

Altrincham and Sale West Parliamentary Constituency

This is the second bulletin of 2013 produced by Northern Housing Consortium (NHC) providing analysis of housing-related data for the Parliamentary Constituencies in the North of England. The report provides analysis of the impacts of welfare reform and the housing market in the constituency.

We have used the following symbols to indicate your performance against the relevant regional or national statistics.



Above average



Reference point



Below average

Welfare Reform



[Real Life Reform](#) report is the result of a partnership between Northern Housing Consortium, seven registered providers and York University. Some findings emerging from the first report are that 65% of households have less than £10 per week to live on following rent and essentials such as food and bills. 83% of households are in debt (average £2,418). Households are reporting increased levels of stress and depression.



The Trussell Trust's latest figures show that more people are being referred to foodbanks with Benefit related problems since April's welfare reforms. Between April and June, over 150,000 people received three days' emergency food from a Trussell Trust foodbank - 200% more than the same period in 2012. There is one foodbank in the constituency (Timperley Methodist Church).



The number of Housing Benefit claimants in the social sector has fallen in the constituency since the implementation of the under-occupation penalty. Such claims fell by 0.12% between March and May this year. However, claims of Local Housing Allowance in the private sector grew by 1.25% in the same period compared with 1.75% in Greater Manchester. Notwithstanding this, the average weekly LHA award fell by 1.36%, suggesting a higher proportion of claimants in smaller properties.



Indeed, while claimants in one-bedroom properties fell by 2.7%, those in shared accommodation and two-bedroom properties increased by 3.8% and 3.3% respectively in the constituency. Overall, weekly LHA cost has fallen by 0.1% (£92.31) (multiplying no. of claimants by average weekly award).

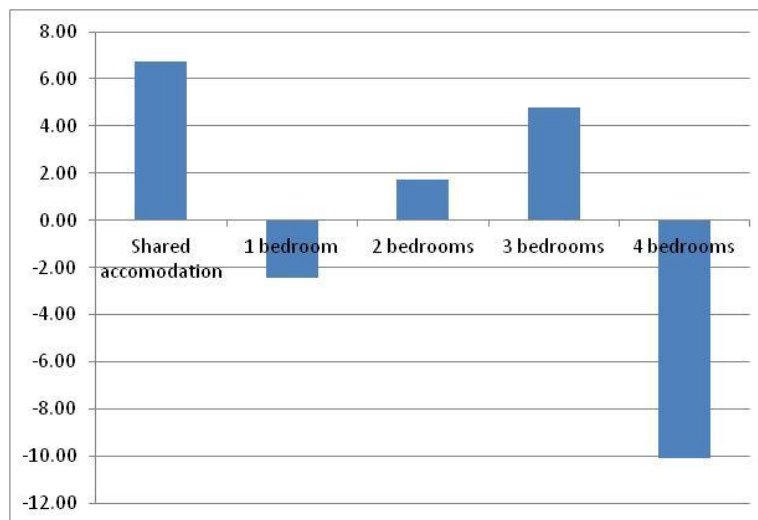


Figure 1: Change in weekly LHA costs

Housing Market



Ministry of Justice data shows that in the Trafford LA area, social landlord possession claims in the first two quarters of 2013 stood at 174. This compares to 150 claims in the corresponding timeframe in 2012 – a 16% increase. Landlord possessions remained at the same level (26) over this time. In the private sector (rented and mortgage), while claims fell by 31.6%, possessions fell by 34.1%.



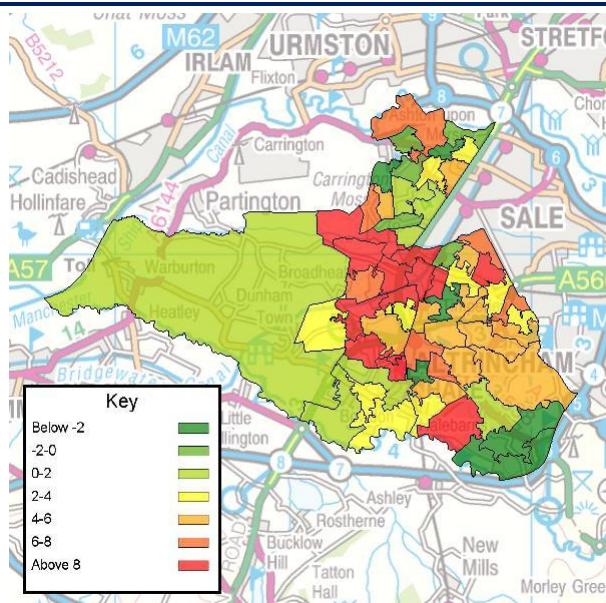
According to ONS figures, the population in the constituency grew by 4.1% from 93,072 in 2010 to 96,923 in 2011. The map below shows the population change by lower super output area and that greatest population increases and that have taken place in LSOAs covered by the Broadheath ward and parts of Hale Barns and Ashton upon Mersey wards have seen greatest decreases (note: data is not available for some LSOAs in 2011).



Notwithstanding this overall population increase, CORE data shows that social housing lettings have fallen in Trafford from 1,364 in 2011/12 to 1,117 in 2012/13 – a fall of 18.1%. This compares to an overall fall of 6.8% in Greater Manchester.



In the year ending in March 2013, there were 1,209 decisions made by the planning authority in Trafford. Some 84 of these (6.9%) were regarding developments for housing. This represents 8.6% of all housing-related decisions in Greater Manchester.



Map 1: Percentage change in population

If you have any queries regarding the content of the APPG briefings, please contact:
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