

## Stretford and Urmston 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. The nearest foodbank to the constituency is in Eccles.



The number of Housing Benefit claimants in the social sector has fallen in the constituency between June and August. Such claims fell by 0.8% between in this time. Meanwhile, claims of Local Housing Allowance in the private sector grew by 0.7% in the same period compared with a Greater Manchester average increase of 1.8%.



While the average Housing Benefit award grew by 0.5%, the average weekly LHA award grew by 0.01% and by multiplying the number of claimants by average weekly award an overall weekly LHA cost increase of 0.7% (£1,097) can be estimated. Figure 1 shows how average costs have changed over this period by dwelling size.

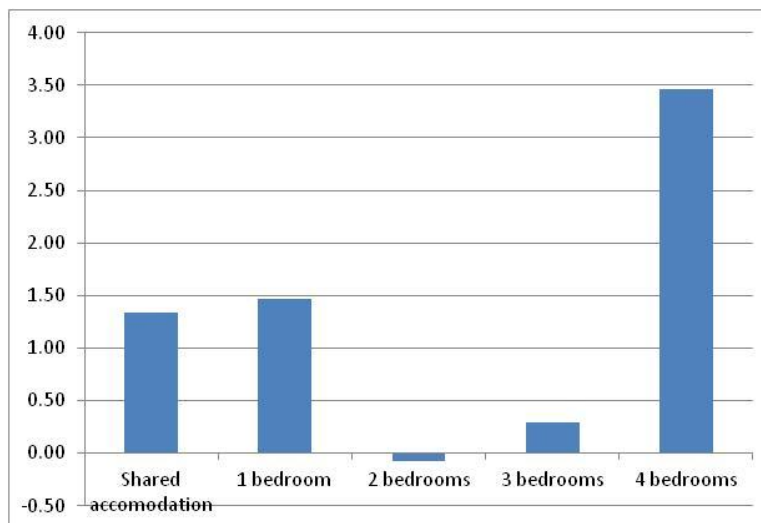


Figure 1: Change in weekly LHA costs

## 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%.



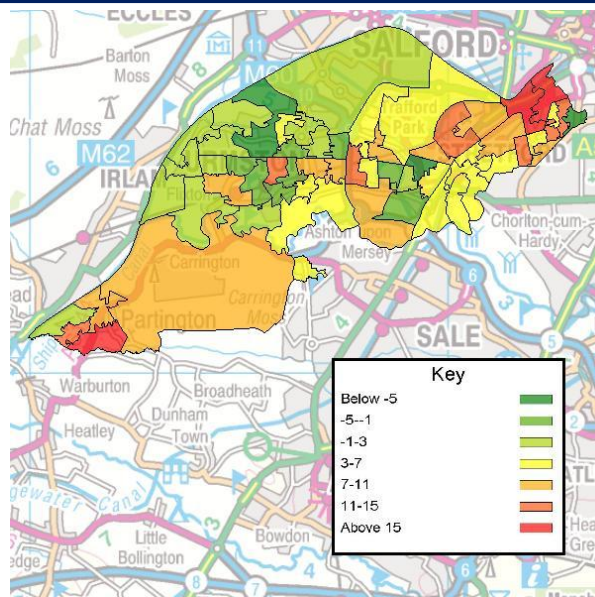
According to ONS figures, the population in the constituency grew by 4.9% from 94,251 in 2010 to 98,864 in 2011. The map below shows the population change by lower super output area and that greatest population increases have taken place in LSOAs covered by the Clifford ward (22.7%) and that parts of the same ward (-15.6%) 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

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