

## Sedgefield Parliamentary Constituency

This is the second 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



ONS figures show that in the year ending in June 2015, there were 37,000 people aged over 16 years old in employment (71.1%) in Sedgefield. There are 33,000 jobs in the constituency which equates to 0.64 jobs per 16-64 year old compared to 0.68 across the North East.



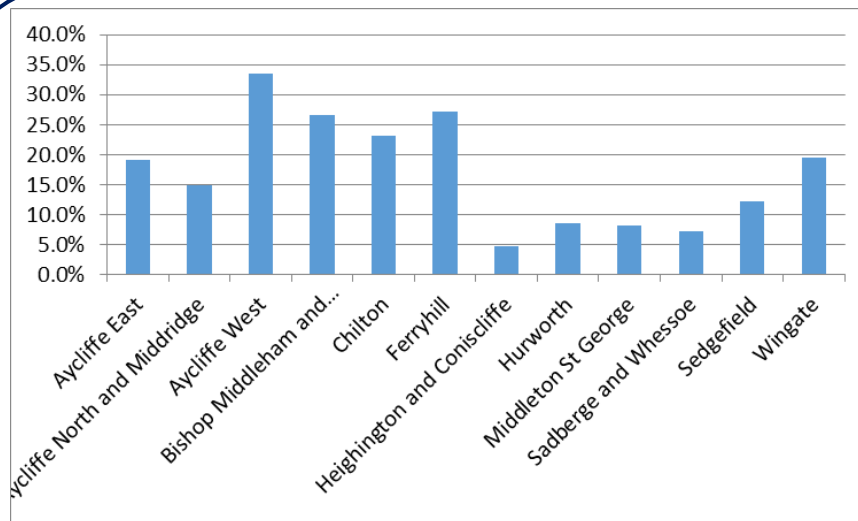
Experimental Jobseekers Allowance and out of work Universal Credit statistics produced by Jobcentre Plus shows that there were 1,140 such claimants in November 2015 (2.2% of 16-64 year olds), which is a 0.4% fall on the previous year. This compares to 2.8% of people in the region (a 0.4% decrease).



The latest Government data shows that there were 17,945 children in low income families in the constituency in August 2013 (20.3% of all children). Over four-fifths were in families in receipt of Income Support or Jobseekers Allowance while 12.8%, in families in receipt of Council Tax Credit and with less than 60% of median income.



Aycliffe West ward (33.5%) had the greatest concentration of such children followed by Ferryhill (27.2%). Chilton has a higher than average proportion of children living in a family in receipt of Income Support or JSA (87.2%).



**Figure 1: Percentage of children in low income families**

## Housing Market



In 2014/15, there were 185 homeless acceptances by County Durham Council. This is a 29.9% decrease on the 264 acceptances in 2009/10. Of these, 24 households were found temporary accommodation and there were 34 cases of a duty being owed but no accommodation found.



In October 2014, the total number of vacant homes was 10,163. This is a 0.07% increase from 10,156 in 2009 compared with the 13.8% decrease in the North East. Long-term vacancies fell by 2.3% over the same period. There was a total of 1,004 social housing vacancies and 409 were classed as long-term vacant (40.7%) which is an increase from 224 in the previous year.



As at April 2014, there were 11,302 households on the housing waiting list in County Durham. This is a 12.6% decrease on the previous year of 12,930. Furthermore, this figure represented a large fall on previous years and the long-term trend is a 36.8% decrease on 2009 figures.



There are clear signs of a recovery in the housing market in the constituency with an overall increase in sales between 2009 and 2014 (39.3%) with greatest increase in sales of semi-detached properties and a fall in sales of flats and maisonettes (ONS). The data also shows median house prices being at their highest level since 2010 (£113,000).



As figure 2 shows, median house prices and pay have not grown at the same rate. Median pay growth outstripped that of median house prices in 2014. As a result, the affordability ratio fell to 4.8 from 4.9 between 2013 and 2014.



Figure 2: Annual % change in house prices and pay

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