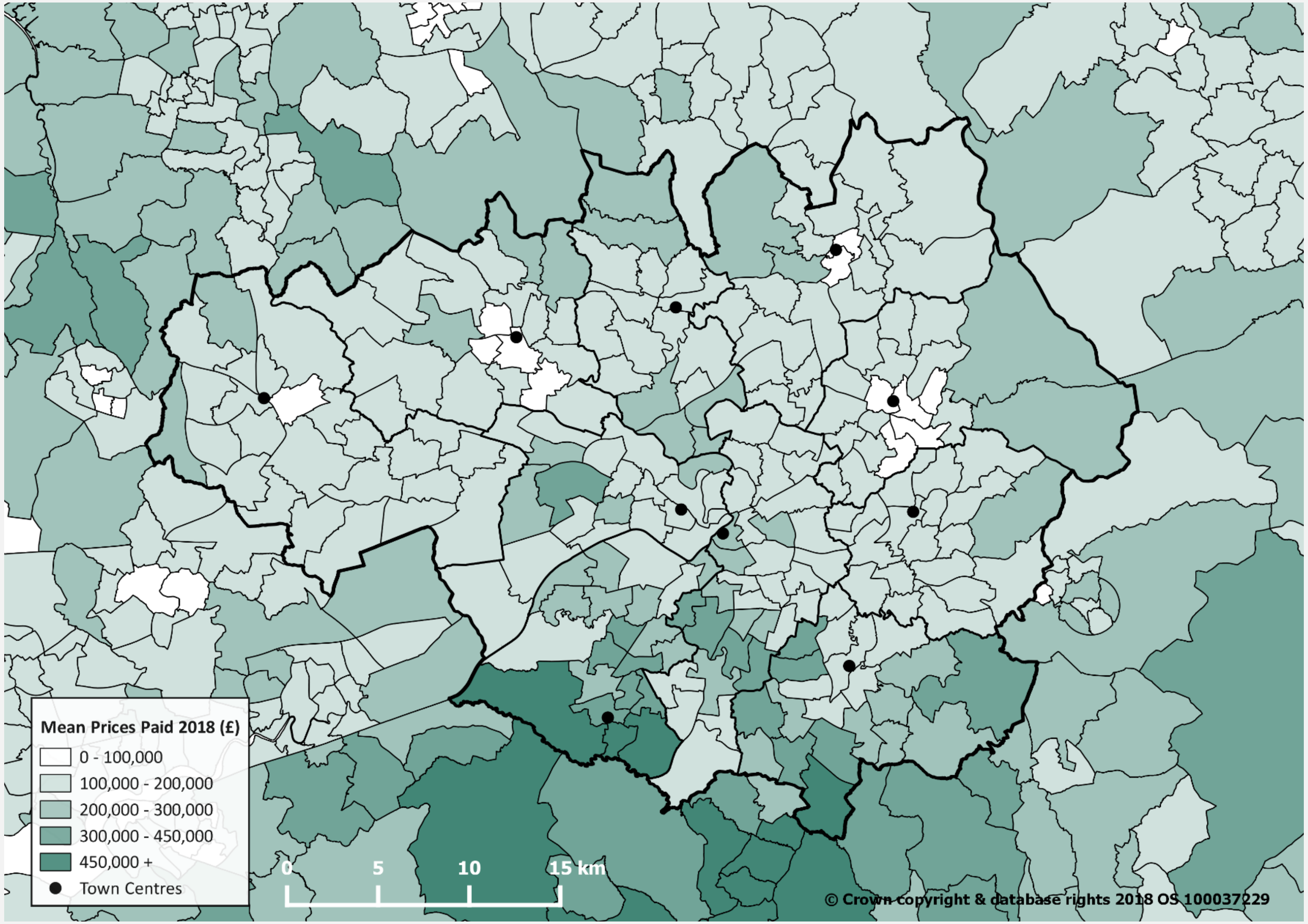
Mean residential prices paid, 2018



- The highest mean residential prices paid were in the south of GM. Bowden, Hale Central and Hale Barns were the only wards with medians above £450,000 within GM.
- Median prices paid ranging from £300,000 to £450,000 only appeared in the south in Trafford, Manchester and Stockport, and Worsely in Salford
- 12 wards (6%) had mean house prices under £100,000 and these were all located in or near the town centres of Wigan, Bolton, Rochdale and Oldham
- 65% of wards had mean prices in the £100,000-£200,000 region and 20% of wards were in the category above.

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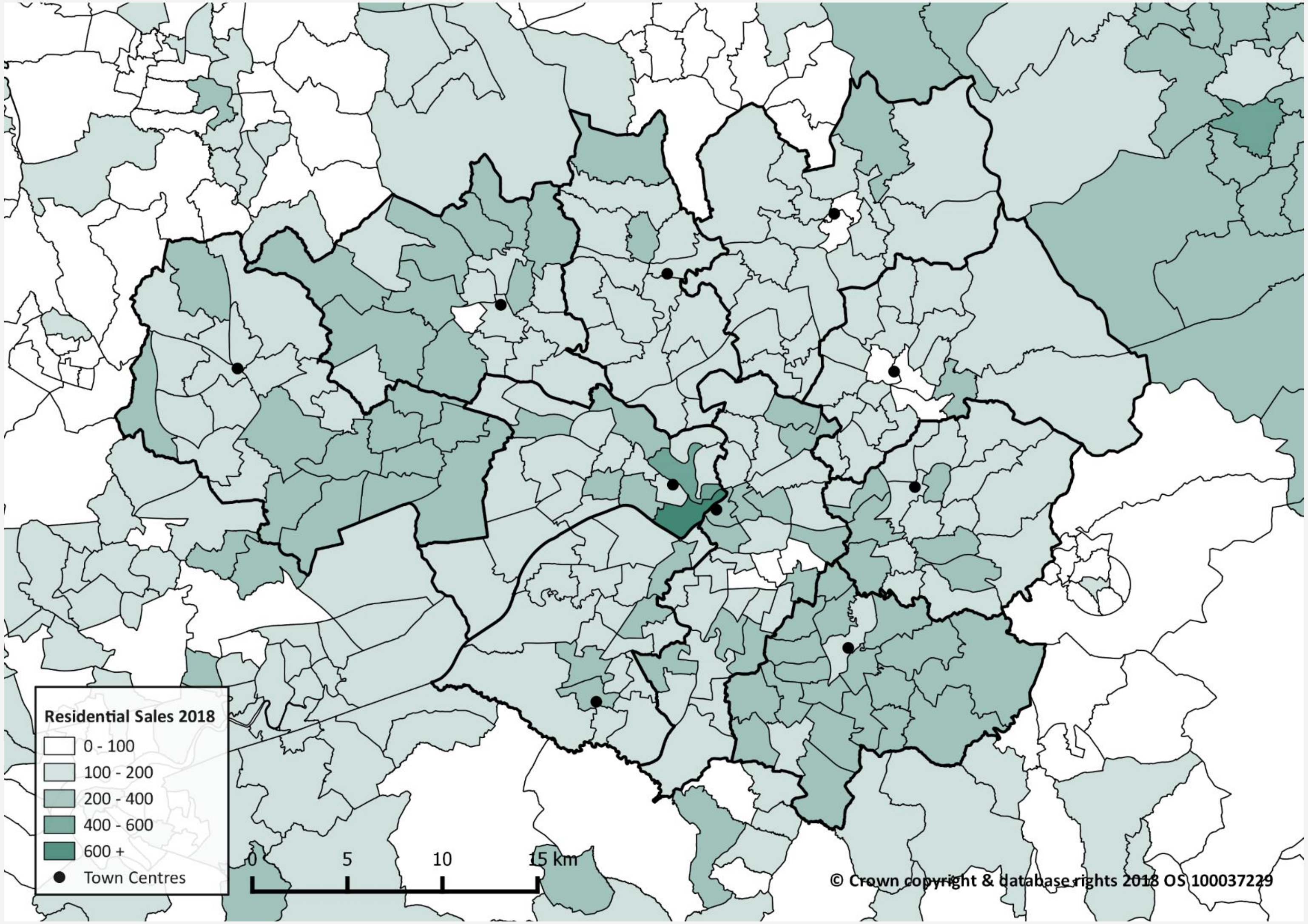
2 Residential Sales, Greater Manchester and neighbouring wards 2018



- Residential sales over the year were highest in the regional centre, with Manchester and Salford centre
- The north west and south east had significant sale activity in 2018. All but two Stockport wards have 200-400 residential sales a year. Bolton and Wigan also had the majority of sales in this band – however largely the sales were in the lower quartile of this band.
- 9 wards have under 100 sales and these mirror some of the wards with lowest mean prices
- 63% of wards had 100-200 residential sales in 2018.

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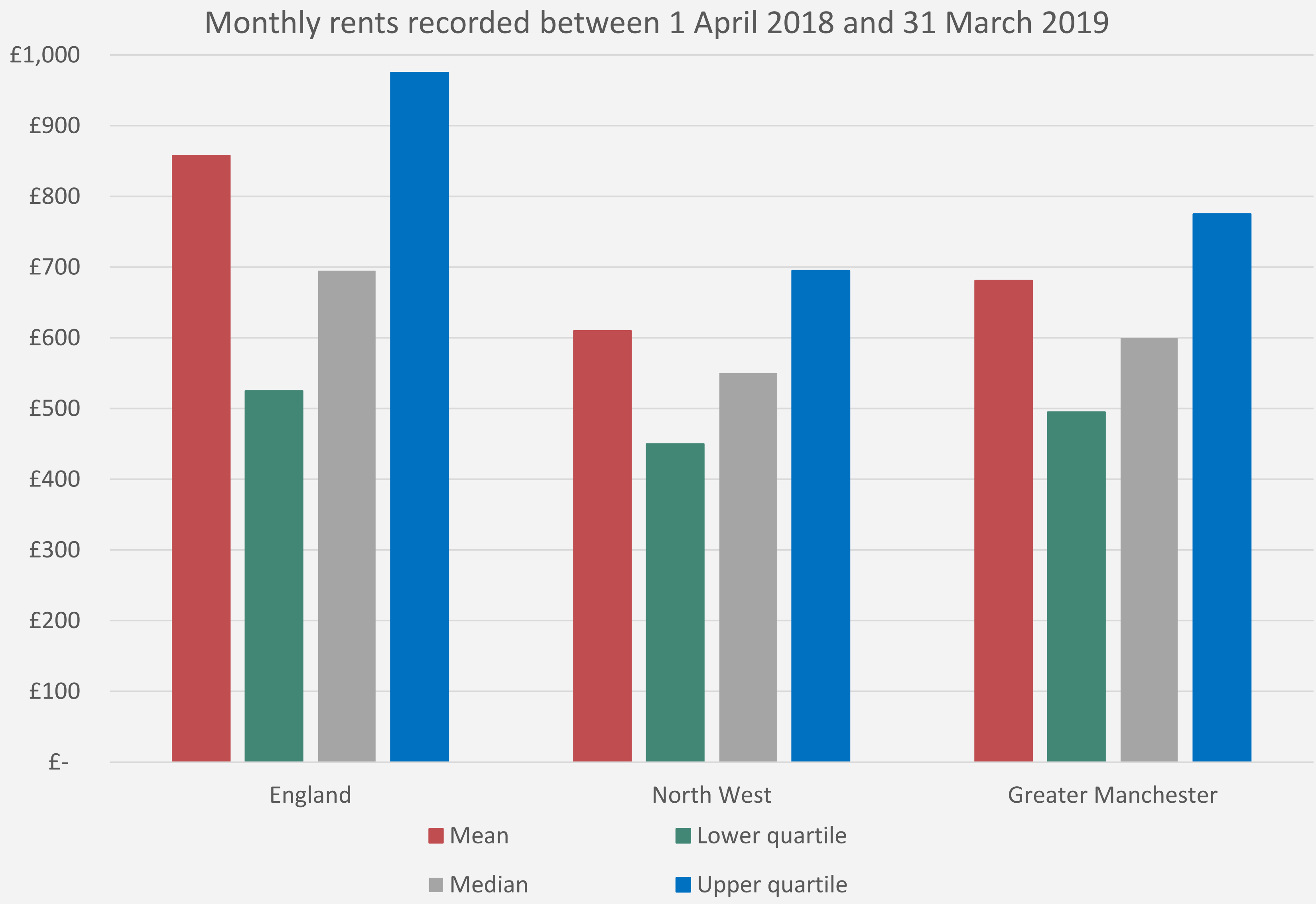
3. Private Rents



- Monthly rent prices in Greater Manchester are higher than in the North West, but lower than England as a whole.
- The mean monthly rent within Greater Manchester is £681, compared to £610 in the North West and £858 in England as a whole.
- The lower quartile rent in Greater Manchester is £495, which is slightly higher than that of the North West, and is only marginally lower than in England as a whole (£525).

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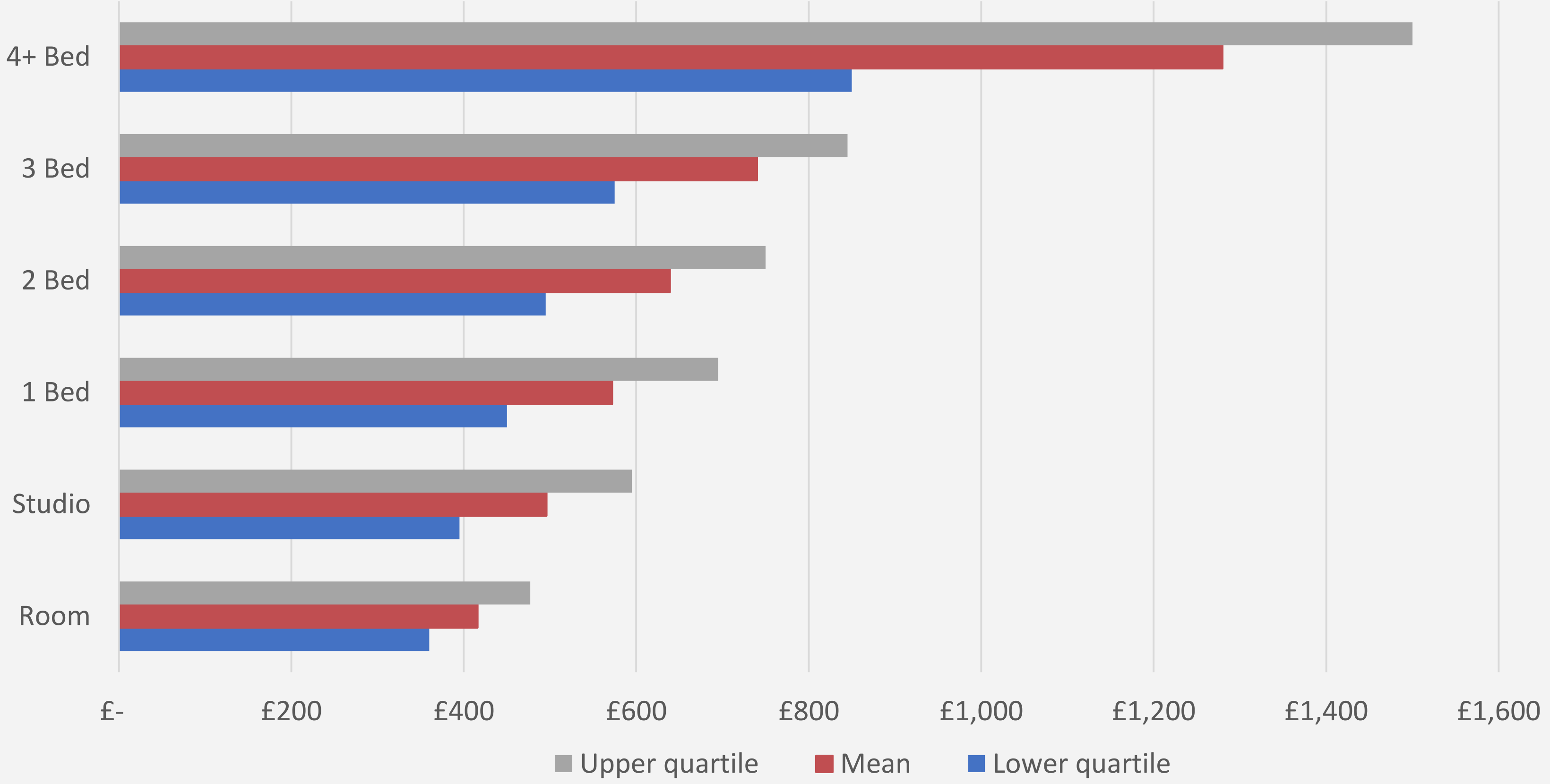
Source: Valuation Office Agency Private Rental Market Statistics
https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2018-to-march-2019

3. Private Rents

Monthly rents by property size recorded between 1 April 2018 and 31 March 2019



Source: Valuation Office Agency Private Rental Market Statistics, Private rental market summary statistics: April 2018 to March 2019. URL: https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2018-to-march-2019

- The mean room rent is £416 per calendar month, an £18 increase from the previous year
- Monthly rental costs for most homes range from £450 for a one bed property at lower quartile prices to £845 for three bed properties at the upper quartile
- Mean rental costs for a three and two bedroom property in GM are £740 and £639 respectively
- The largest range in each property type appears in the 4+ bedroom properties.

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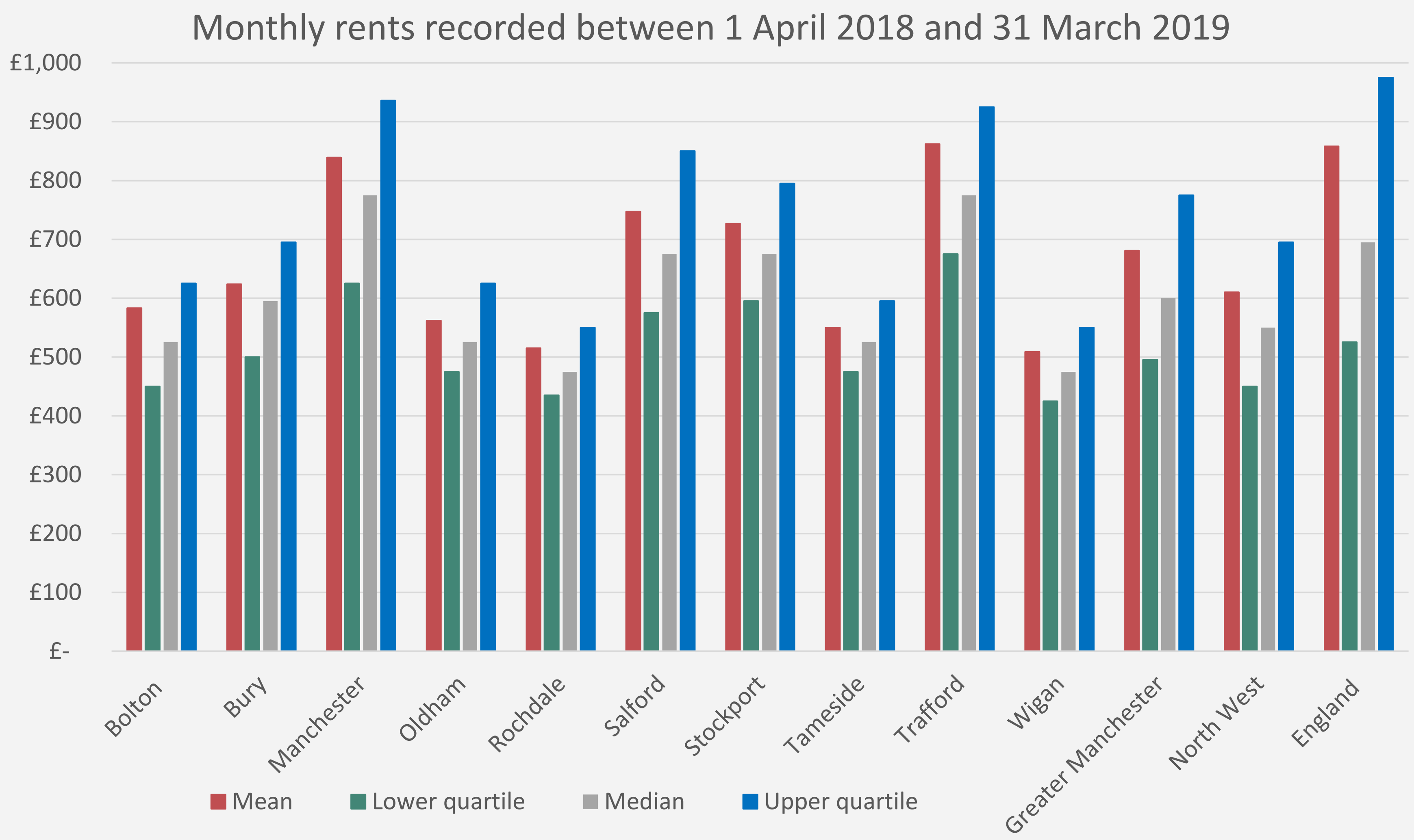
3. Private Rents



- The highest mean monthly rents are in Trafford (£862) and the lowest in Wigan (£509)
- All districts but Trafford have lower monthly mean rent than the England mean, Manchester also comes closes to the England mean
- Manchester, Salford, Stockport and Trafford have monthly mean rents greater than the GM mean
- The difference between the upper and lower quartile is lowest in Rochdale (£115) and highest in Manchester (£311)

Source: Valuation Office Agency Private Rental Market Statistics, Private rental market summary statistics: April 2018 to March 2019. URL: https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2018-to-march-2019

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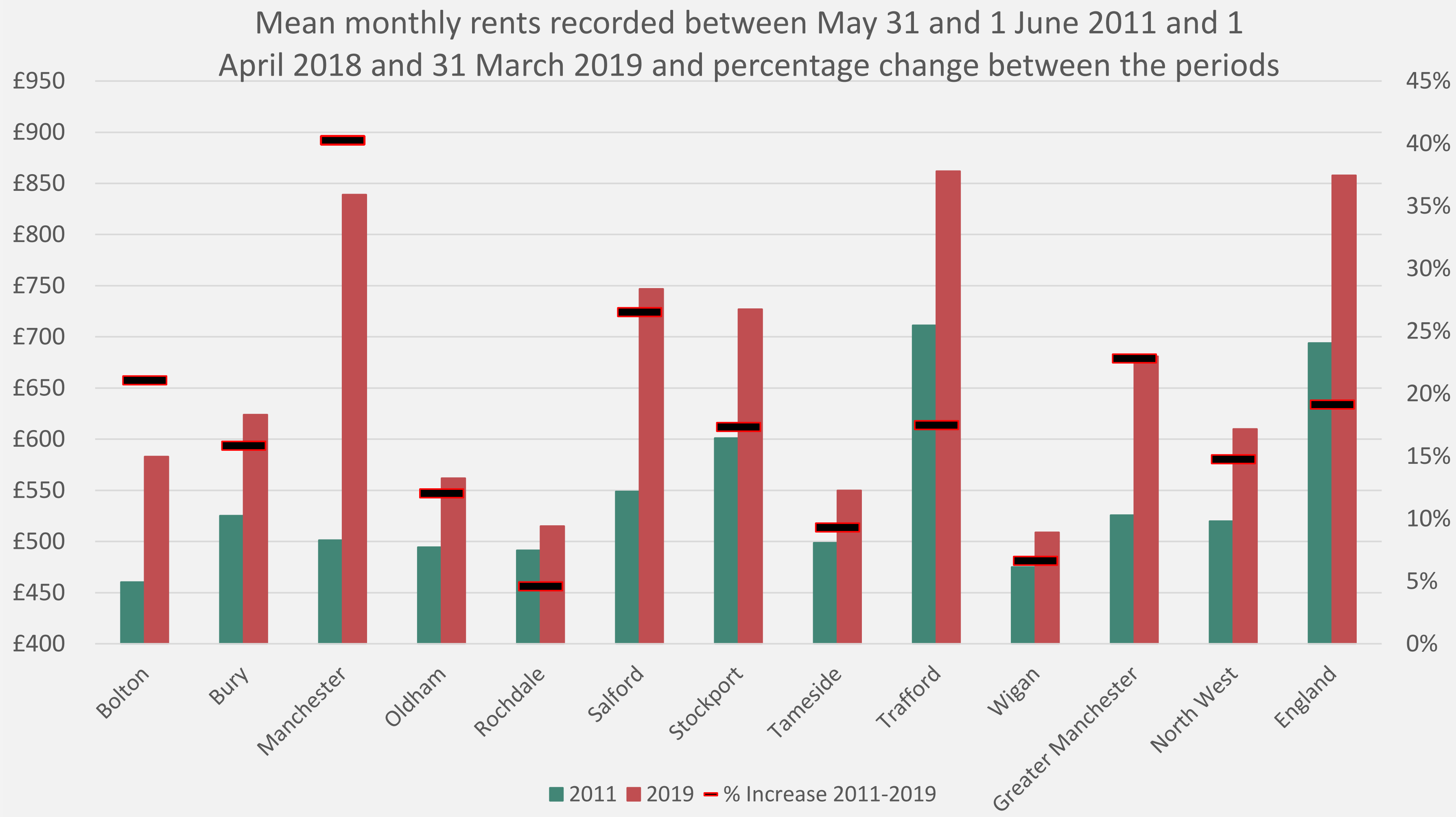
3. Private Rents



- Rental growth in GM has been larger over this period than the North West and England
- Within GM, Manchester has had the largest increase, with growth being double the national average
- Rochdale, Tameside and Wigan have seen under 10% increase in average rental prices in the period
- Bolton, Manchester and Salford have experienced a larger percentage increase in average rental prices than both regional and national figures over the period

Source: Valuation Office Agency Private Rental Market Statistics, Private rental market summary statistics: June 2011 and April 2018 to March 2019. URLs: https://webarchive.nationalarchives.gov.uk/20141002132856/http://www.voa.gov.uk/corporate/statisticalReleases/PrivateRentalMarketStatistics.html & https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2018-to-march-2019

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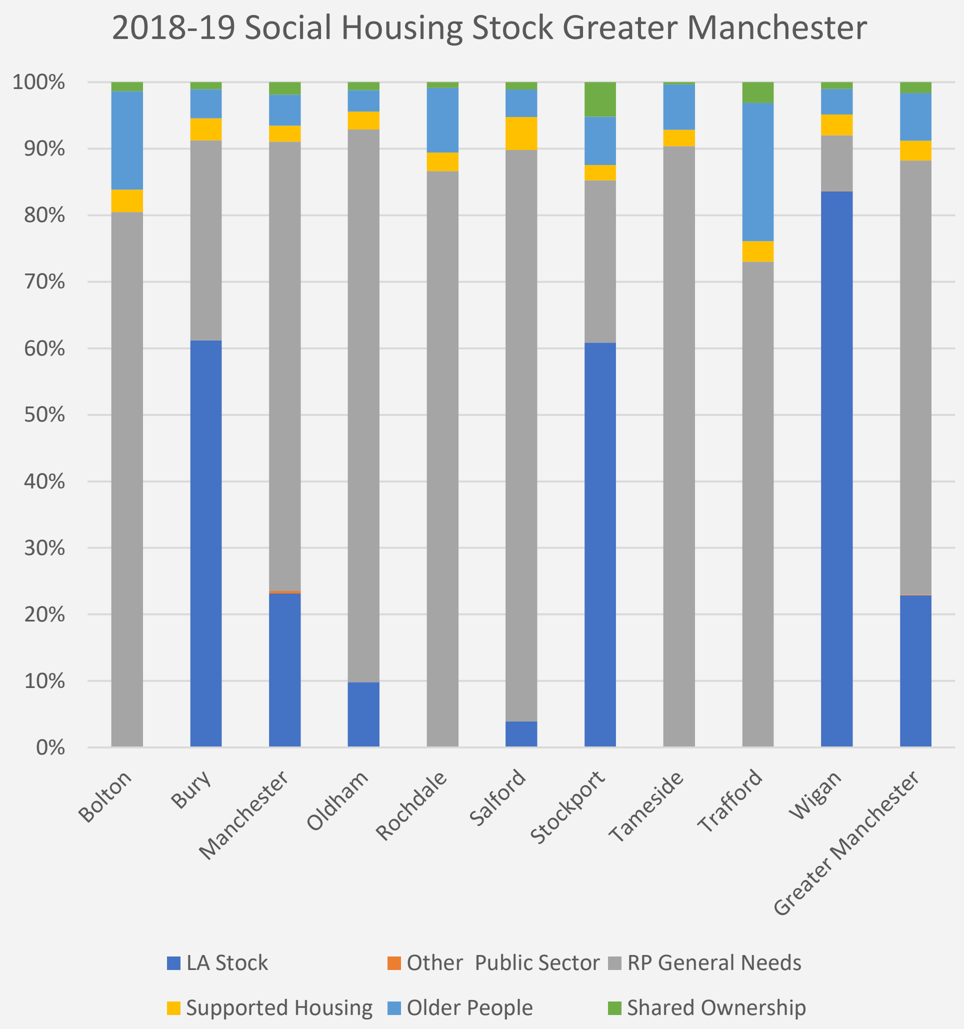
4. Social housing

1. Social housing stock
2. GM Housing Provider Stock
3. Right to Buy trends
4. Social Housing Registers

1. Social Housing Stock



2018-19 Social Housing Stock Greater Manchester							
	LA Stock	Other Public Sector	RP General Needs	Supported Housing	Older People	Shared Ownership	Total
Bolton	-	-	20,849	875	3,837	345	25,906
Bury	7,940	-	3,908	425	570	136	12,979
Manchester	15,845	275	46,253	1,663	3,197	1,261	68,494
Oldham	2,062	-	17,474	570	679	247	21,032
Rochdale	-	-	18,289	588	2,045	184	21,106
Salford	1,227	-	26,950	1,567	1,293	340	31,377
Stockport	11,306	-	4,540	427	1,350	960	18,583
Tameside	-	-	20,147	556	1,518	71	22,292
Trafford	-	-	11,721	491	3,342	496	16,050
Wigan	21,896	21	2,184	819	1,019	254	26,193
Greater Manchester	60,276	296	172,315	7,981	18,850	4,294	264,012
Source: Statistical Data Return 2018/19 and Local Authority Statistical Return 2018/19 MHCLG							

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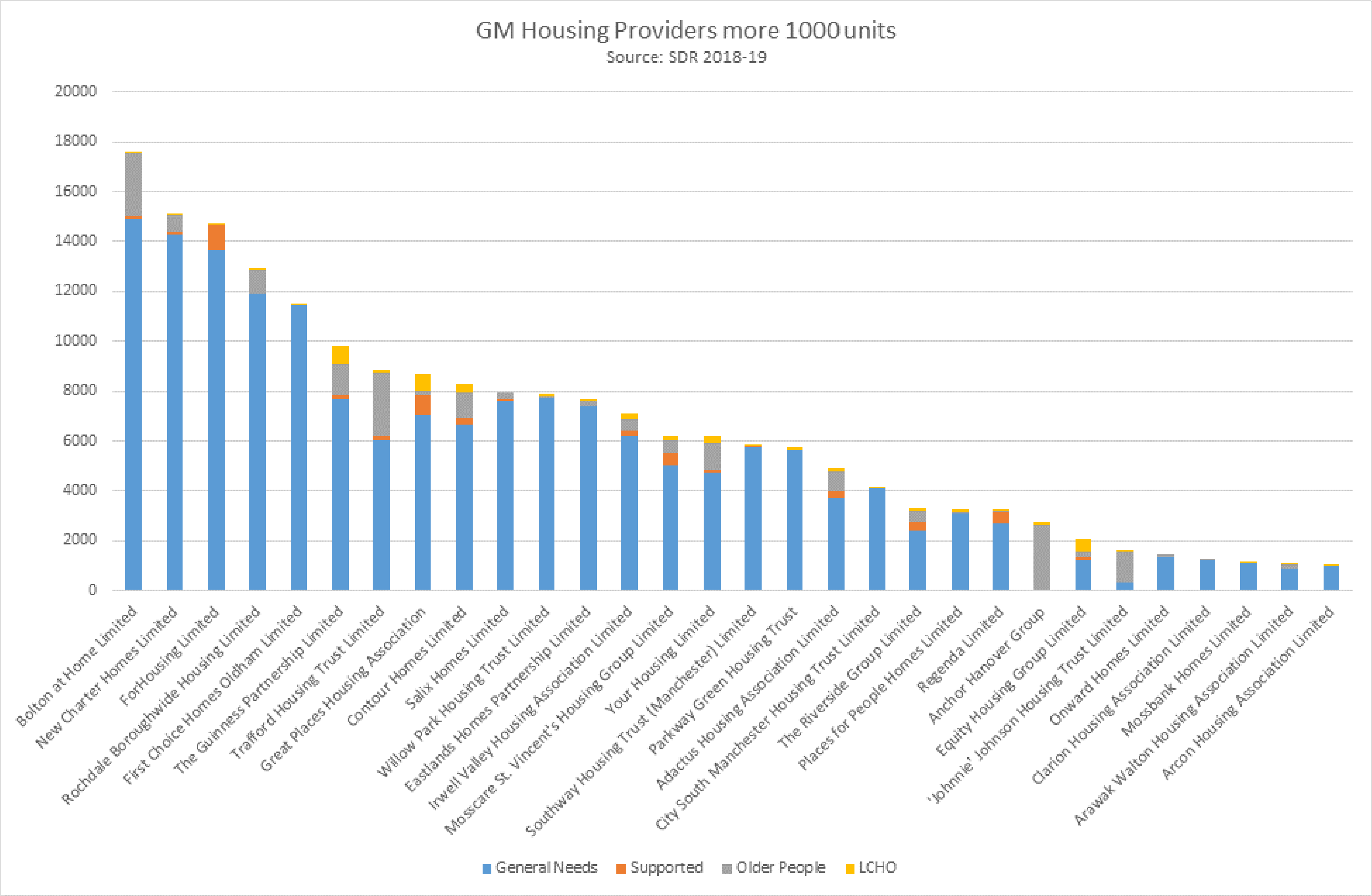
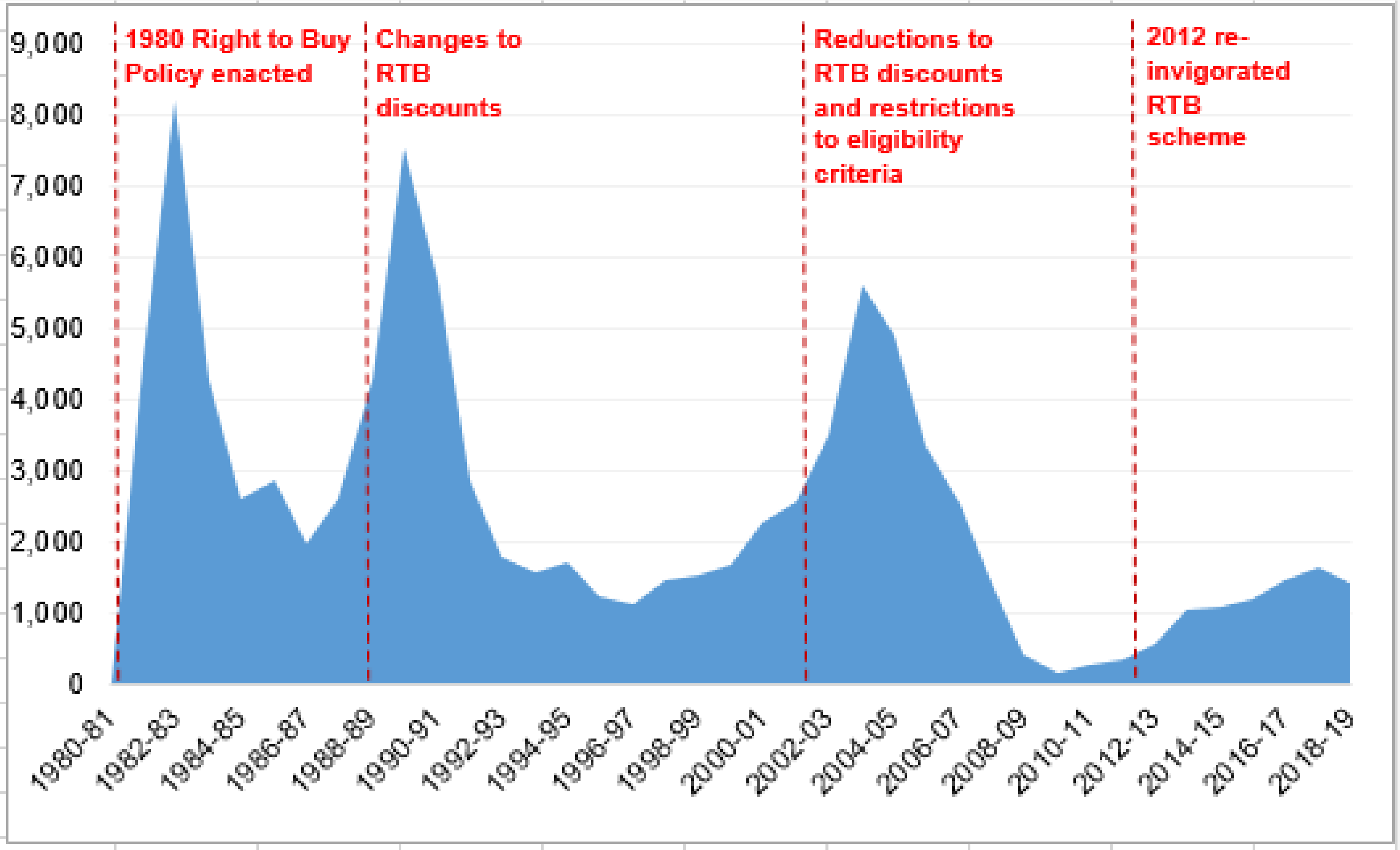
2. GM Housing Association stock



- There are 208,000 units of housing association stock in GM.
- 108 organisations work across GM.
- The majority of stock is General Needs.
- There is very little shared ownership in GM.
- The graph shoes those providers with more than 1000 units in GM

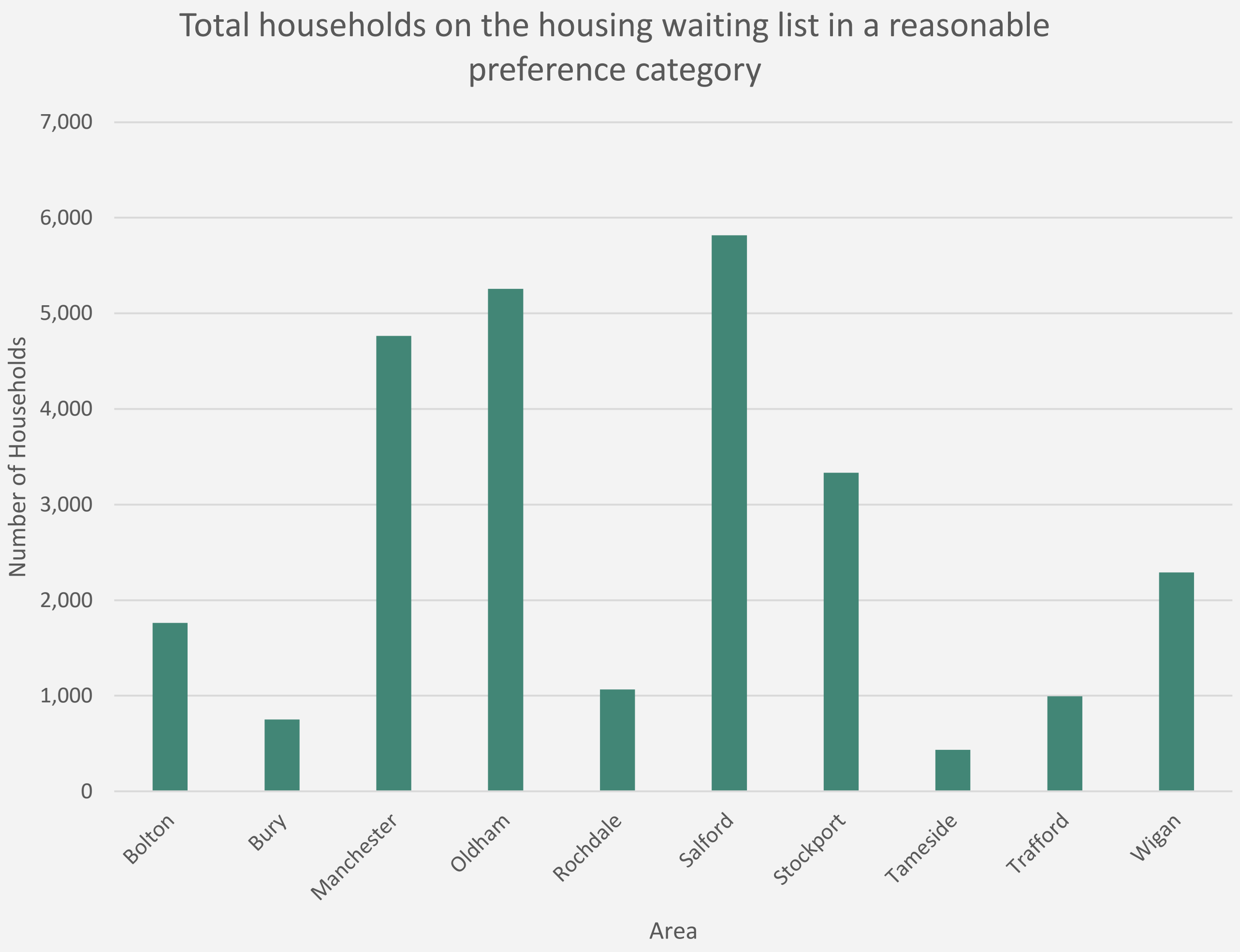
3. Right to Buy



- In 2018-19 there were 1,418 Right to Buy sales across GM, a small reduction from 2017-18

	2017-18	2018-19
Bolton	176	166
Bury	77	64
Manchester	485	436
Oldham	100	74
Rochdale	147	152
Salford	210	173
Stockport	110	68
Tameside	49	46
Trafford	61	59
Wigan	233	180
GM	1,648	1,418

Housing Waiting Lists 2017/18



- There were almost 26 and half thousand househohlds on the local authority waiting list in 2017/18 that were in a "reasonable preference" as reported to MHCLG.
- The highest number of households were in Salford, Oldham and Manchester
- Latest figures are due to be updated on the 23rd January 2020

Area	Total households on the housing waiting list in a reasonable preference category 2017/18
Bolton	1,762
Bury	752
Manchester	4,763
Oldham	5,258
Rochdale	1,065
Salford	5,818
Stockport	3,332
Tameside	434
Trafford	995
Wigan	2,290
GM	26,469

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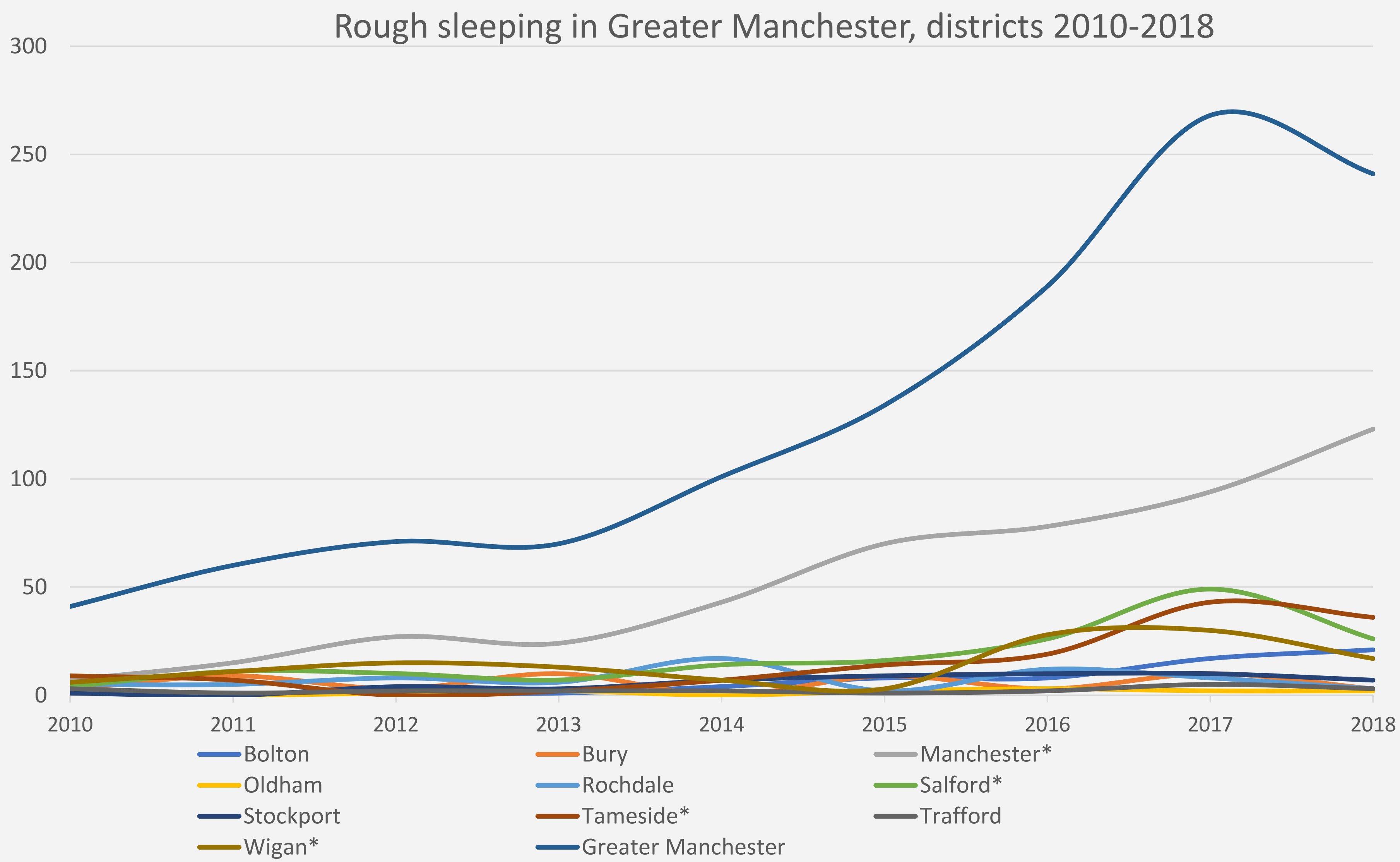
6. Homelessness

1. Rough sleepers
2. Homeless decisions in Greater Manchester

Rough sleeping



- The annual count or estimate of rough sleepers provides an indication of the trends in rough sleeping.
- The 2018 annual count saw a reduction in rough sleepers in GM from 268 in 2017 to 241 in 2018.
- Manchester has the highest number of rough sleepers and has seen a rise since 2019. While Salford, Tameside and Wigan have seen a small reduction in the number of rough sleepers

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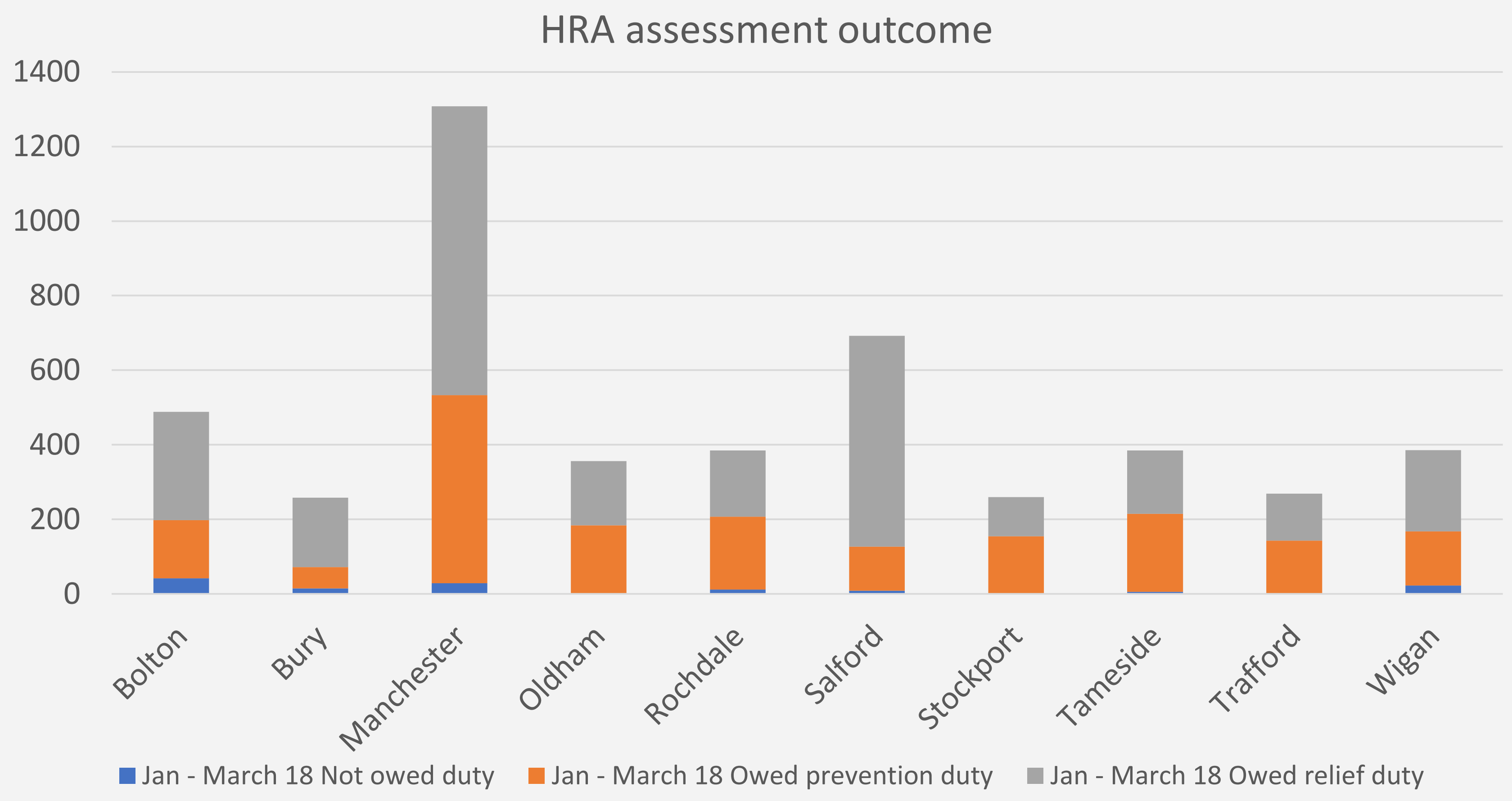
[Source: Rough sleeping statistics England autumn 2018: tables 1, 2a, 2b and 2c]

Homeless approaches to local authority



- In Jan-March 19 there were just over 4700 homelessness assessments.
- Of the assessments the majority (2700) were owed a relief duty (those households who are homeless).
- There were 139 assessments of households who were not owed a duty.

Source: A1: Initial assessment of homelessness duty owed to households

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Temporary accommodation

- The number of households in temporary accommodation data includes households which are:

  1. Provided with interim accommodation until a decision is reached on whether a main duty is owed under a new application or reapplication
  2. awaiting a decision on whether a referral has been accepted under local connection arrangements
  3. undergoing a local authority review or county court appeal
  4. under a relief duty and priority need so eligible for temporary accommodation under amended 2017 HRA legislation.
  5. Homeless, eligible for assistance and in priority need and owed the main housing duty under 1996 Housing Act
  6. intentionally homeless and in priority need who are being accommodated for a limited period.

Source: MHCLG Statutory Homelessness statistical release

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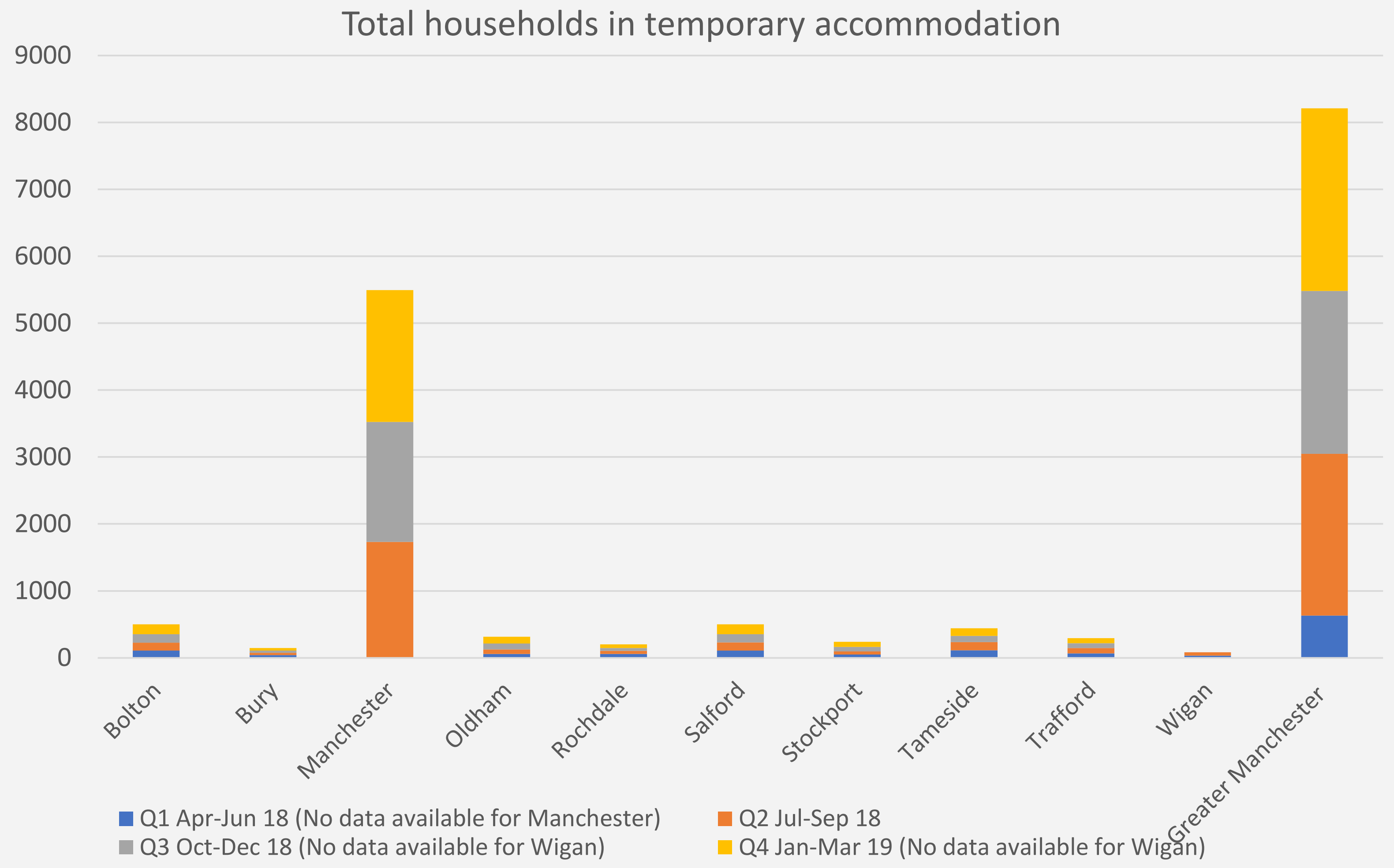
Temporary accommodation



Source: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831061/TA_201903.xlsx

- In 2018/19 there were 8200 instances of households in temporary accommodation. Of these 5,500 were in Manchester.
- Some households will be recorded more than once.
- Data appears not to be comparable to previous datasets.

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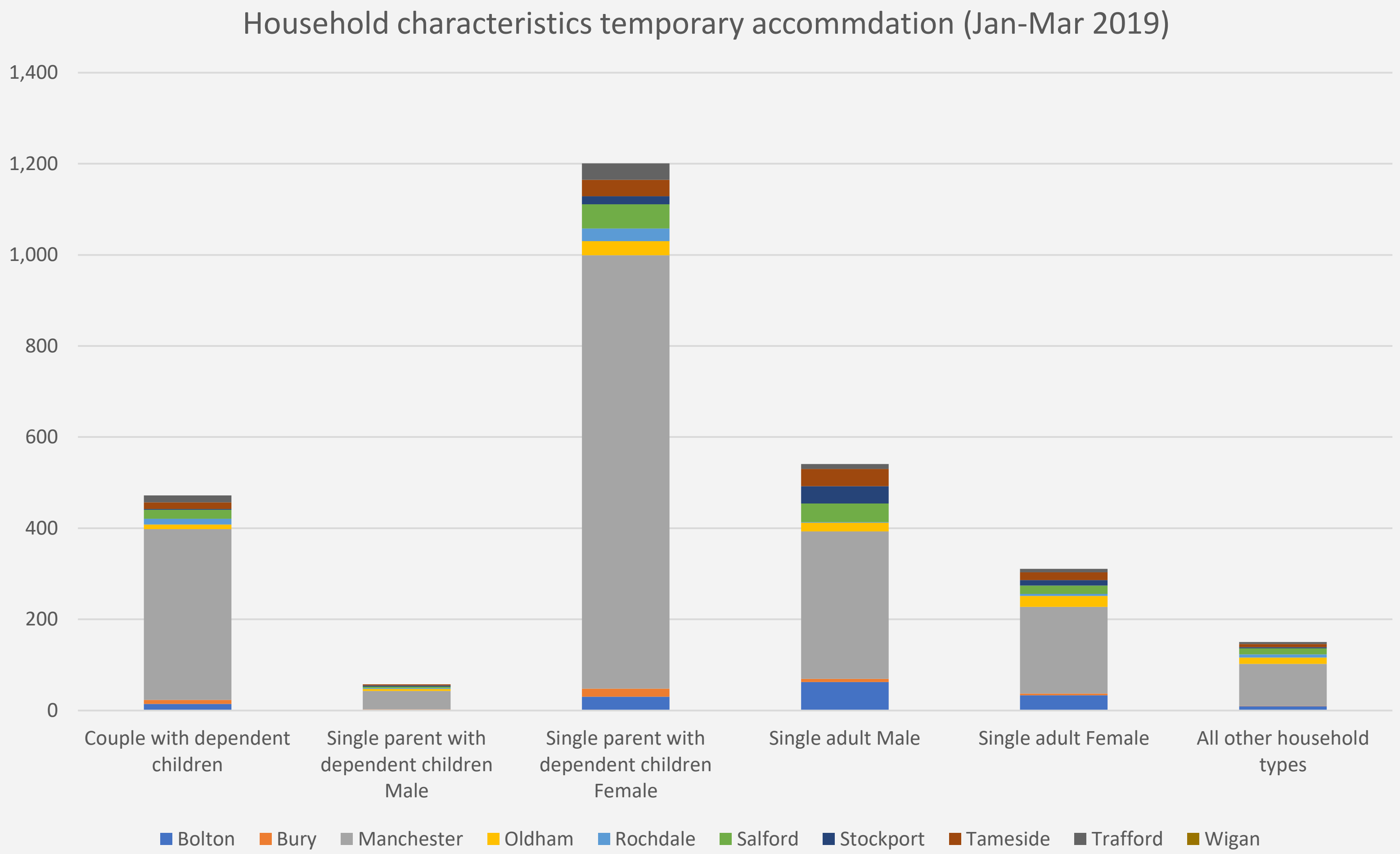
Characteristics of households in temporary accommodation



- Over 60% of household in temporary accommodation include children.
- The largest group in temporary accommodation are single parents, followed by couples with children.

Source: TA2: Household types in temporary accommodation by local authority

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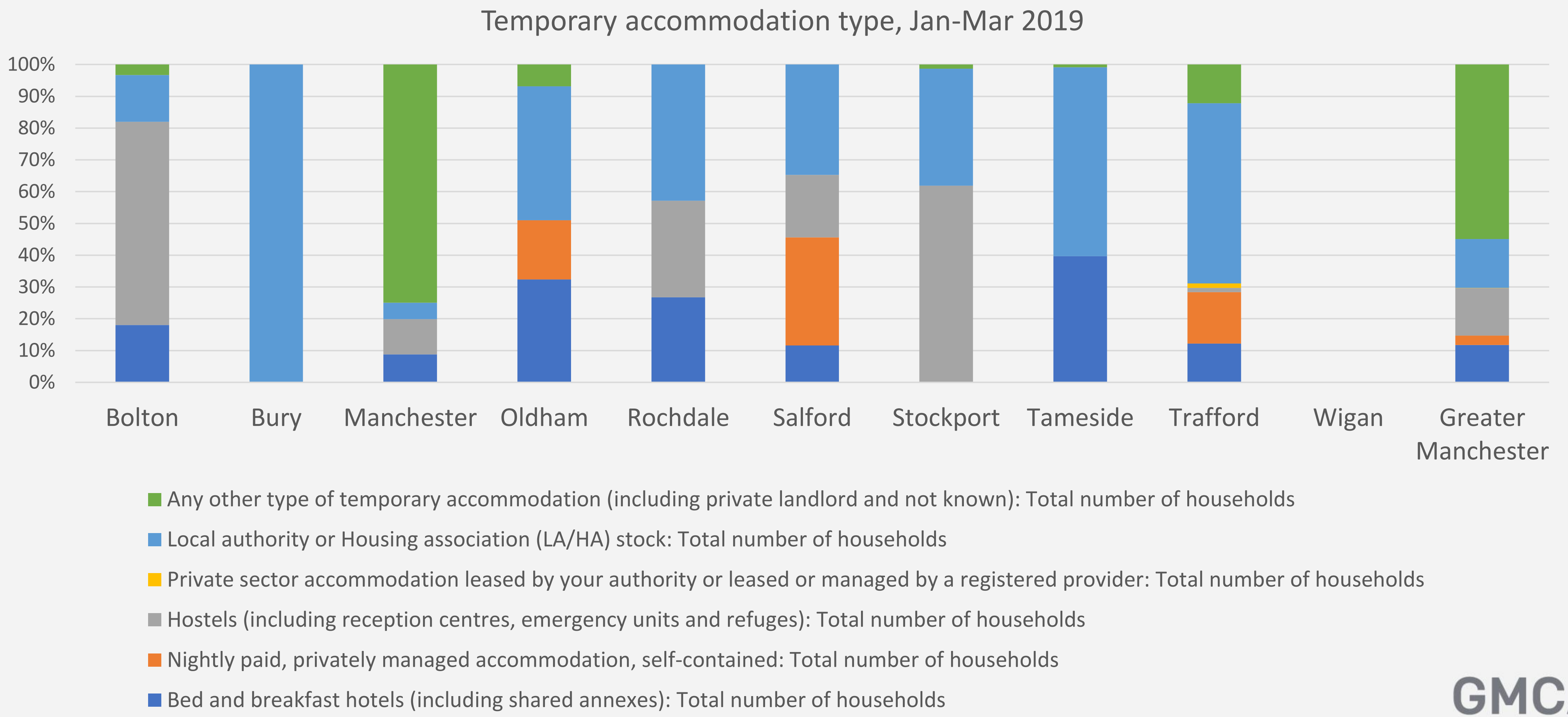
Types of temporary accommodation used



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Source: TA1: Local authority breakdowns of households in temporary accommodation at the end of the quarter by type