

# Housing Market Monitor December 2021

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## Housing Stock

### Dashboards in this section

#### Housing stock estimates

- Current ONS housing stock estimates, by tenure
- Historical Census housing stock, by tenure

#### EPC Data

- Proportion of homes by EPC band
- Proportion of new build homes by EPC band

#### Affordable housing stock

- Affordable housing stock by type

### Key findings

- Current ONS housing stock estimates that 62% of homes in GM are owned either outright or with a mortgage or loan. 18% of housing stock is private rent and 20% social rent.
- Manchester has the proportion of its housing stock private rented with 23%, followed by Salford with 20%. Stockport has the highest levels of home ownership (75%)
- Census data shows that private rented housing stock has increased from 7% in 1981 to 16% in 2011. Social renting has fallen from 35% to 22 during the same period.
- 60% of homes in GM are EPC band C or above. For new build homes, this is 95%.
- Affordable housing stock is comprised of 227,286 in general need, 12,728 in supported housing, 18,598 in housing for older people, 4,988 in shared ownership and 90 in low cost home ownerships (LA)

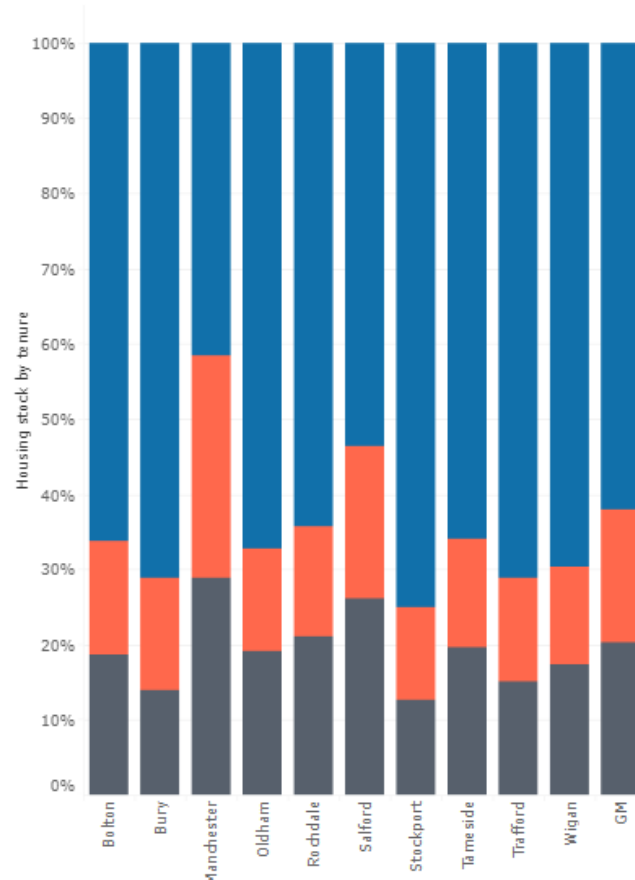
# Greater Manchester Housing Market Monitor December 2021

- Housing Stock
- Housing stock estimates
- EPC data
- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding

## Housing stock estimates

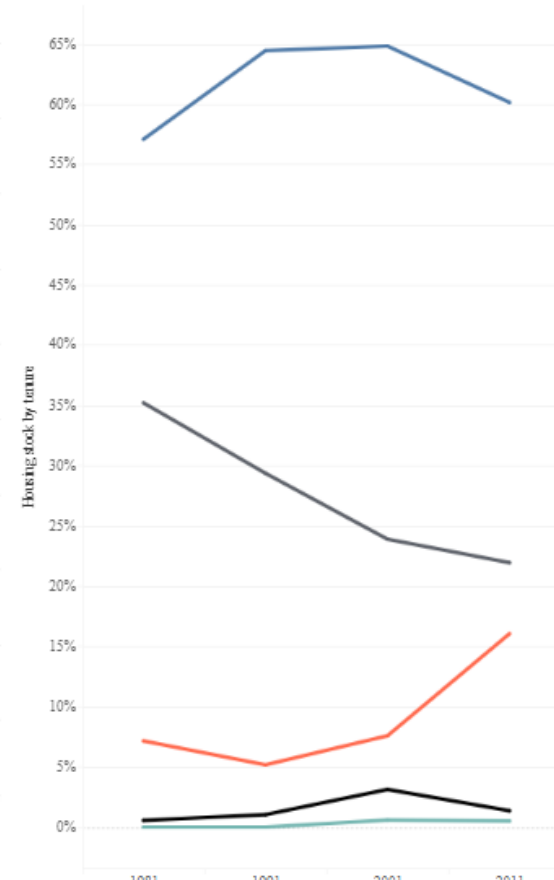
- Tenure
- Other
  - Owner occupation
  - Private Rented
  - Shared Ownership
  - Social Rented

Current GM housing stock (ONS estimates)



Source: ONS, 2021

Historic GM housing stock (Census)



Source: Census 2001 - 2011 via NOMIS

# Greater Manchester Housing Market Monitor December 2021

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- Affordable housing supply
- Affordable housing funding

## EPC Data

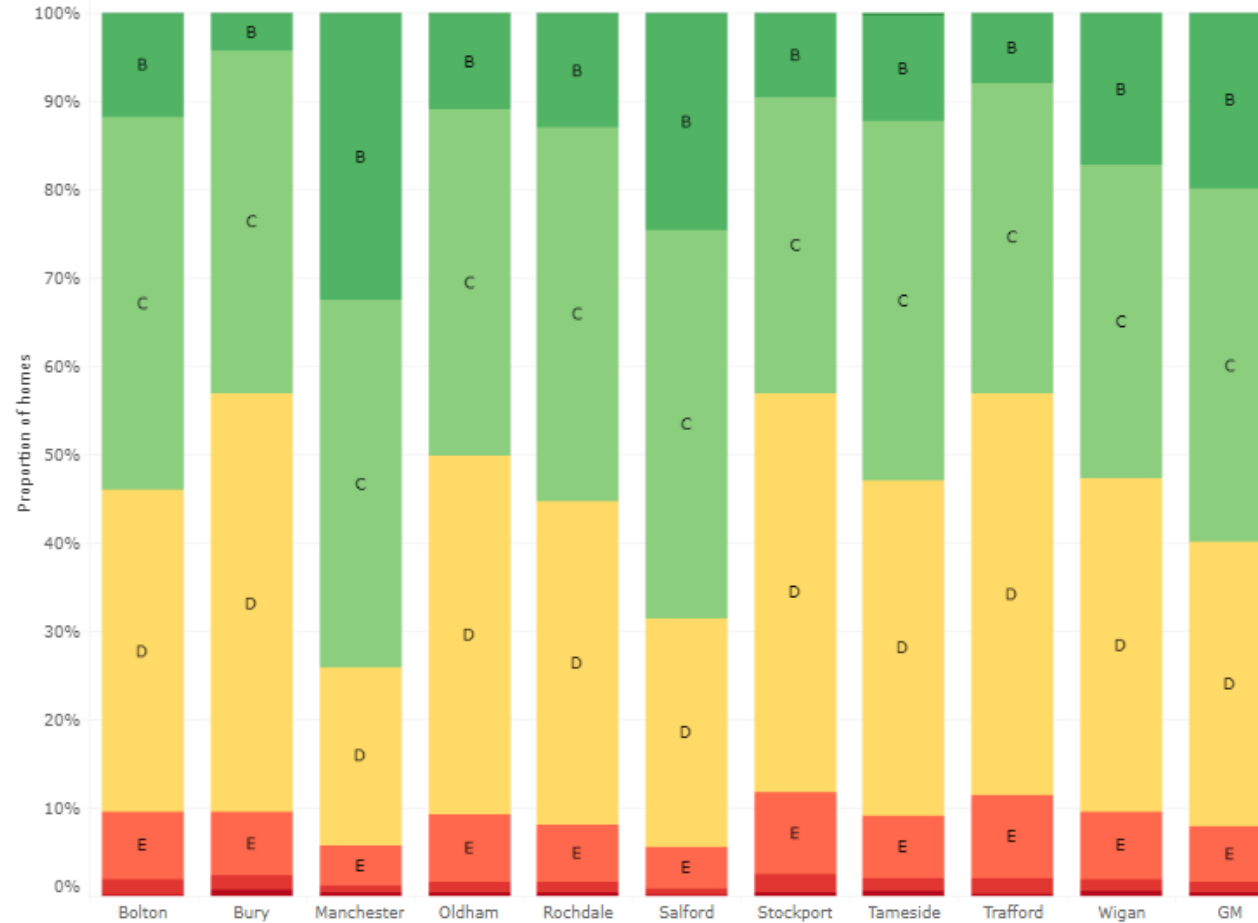
EPC Data  
 New build homes  
 All homes

Select date  
 July 2021

- A
- B
- C
- D
- E
- F
- G

Area

- (All)
- Bolton
- Bury
- GM
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



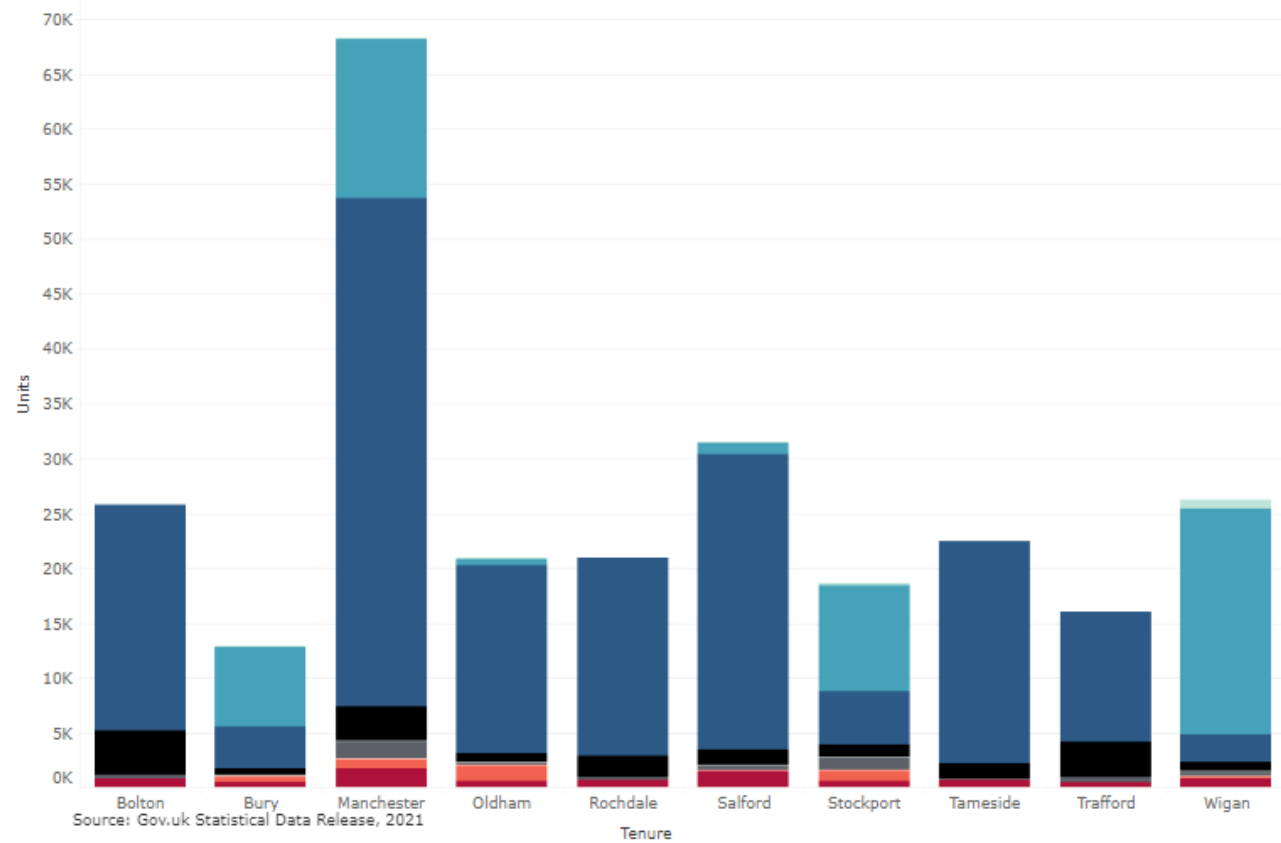
Source: Gov.uk, Live tables on Energy Performance of Buildings Certificates, 2021

# Greater Manchester Housing Market Monitor December 2021

- Housing Stock
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- Affordable housing stock
- Housing supply
- Net additional dwellings
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- Affordable housing funding

## Affordable Housing Stock 2020-21

- Area
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan



- Source: Gov.uk Statistical Data Release, 2021
- General Needs - Affordable Rent (LA)
  - General Needs - Low cost rental (LA)
  - General needs - low cost rental (RP)
  - Housing for older people - low cost rental (RP)
  - Low cost home ownership (LA)
  - Shared ownership (RP)
  - Supported Housing - Affordable Rent (LA)
  - Supported Housing - Low cost rental (LA)
  - Supported housing - low cost rental (RP)

## Greater Manchester Housing Market Monitor December 2021

<	Housing Stock	Housing stock estimates	EPC data	Affordable housing stock	<b>Housing supply</b>	Net additional dwellings	Affordable housing supply	Affordable housing funding	>
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### Housing supply

#### Dashboards in this section

##### Net additional dwellings

- Number of net additional dwellings, by year

##### Affordable housing completions

- Number of affordable housing completions by local authority or tenure, by year
- Affordable housing funding by funding type, by year

##### Affordable housing funding

- Number of affordable housing completions by funding type, by year

#### Key findings

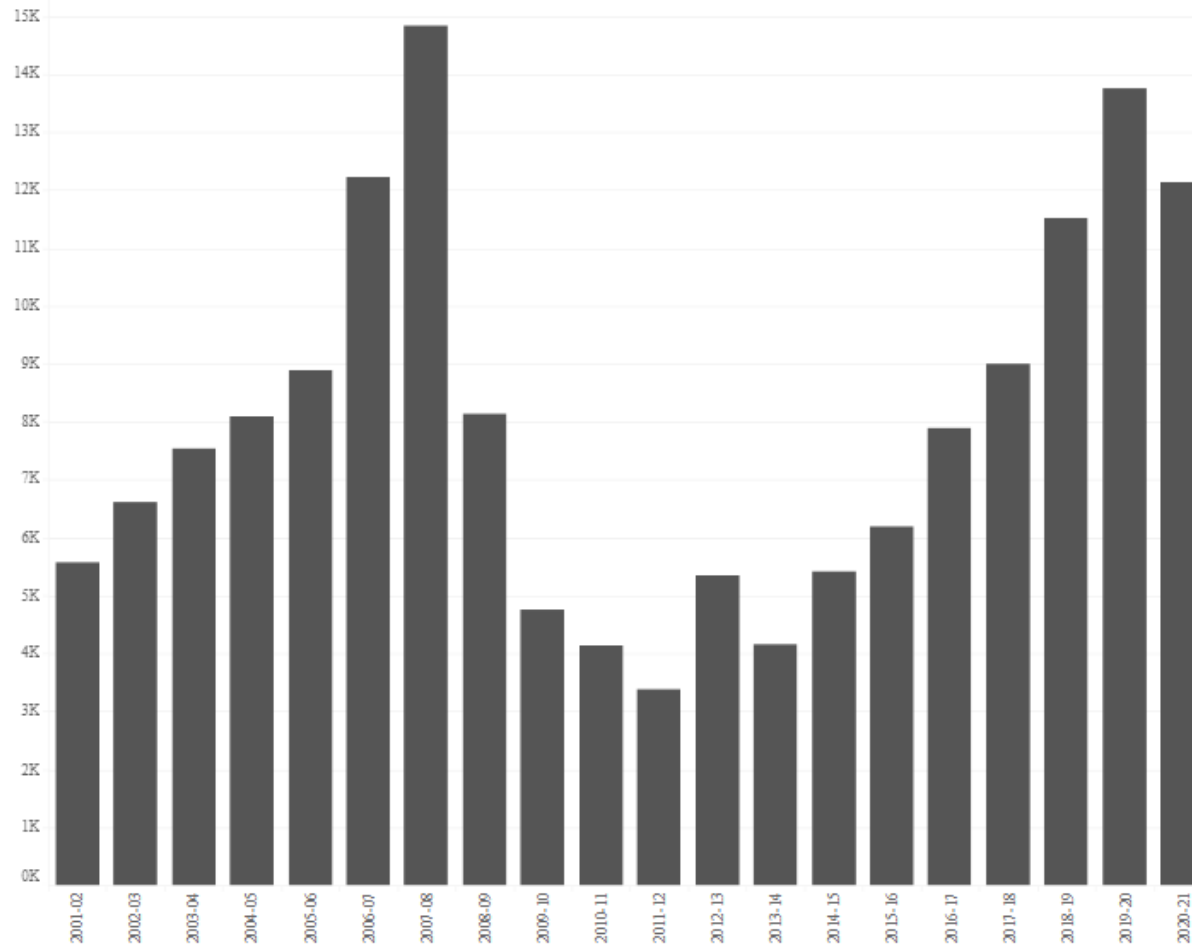
- Net additional dwellings: In 2020/21 there were 12,149 net additional dwellings in Greater Manchester a slight fall of 12% from 2019/20
- Affordable housing completions: In 2020/21 there were 1,659 affordable housing completions the majority of which were for rent. Of the rented affordable housing completions 792 were affordable rent and 277 were social rent.
- Affordable housing funding: The majority of the funding for affordable housing delivery in 2020/21 was from Homes England, with a small amount of delivery from S106 (258 units) and Right to Buy receipts (18 units)

## Greater Manchester Housing Market Monitor December 2021

- Housing Stock
- Housing stock estimates
- EPC data
- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding

### Net Additional Dwellings

- Area
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan



Source: Gov.uk, Live tables on dwelling stock including vacants, 2021

# Greater Manchester Housing Market Monitor December 2021

- Housing Stock
- Housing stock estimates
- EPC data
- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding

## Affordable housing completions

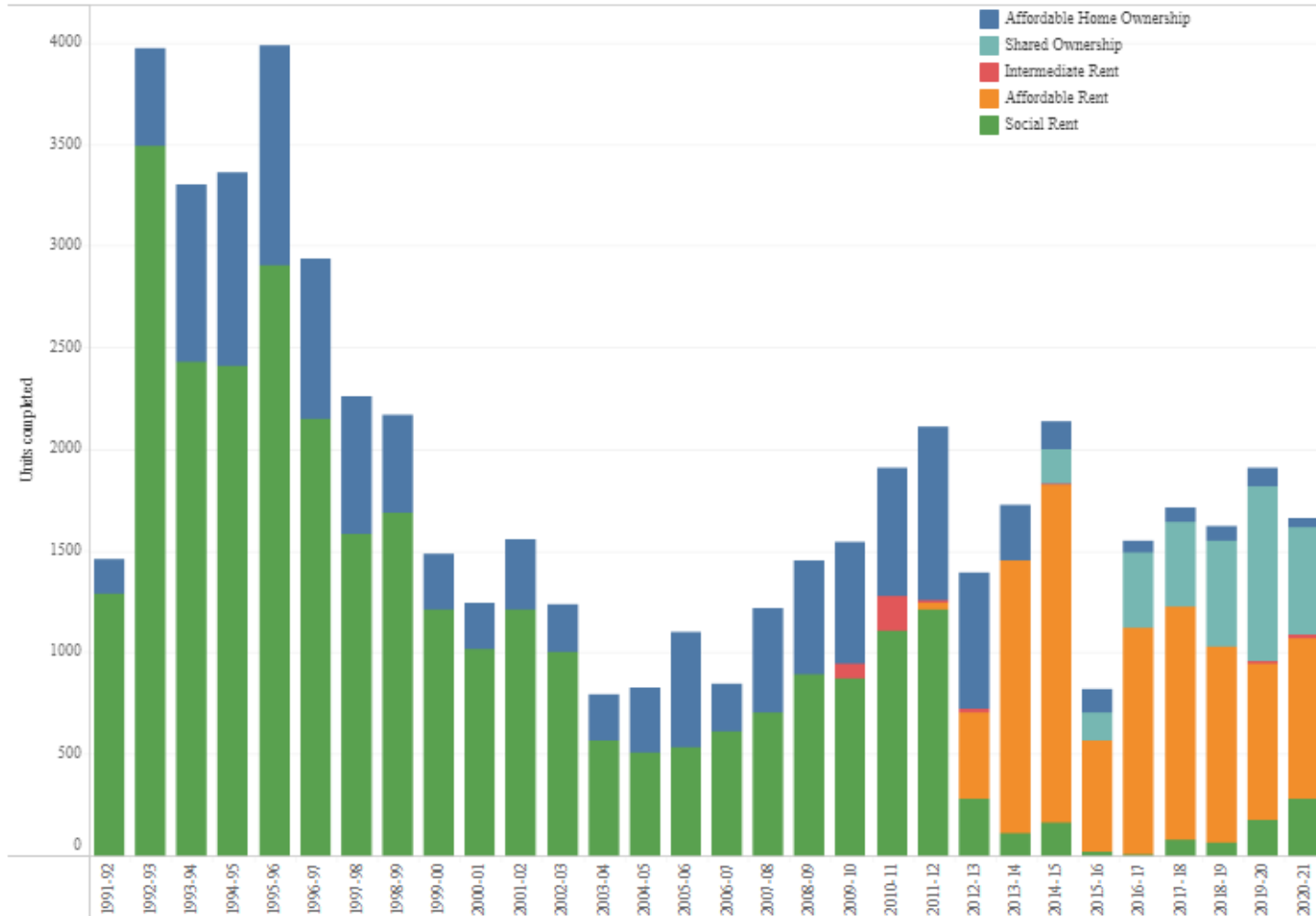
- Select a view
- By Local Authority
  - By Tenure

Select year(s)

- (All)
- 1991-92

Area

- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



Source: Gov.uk Department for Levelling Up, Housing and Communities, 2021



# Greater Manchester Housing Market Monitor December 2021

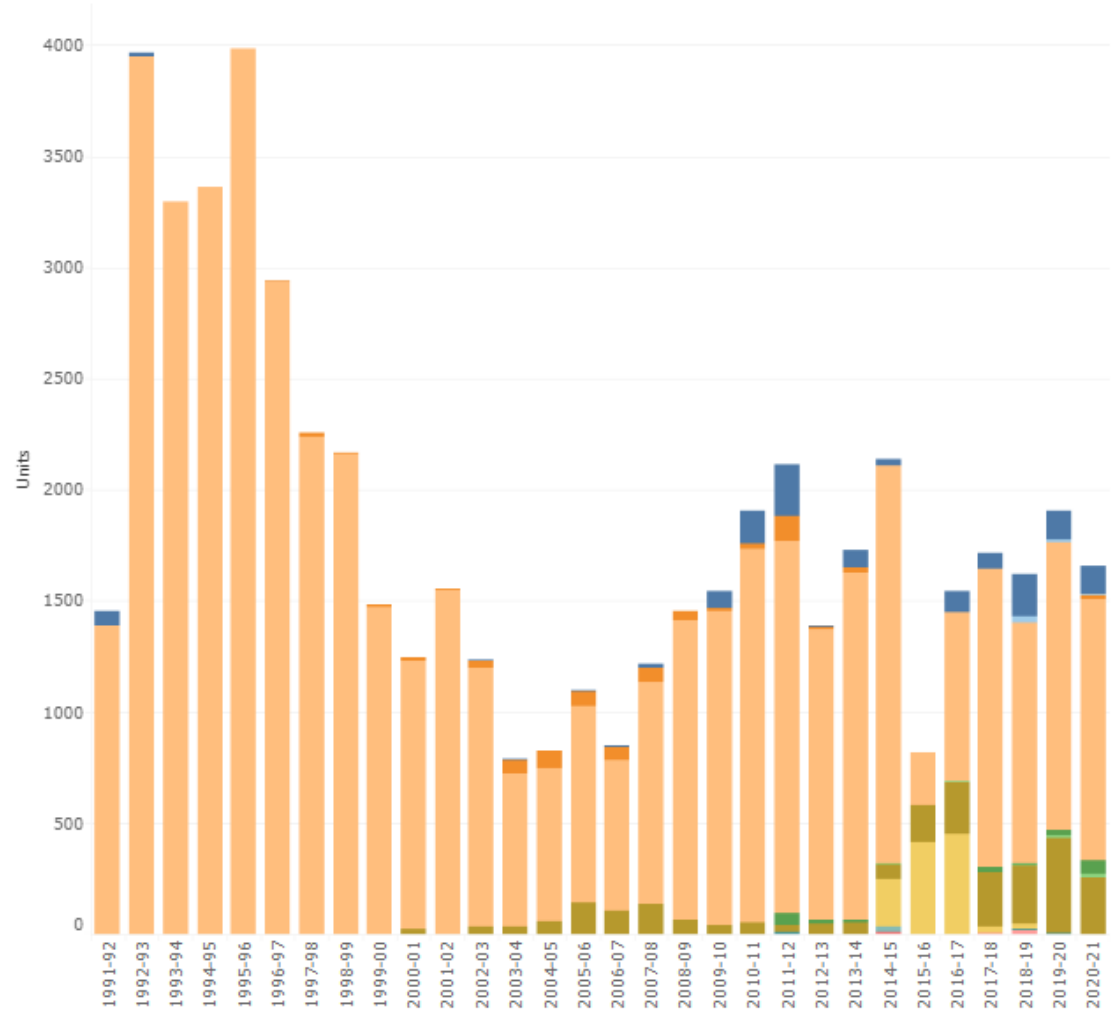
- < back
- Housing stock estimates
- EPC data
- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing >

## Affordable Housing Funding

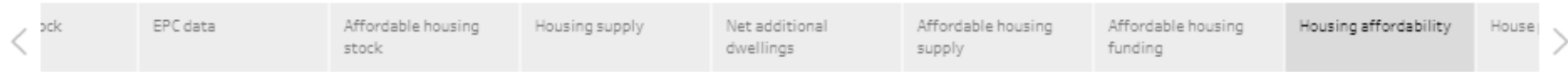
Year

- LA name
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan

- Funding type
- Local Authority HE/GLA funded
  - Non-Registered Provider HE funded
  - Other
  - Private Registered Provider HE/GLA funded
  - Private Registered Provider other funding
  - Right to Buy recycled receipts
  - s106 nil grant
  - Affordable Homes Guarantees
  - Local Authority other funding
  - Permanent Affordable Traveller Pitches
  - Private Finance Initiative
  - s106 part grant



## Greater Manchester Housing Market Monitor December 2021



# Housing affordability

### Dashboards in this section

#### House prices

- Historical house prices, all buyers or first-time buyers, by year
- Ward house price map

#### Mortgage availability

- Mortgage approval rates, by year
- Monthly mortgage interest rates, by year
- House price index, by year

#### House sales

- House sale volumes, by year
- Ward sales map

#### Housing affordability

- Monthly payments by affordable 2 bed rent, FTB mortgage, LHA 2 bed, private rent LQ 2 bed, private rent median 2 bed and social rent 2 bed

#### Housing benefits

- Number of households claiming housing benefits or Universal Credit with housing entitlement, by year and tenure that are long-term

- House prices: As of March 2021 the average price paid was £176,250 in Greater Manchester. Ranging from £150,000 in Bolton and Wigan to £315,000 in Trafford. First time buyer average price paid in September 2021 range from £279,000 in Trafford to £139,000 in Bolton.

- Mortgage availability: The Bank of England publishes data on mortgage lending. The average rate for a 90% LTV mortgage in October 2021 was 2%. Nationally lending peaked in October 2021, March 2021 and June 2021 all at points in which the stamp duty holiday was due to end. ([Stamp duty holiday: How much do I have to pay now? - BBC News](#)).

- House sales: As of March 2021 there were 30,000 house sales in Greater Manchester.

- Housing affordability: We have provided analysis on the monthly costs of renting a two bedroom property and a 90% LTV mortgage for an average first time buyer home across each Greater Manchester District. For all areas social rent is the lowest monthly cost, while the difference between median private rent and mortgage payments in some areas is significant.

- Housing benefits: As of August 2021 there were 289,000 households claiming Housing Benefit or the housing element of Universal credit. There was a significant rise in claimants between March 2020 and August 2021 (15%). In the private rented sector there was an increase of 34% in claimants between March 2020 and August 2021 and 7% in the social rented sector in the same period.

# Greater Manchester Housing Market Monitor December 2021

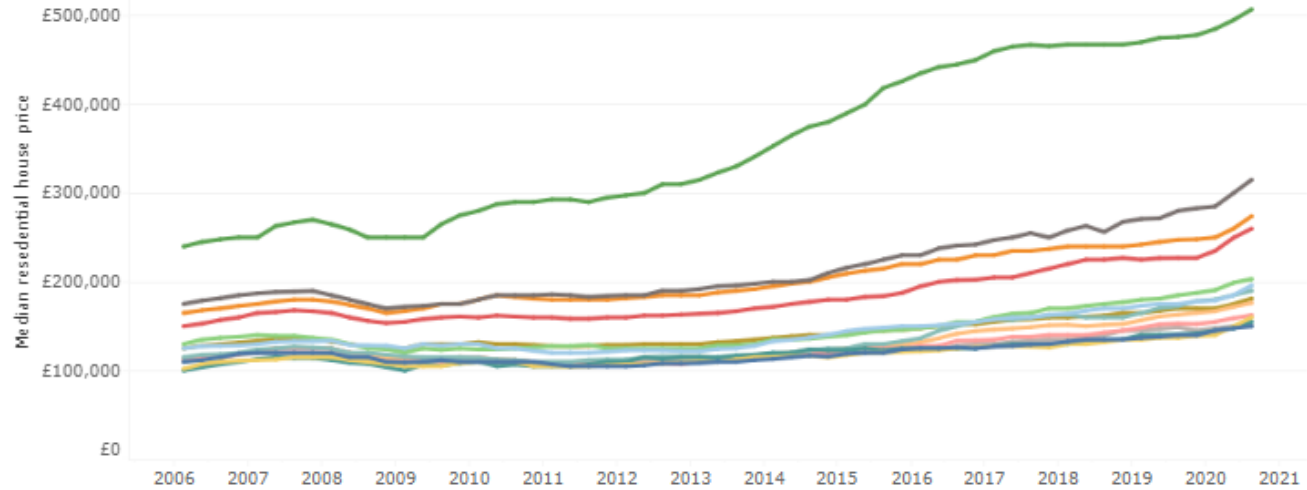
- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage

## House Prices

Select a view: All buyers

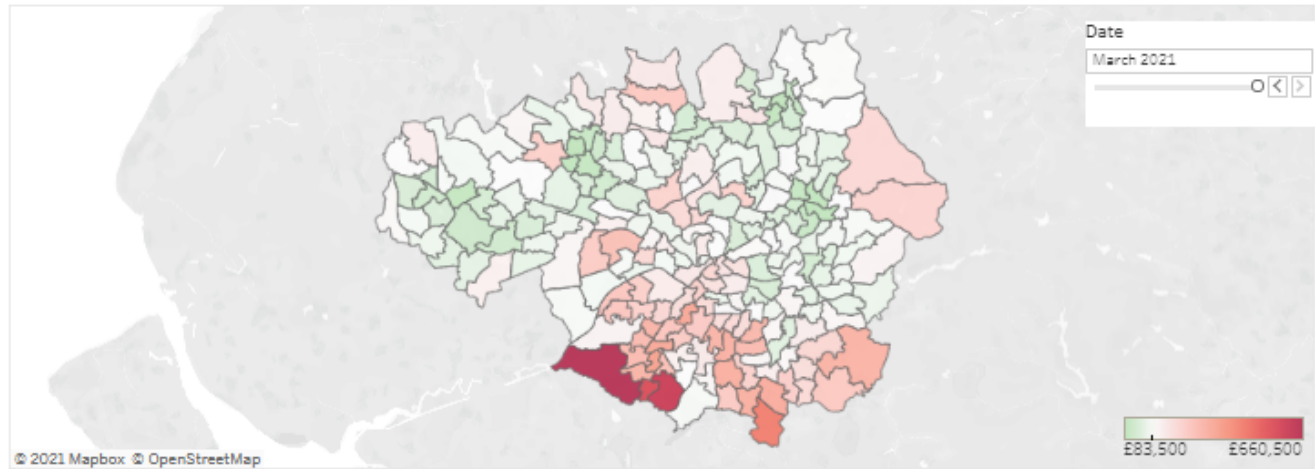
Select a date range  
 June 2006 March 2021

- Area
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan
  - GM
  - London
  - North West
  - England



## Residential Price Paid Map (All buyers)

- Area
- Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan
  - GM
  - London
  - North West
  - England



© 2021 Mapbox © OpenStreetMap

# Greater Manchester Housing Market Monitor December 2021

- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices**
- Mortgages

## House Prices

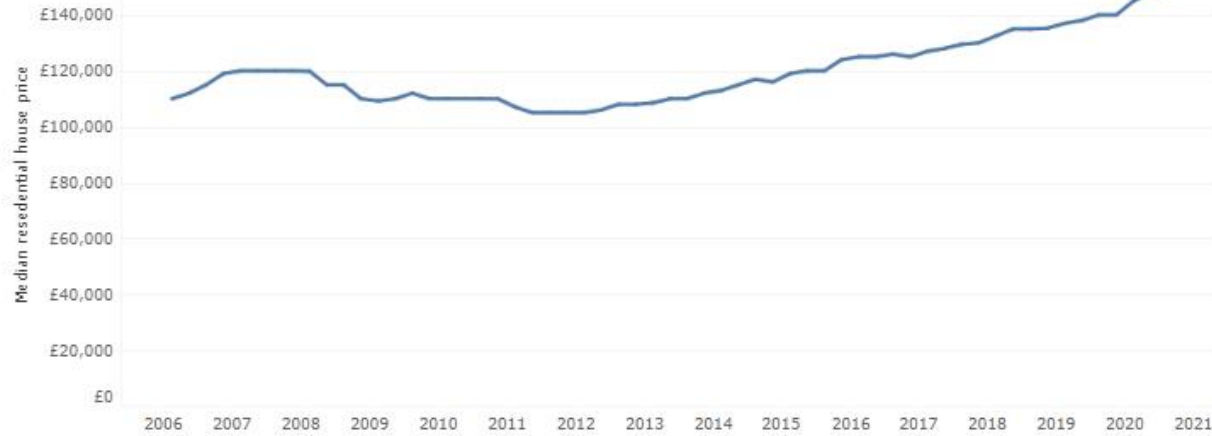
Select a view: All buyers

Select a date range

June 2006 March 2021

Area

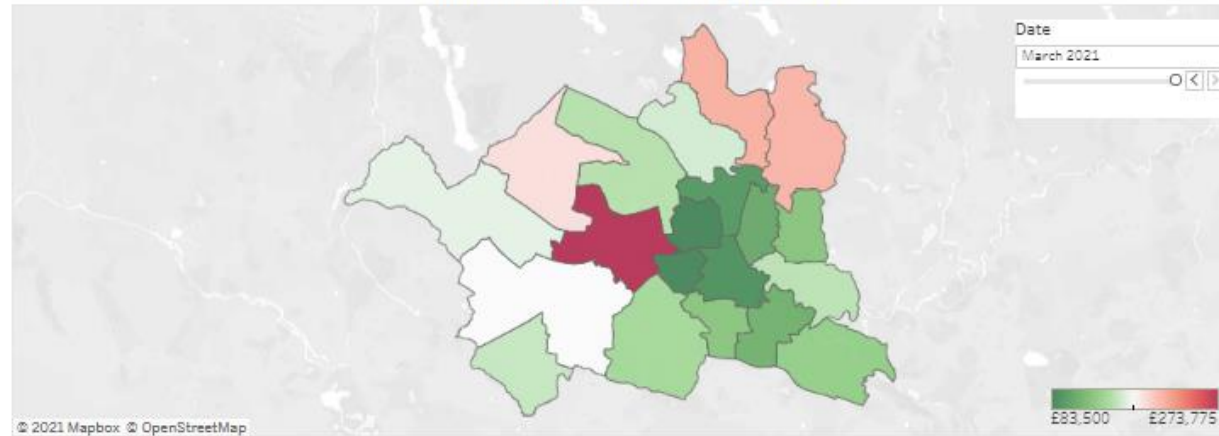
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



## Residential Price Paid Map (All buyers)

Area

- Bolton



# Greater Manchester Housing Market Monitor December 2021

- Affordable housing stock
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices**
- Mortgages

## House Prices

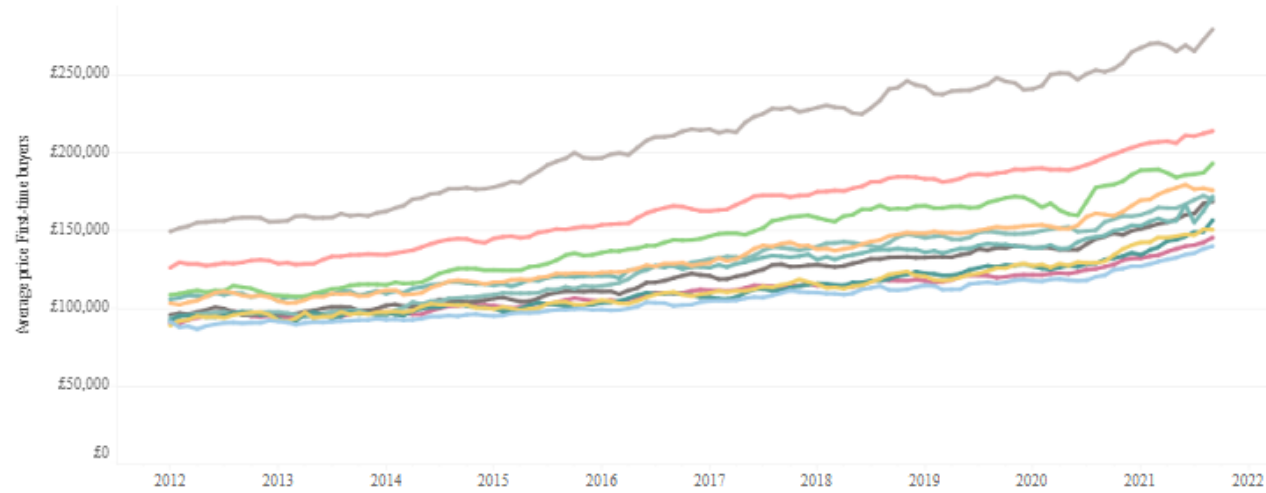
Select a view: First-time buyers

Select a date range

June 2006 March 2021

Area

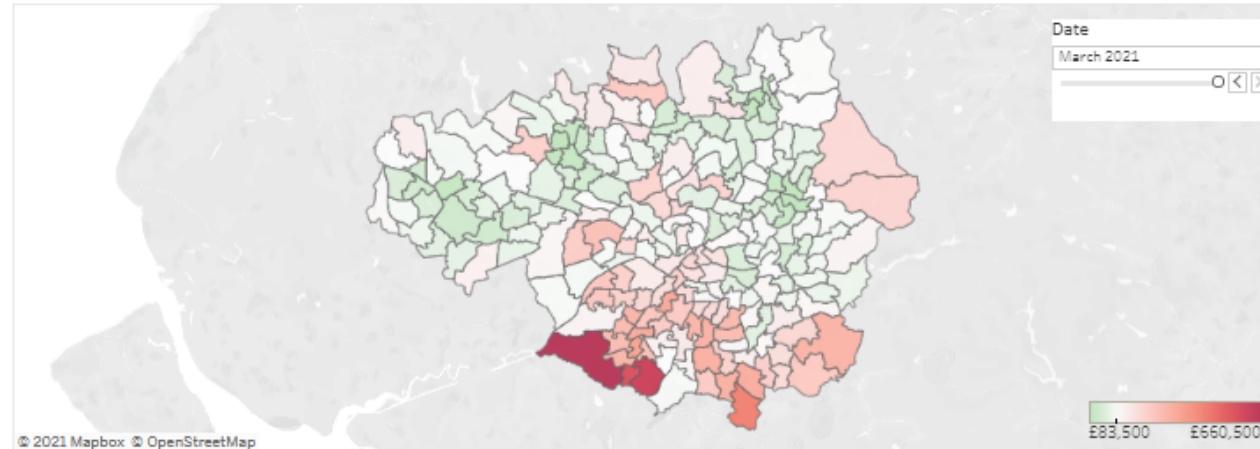
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



## Residential Price Paid Map (All buyers)

Area

Bolton

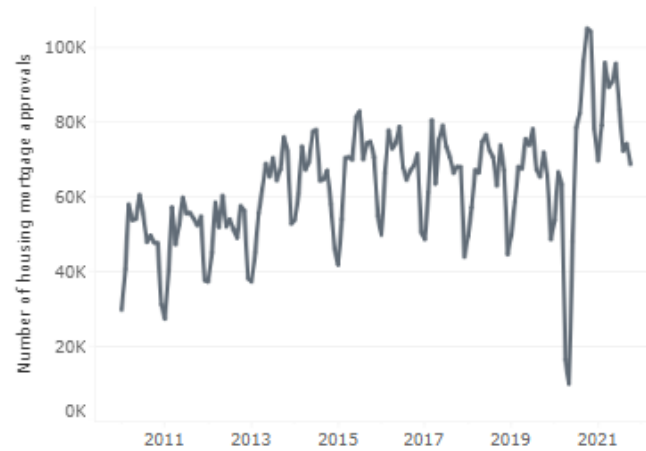


# Greater Manchester Housing Market Monitor December 2021

- housing
- Housing supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage availability
- House...

## Mortgage Availability

### Mortgage approval rates



Source: Mortgage approvals by purpose, bank of England. Not seasonally adjusted

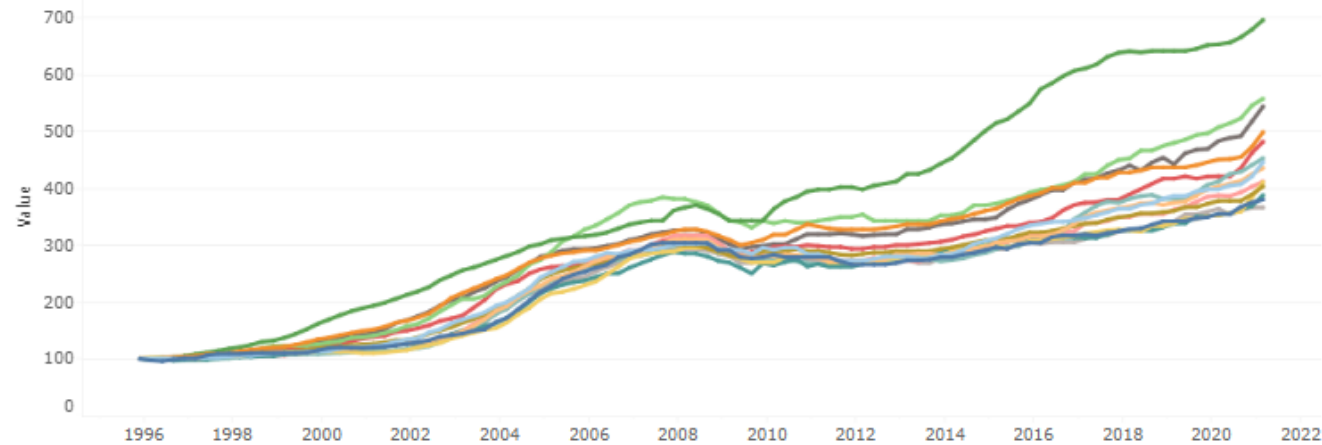
### Monthly mortgage interest rates



Source: Bank of England, \*Monthly interest rate of UK monetary financial institutions (excl. Central Bank) sterling 2 year (90% LTV) fixed rate mortgage

- Area
- Bolton
  - Bury
  - England
  - GM
  - London
  - Manchester
  - North West
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan

### House Price Index





# Greater Manchester Housing Market Monitor December 2021

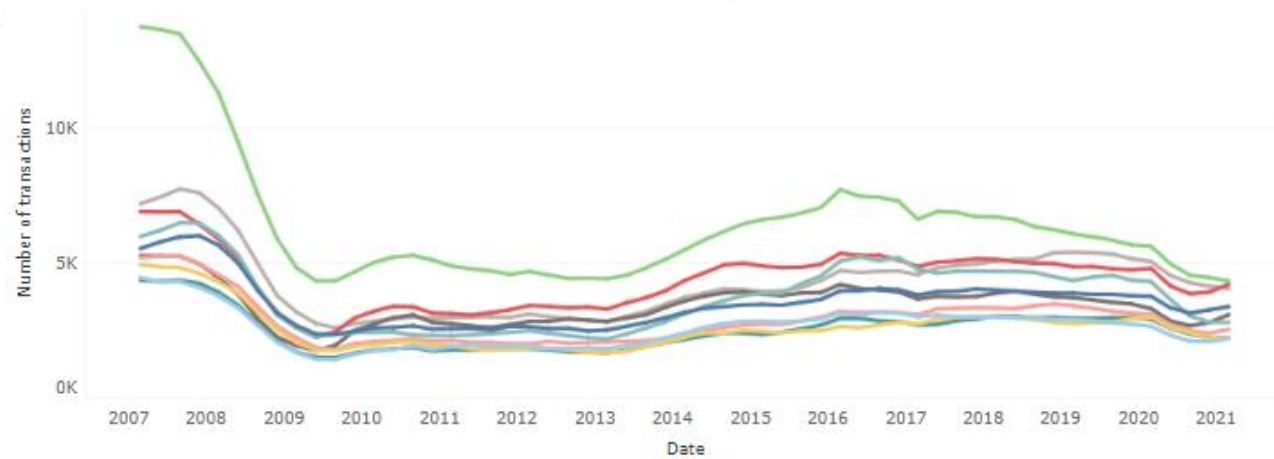
- Supply
- Net additional dwellings
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices
- House sales
- Month

## House Sales

Select a date range  
 December 2006    March 2021

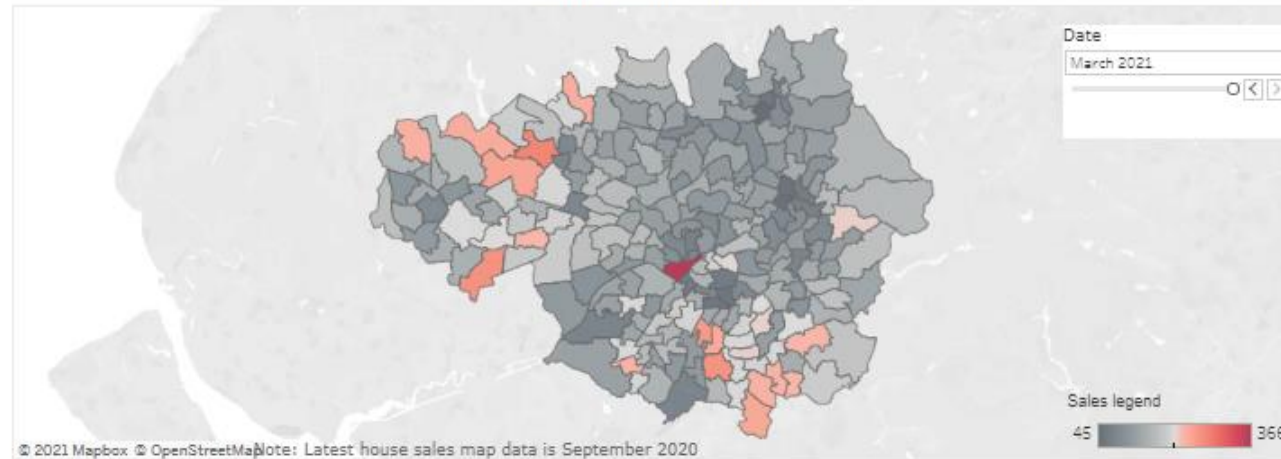
House sale volumes (ONS)

- Area
- (All)
  - Bolton
  - Bury
  - England
  - GM
  - London
  - Manchester
  - North West
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan



- Area
- Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan

Ward Sales Map



# Greater Manchester Housing Market Monitor December 2021

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- nal
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage availability
- House sales
- Monthly costs
- Housin
- 

## Monthly costs

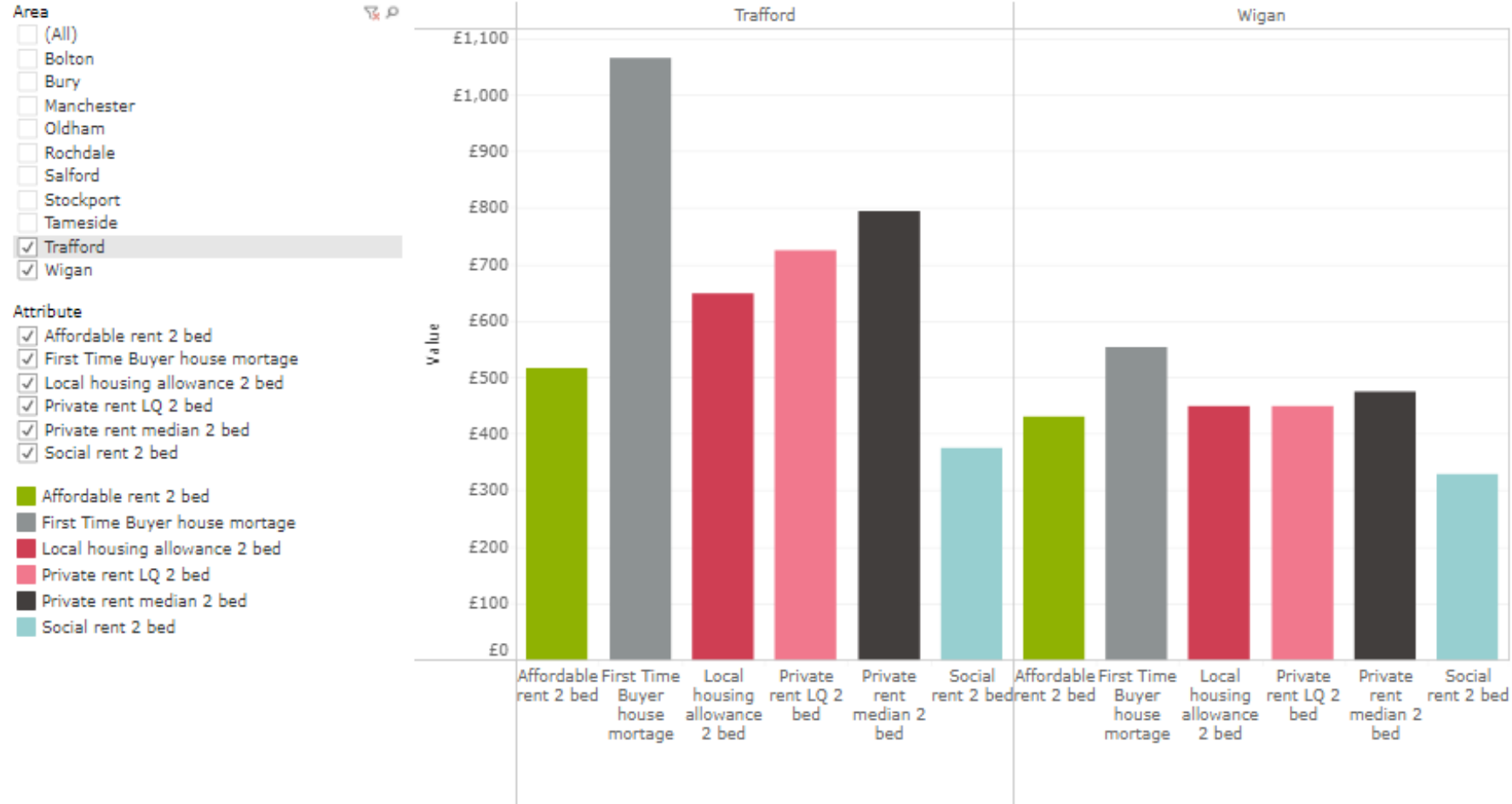




# Greater Manchester Housing Market Monitor December 2021

- Home
- Affordable housing supply
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage availability
- House sales
- Monthly costs
- Housing

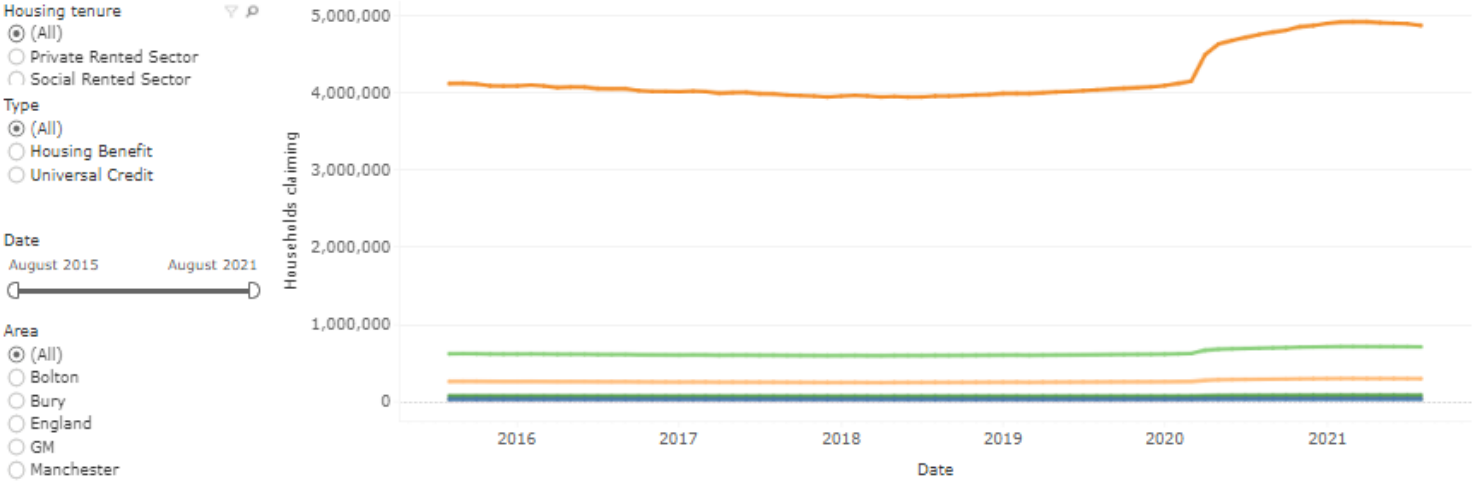
## Monthly costs



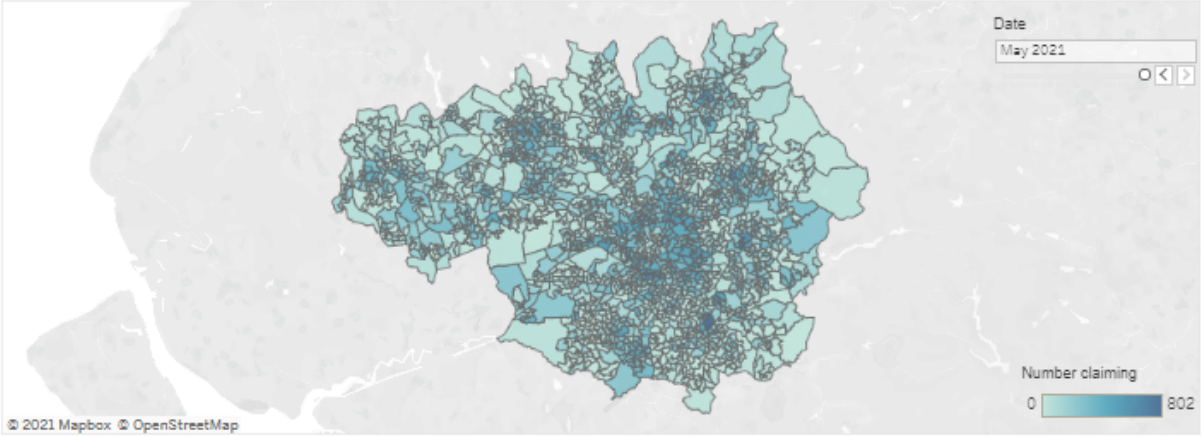
# Greater Manchester Housing Market Monitor December 2021

- housing
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage availability
- House sales
- Monthly costs
- Housing benefits
- Housin

## Households claiming HB and housing entitlement of UC



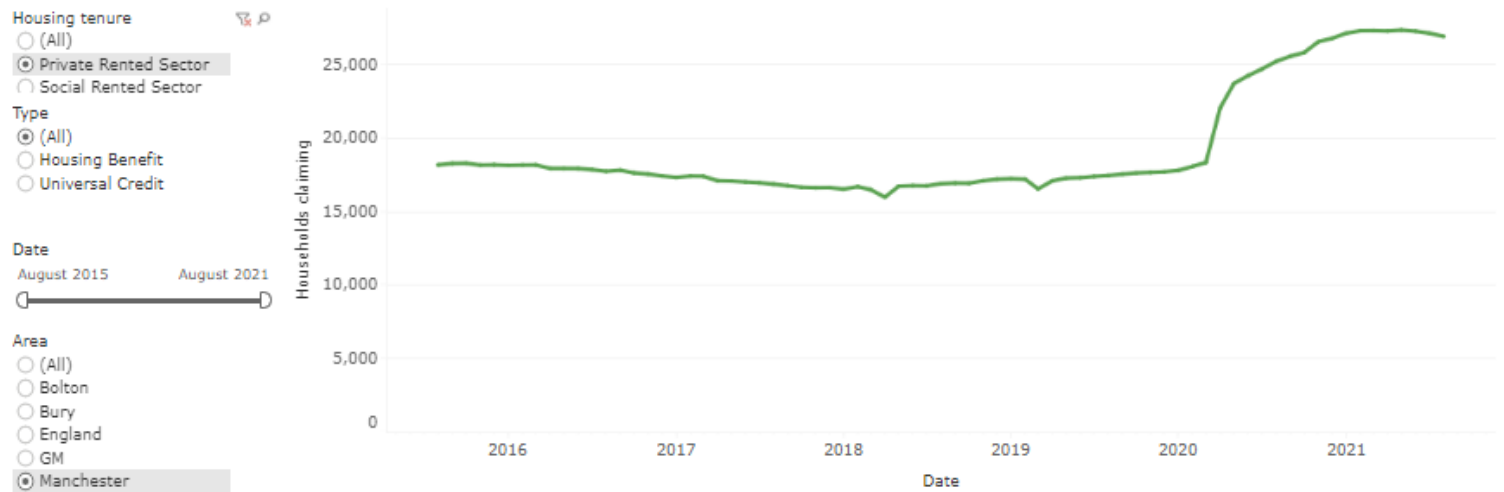
UC and HB LSOA Map



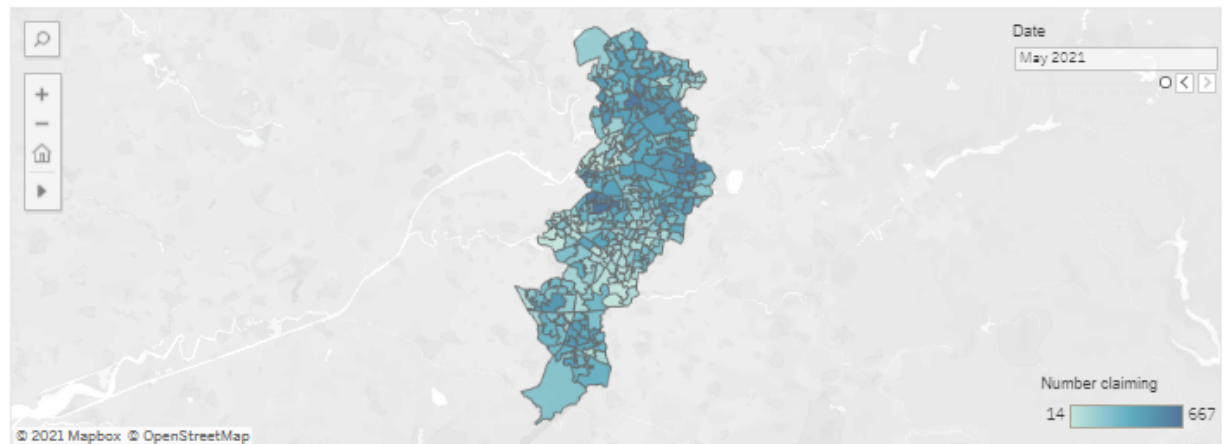
# Greater Manchester Housing Market Monitor December 2021

- housing
- Affordable housing funding
- Housing affordability
- House prices
- Mortgage availability
- House sales
- Monthly costs
- Housing benefits**
- Housing

## Households claiming HB and housing entitlement of UC



## UC and HB LSOA Map



## Greater Manchester Housing Market Monitor December 2021



# Housing demand

### Dashboards in this section

#### Households owed

- Number of rough sleepers, by year
- Number of households owed a duty, by year
- Proportion of households owed a duty that are TA, by year

#### Housing registers

- Number of households on housing registers, by preference type

### Key findings

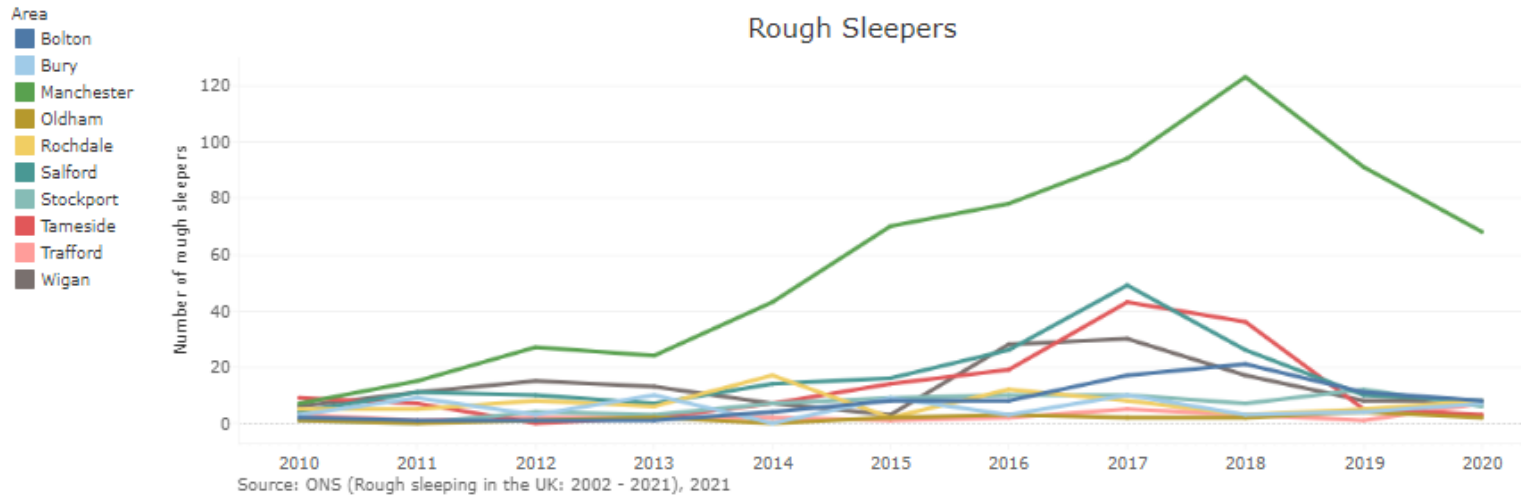
- In GM there are 75, 868 households on housing registers - 30, 438 which have Reasonable Preference.

- In GM there are 4,756 households owed a prevention or relief of duty – 1.2% of these are in Temporary Accommodation, as of 2021. In January 2020, there were 125 recorded rough sleepers.

# Greater Manchester Housing Market Monitor December 2021

- Affordability
- House prices
- Mortgage availability
- House sales
- Monthly costs
- Housing benefits
- Housing demand
- Households owed
- Housing

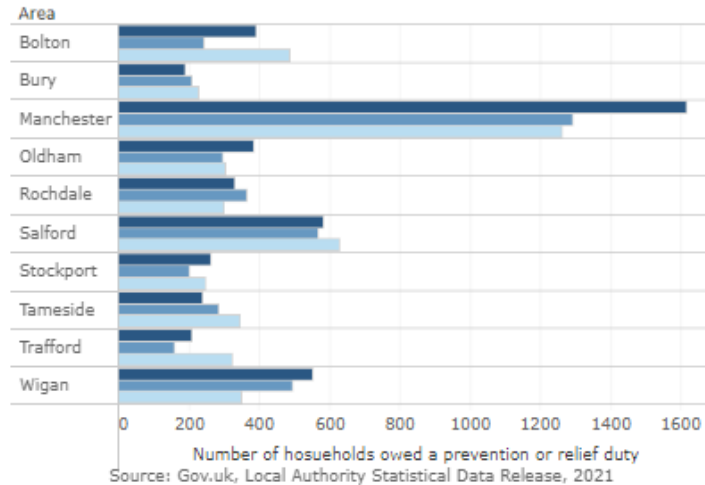
## Housing demand



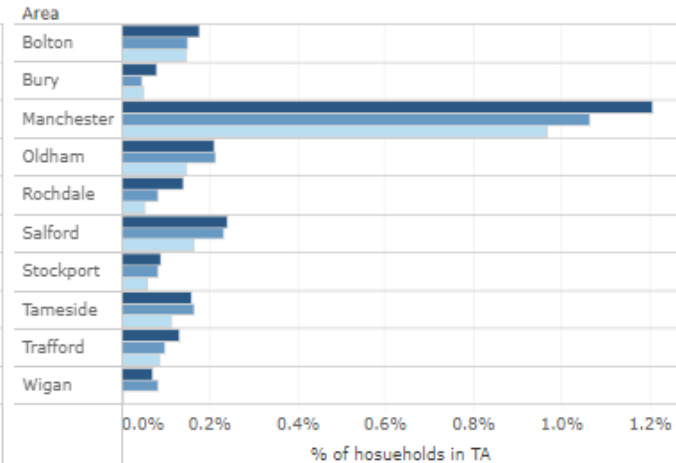
- Year
- 2019
  - 2021

- Area
- (All)
  - Bolton
  - Bury
  - England
  - GM
  - Manchester
  - North West
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan

### Number of households owed a duty



### Proportion of households owed a duty in TA



# Greater Manchester Housing Market Monitor December 2021

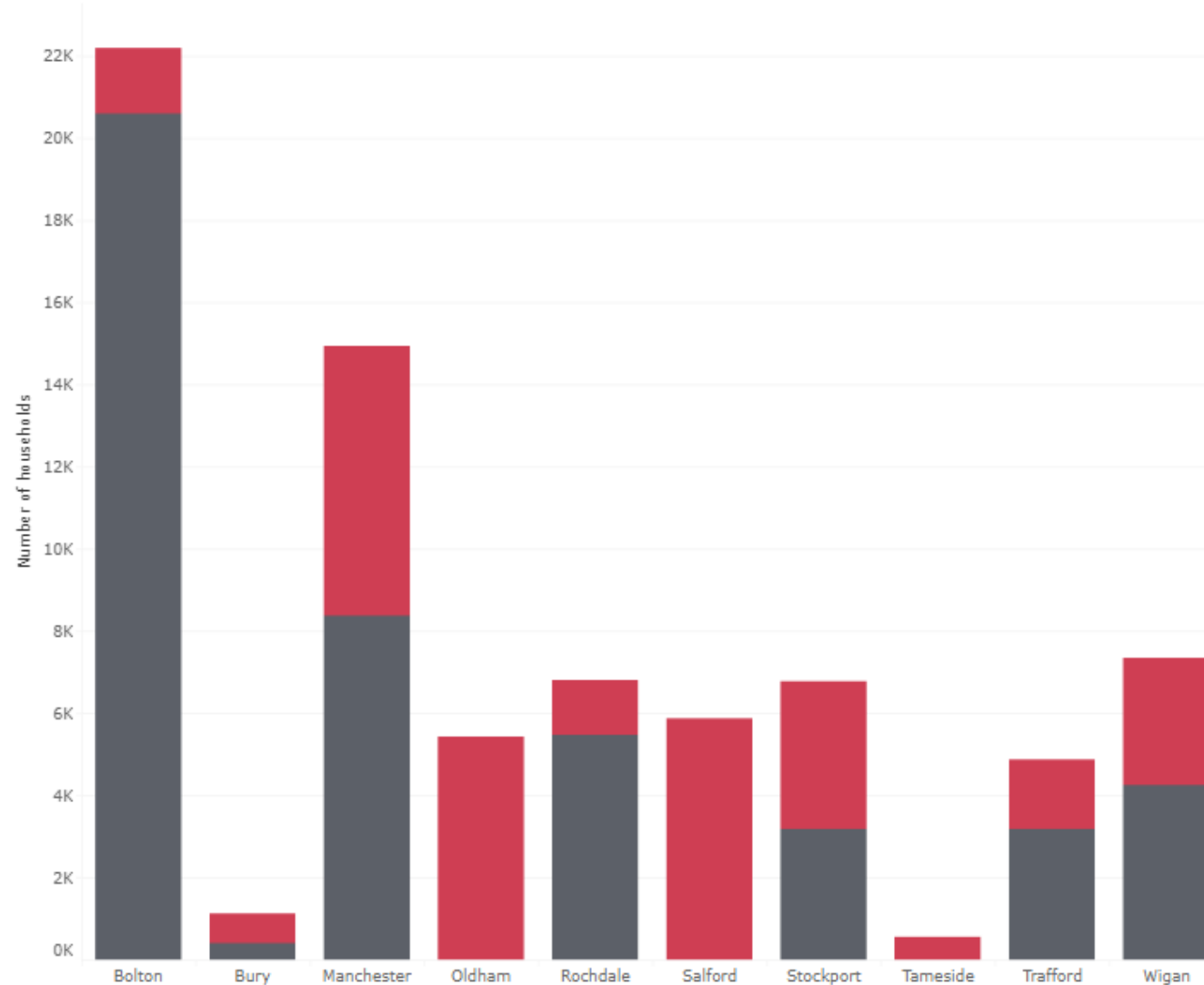
- Mortgage availability
- House sales
- Monthly costs
- Housing benefits
- Housing demand
- Households owed
- Housing registers**
- Housing...

## Housing registers

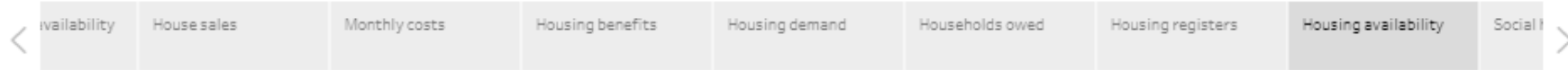
Preference type

- Reasonable preference
- Other households

- Area
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan



## Greater Manchester Housing Market Monitor December 2021



### Housing availability

#### Dashboards in this section

##### Social housing lets

- Number of social housing lets, by type and year

##### Local Authority Right to Buy vs completions

- Number of Local Authority Right to Buy and completions

##### Vacant homes

- Number of vacant homes, by type Share of dwelling stock that is vacant and share of vacant homes

#### key findings

- Social housing lets: On average there are 19,000 lets in social housing a year in Greater Manchester.

- Right to buy: Since 1999 32,849 local authority homes have bought in Greater Manchester under Right to Buy.

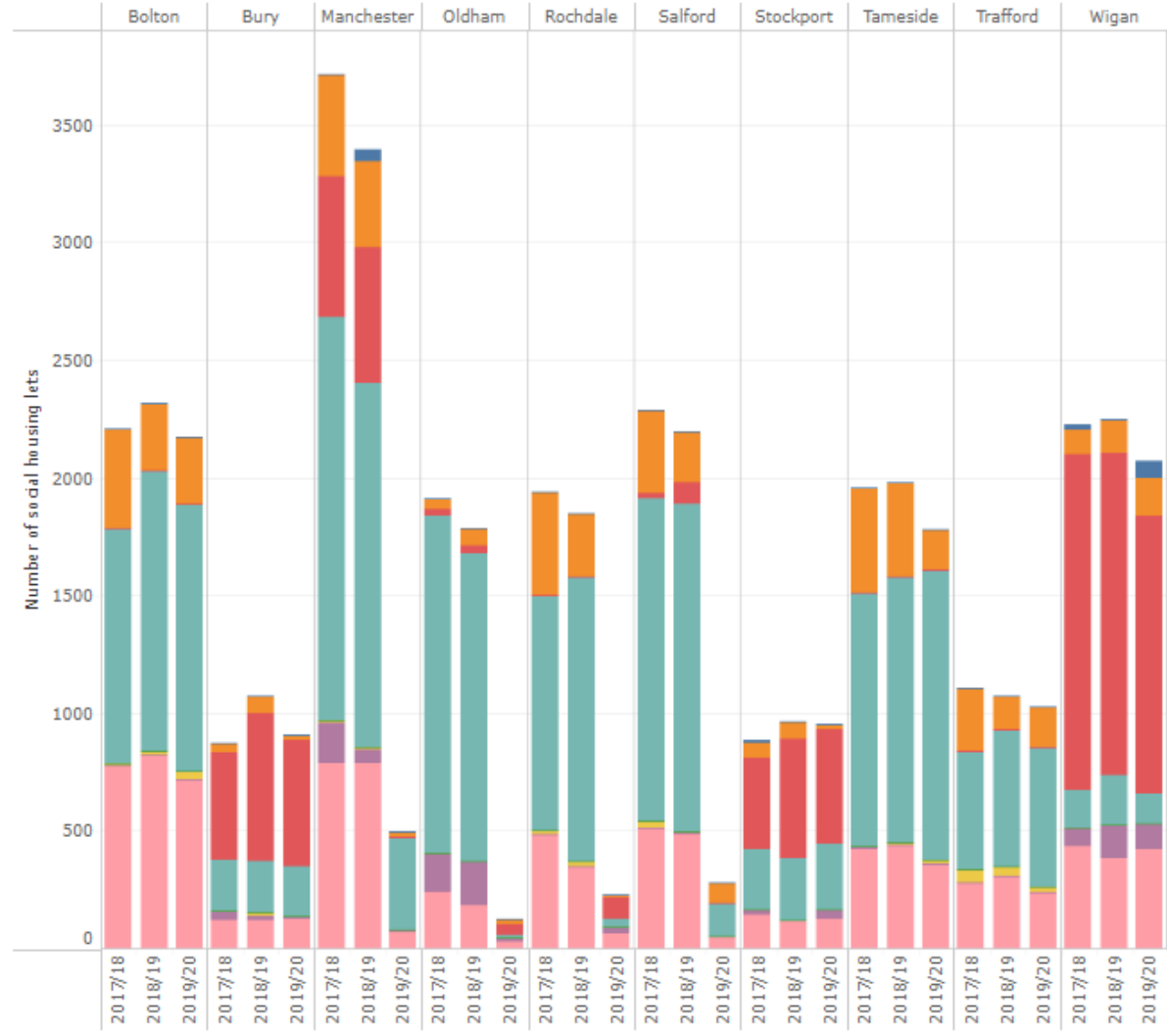
- Vacant homes: in 2020 2.7% of homes in Greater Manchester were long term vacant (vacant for more than 6 months).

# Greater Manchester Housing Market Monitor December 2021

- Monthly costs
- Housing benefits
- Housing demand
- Households owed
- Housing registers
- Housing availability
- Social housing lets
- Right to Buy

## Social Housing Lets

- Area**
- (All)
  - Bolton
  - Bury
  - Manchester
  - Oldham
  - Rochdale
  - Salford
  - Stockport
  - Tameside
  - Trafford
  - Wigan
- Attribute**
- (All)
  - General Needs Affordable Rent LA
  - General Needs Affordable Rent PRP
  - General Needs Social Rent LA
  - General Needs Social Rent PRP
  - Supported Housing Affordable Rent LA
  - Supported Housing Affordable Rent PRP
  - Supported Housing Social Rent LA
  - Supported Housing Social Rent PRP
- Legend**
- General Needs Affordable Rent LA
  - General Needs Affordable Rent PRP
  - General Needs Social Rent LA
  - General Needs Social Rent PRP
  - Supported Housing Affordable Rent LA
  - Supported Housing Affordable Rent PRP
  - Supported Housing Social Rent LA
  - Supported Housing Social Rent PRP

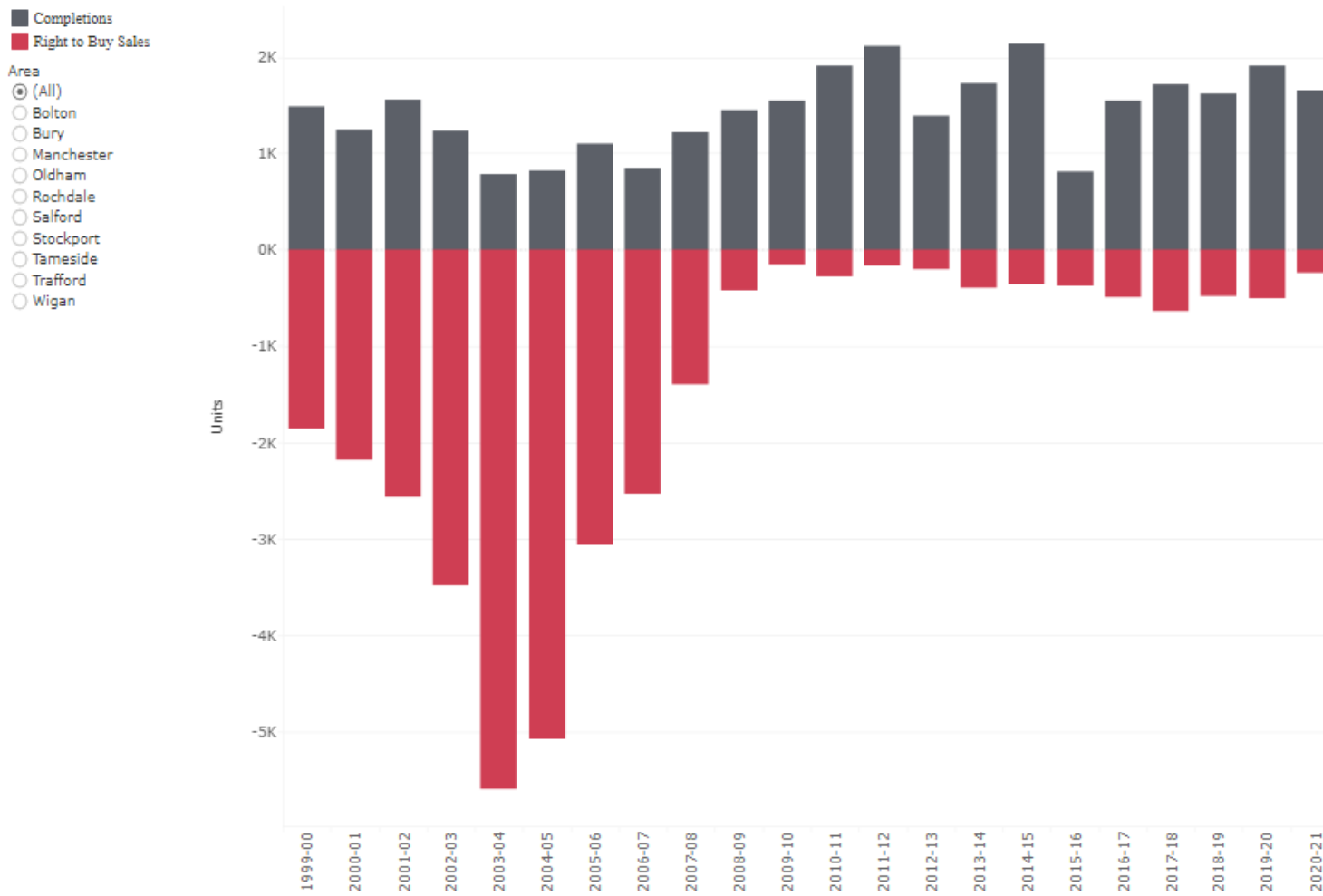




# Greater Manchester Housing Market Monitor December 2021

- <
- sts
- Housing benefits
- Housing demand
- Households owed
- Housing registers
- Housing availability
- Social housing lets
- Right to Buy vs Completions
- Vacant
- >

## Local Authority Right to Buy Sales vs Completions



# Greater Manchester Housing Market Monitor December 2021

- Benefits
- Housing demand
- Households owed
- Housing registers
- Housing availability
- Social housing lets
- Right to Buy vs Completions
- Vacant homes
- Data set

## Vacant homes

Select a view

- Number
- Share

Select vacant home type  
(number view only)

- All vacants
- Long-term vacants

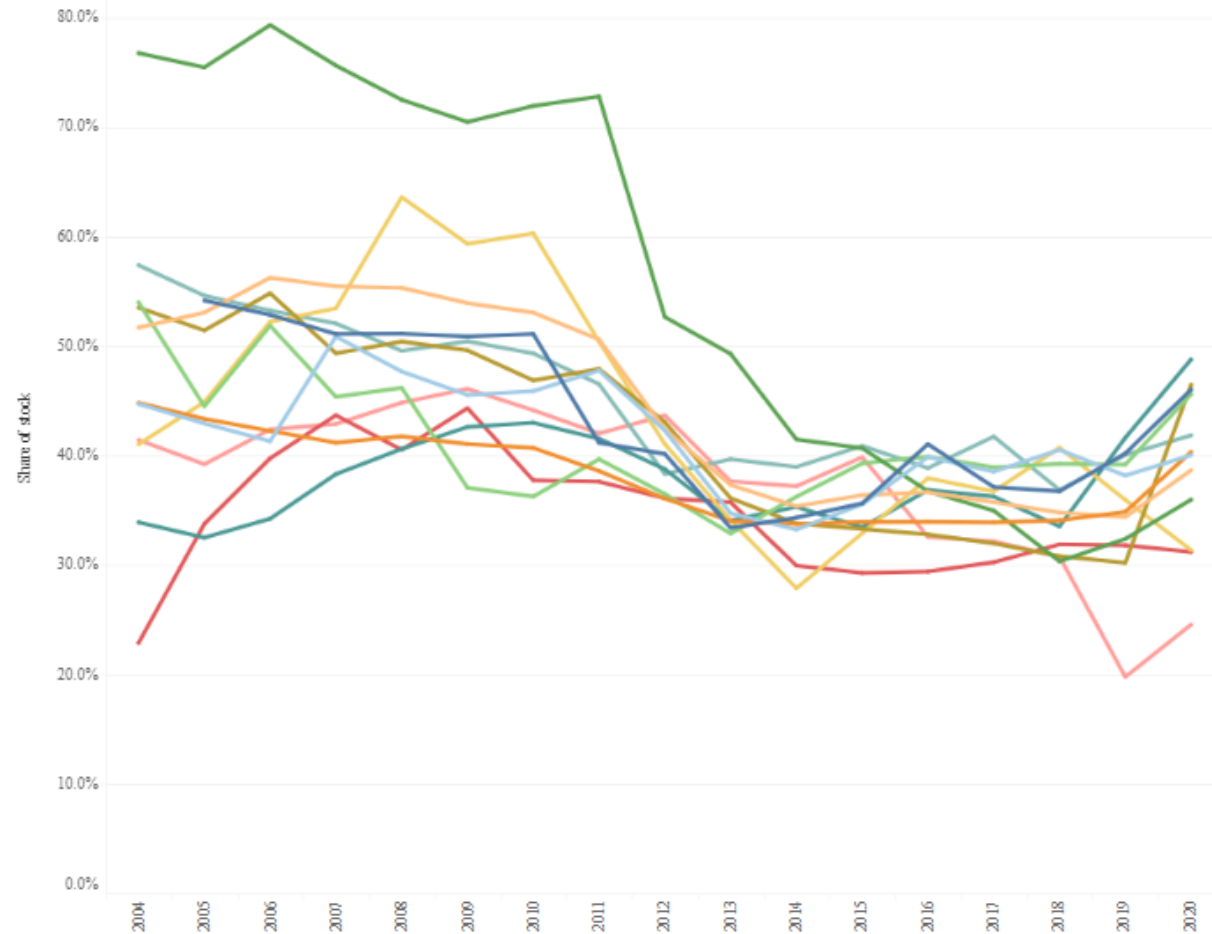
Select vacant home proportion  
(Share view only)

- Share of dwelling stock vacant
- Share of vacants long term

(All)

- Bolton
- Bury
- Bury
- England
- GM
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

- Bolton
- Bury
- England
- GM
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



Note: Share of dwelling stock vacant shows the share of dwelling stock in that LA that is vacant. Share of vacant long term shows the share of vacant homes that are long term vacant.

# Greater Manchester Housing Market Monitor December 2021

H..	Housing dem..	Households o..	Housing regis..	Housing avail..	Social housin..	Right to Buy v..	Vacant homes	Data sources
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## Data sources

### Housing stock

Housing stock estimates [https://www.nomisweb.co.uk/sources/census\\_2011](https://www.nomisweb.co.uk/sources/census_2011)  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstock-bytenureestimates>

EPC data <https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates>

Affordable housing stock <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021>

### Housing supply

Net additional dwellings <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> (tables 122 and 123)

Affordable housing supply [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/995178/AHS\\_199192\\_to\\_201920\\_open\\_data.csv](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv)

Affordable housing funding [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/995178/AHS\\_199192\\_to\\_201920\\_open\\_data.csv](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv)

### Housing affordability

House prices <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19>

Mortgage availability <https://www.bsa.org.uk/statistics/mortgages-housing>  
<https://www.bankofengland.co.uk/boeapps/database/FromShowColumns.asp?Travel=NIxAZxI3x&From-CategoryList=Yes&NewMeaningId=RFRM2Y,FR2Y90,FR2Y75&CategId=6&HighlightCatValueDisplay=Fixed%20rate%20mortgage,%20%20year>

House sales <https://landregistry.data.gov.uk/app/ukhpi>

Monthly payments Authors analysis

Housing benefits <https://stat-xplore.dwp.gov.uk/>

### Housing demand

Households owed <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021>

Housing registers <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021>

### Housing availability

Social housing lets <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2019-to-march-2020> ..

# Data sources

## Housing stock

Housing stock estimates [https://www.nomisweb.co.uk/sources/census\\_2011](https://www.nomisweb.co.uk/sources/census_2011)  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstock-bytenureestimates>

EPC data <https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates>

Affordable housing stock <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021>

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