

Altrincham and Sale West Parliamentary Constituency

This is the first bulletin of 2014 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



The third [Real Life Reform](#) report found an increase in the average debt of respondents taking part in the study (£3,503) with debt repayments increasing by 58% since October. 46% of participants report having nothing left each week to live on once rent and essentials such as food and bills have been paid.



Last year we reported that in Altrincham and Sale West, 1,963 children live in poverty – 9% of the child population in the constituency. According to figures by The Children's Society, 1,575 children in poverty are estimated to miss out on the [warm home discount](#) in the constituency.



A number of sources report that households affected by the spare room subsidy cannot move due to a lack of suitable accommodation. In the first three quarters of 2013/14, there were 282 general needs lettings in Trafford (CORE data). This compares to 433 lettings in the same period of 2012/13 (a 34.9% reduction).



Data released by the Department of Communities and Local Government in October shows that a total of £374,833 was allocated to Trafford Council in Discretionary Housing Payment funding. Of that, £185,990.57 has been committed (49.6%). The majority of this (£127,943.90) was allocated to support 518 households affected by the removal of spare room subsidy in the social rented sector.

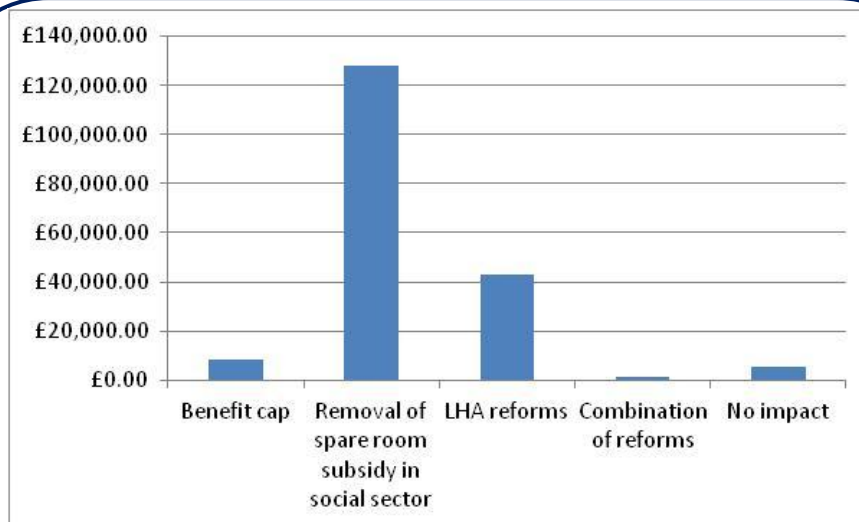


Figure 1: Summary of DHP Awards

Housing Market



The Chancellor announced in his Budget Statement that the Help to Buy Equity Loan scheme will be extended until March 2020. Since its launch on 1st April 2013 to the end of February 2014, a total of 25 homes were bought in Trafford with support of the scheme. This represents 3.5% of the 707 completed equity loans in Greater Manchester.



Average house prices in Trafford in February 2014 stood at £183,109 a fall of 4.6% on the same period in 2013. This is despite sales volumes being on an upward trend and ending on 317 in December 2013 compared with 216 in December 2012.



Vacant dwellings have been on a general downward trend since 2004. In October 2013 there were a total of 2,452 vacant dwellings in Trafford compared with 3,844 in 2004. Of the 2013 figure, 219 were owned by housing associations (down on the previous two years). Long-term vacants have fallen by 35.9% since 2009.



In 2012/13, Trafford Council made a total of 379 homeless decisions. Of these, 219 applicants were accepted as being homeless and in priority need (57.8%). The number accepted as being homeless equates to 2.28 per 1,000 households in the borough – up from 1.68 in 2011/12 and 1.45 in 2010/11.

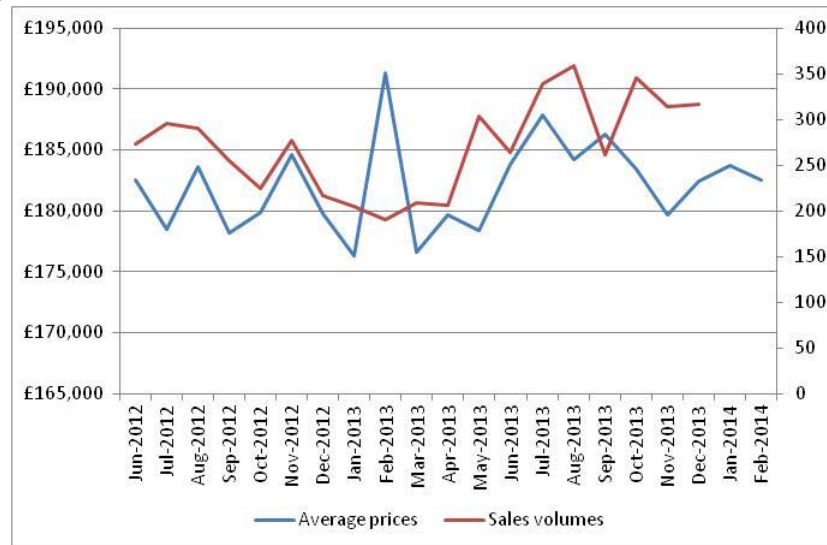


Figure 2: Change in house prices and sales volumes

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