Middlesbrough and South East Cleveland Parliamentary Constituency

This is the first bulletin of 2015 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

Financial Distress

Census data shows that in Middlesbrough and South East Cleveland, 67.5% of working aged people were working full-time and 32.5% worked part-time. The corresponding figures for the region are 70% and 30%.

The Annual Survey of Salaries and Hours (ASHE) shows that in the constituency (as a place of work), 36% of all employee jobs paid below the Living Wage in 2014 (£7.65ph), a decrease from 36.3% in 2013. This compares to 23.4% regionally and 21.7% nationally.
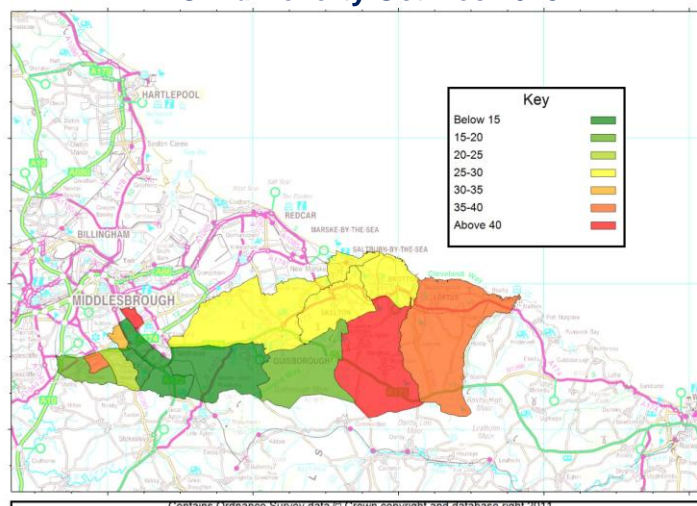
In the constituency, between September 2013 and September 2014, total Benefit sanctions fell by 25%. Employment and Support Allowance sanctions grew from none to 7 in this period. Meanwhile, Job Seekers Allowance sanctions fell from 204 to 146 (-28.4%).

In a previous edition of the Constituency Profiles, we reported that in Middlesbrough and South East Cleveland, 28% of children live in poverty. One year on, we can report that figure, before housing costs, stands at 16.98%. However, when housing costs are taken into account, 26.98% of children live in poverty (End Child Poverty) and the map below shows that Park End (42.4%) is the worst affected ward.

Child Poverty Oct-Dec 2013

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

After a general downward trend between Q1 2013 to Q2 2014, social landlord possession claims grew by 14.3% between Q2 2014 and Q4 2014 in Middlesbrough LA (from 56 to 64). Over the same period, actual possessions fell by 42.1% to 11. Meanwhile, mortgage claims fell and possessions grew over the same period.

In the final quarter of 2014, Middlesbrough Council made 22 homelessness decisions and accepted 12 households as being homeless and in priority need (54.5%). At the end of 2014, no households were housed in temporary accommodation, a similar picture as in the quarter ending in June.
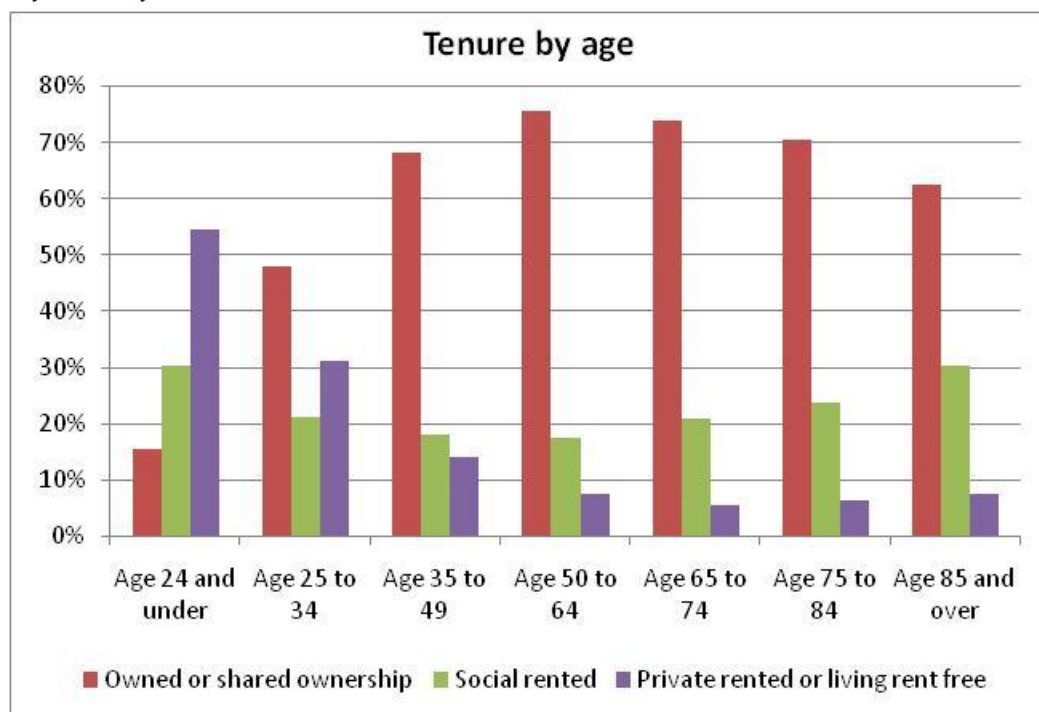
Some have pointed to a lack of new affordable homes being built as a reason behind the increase in homelessness. The latest annual figures show that in Middlesbrough LA, while the number of new homes started have increased and completed homes remained at a similar level (2012/13 to 2013/14), the proportion in the social sector starts has increased while that of social completions has fallen.

Looking at quarterly building statistics, in the final quarter of 2014, there were 130 dwellings started and 100 completed in Middlesbrough LA. While 15.4% of started dwellings were in the social sector, 40% completed dwellings were social. In the corresponding quarter of 2013, 30.8% of dwellings started and 37.5% of completions were in the social sector.

Nomis data (2011) shows that in the constituency, 67% are owner-occupiers, 20% rent from a social landlord and 13% are private renters. However, looking at tenure by the age of the household reference person shows changes by age. There is a steep increase in owner-occupation between the ages of 24 and under (15%) and 50 to 64 year age bracket (75%) before falling to 62% for those aged 85 and over. Conversely, renting is more popular for those aged 24 and below (85%) before falling and then increasing slightly in later years.

Tenure by age

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