

Stockton South 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 46,000 people aged over 16 years old in employment (72.9%) in Stockton South. There are 40,000 jobs in the constituency which equates to 0.61 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 1,550 such claimants in November 2015 (2.4% of 16-64 year olds), which is a fall of 0.4% 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 22,345 children in low income families in the constituency in August 2013 (15.2% of all children). Over four-fifths were in families in receipt of Income Support or Jobseekers Allowance while 14.2%, in families in receipt of Council Tax Credit and with less than 60% of median income.



Stainsby Hill ward (34.2%) had the greatest concentration of such children followed by Mandale and Victoria (32.8%). Mandale and Victoria also has a higher than average proportion of children living in a family in receipt of Income Support or JSA (88.1%).

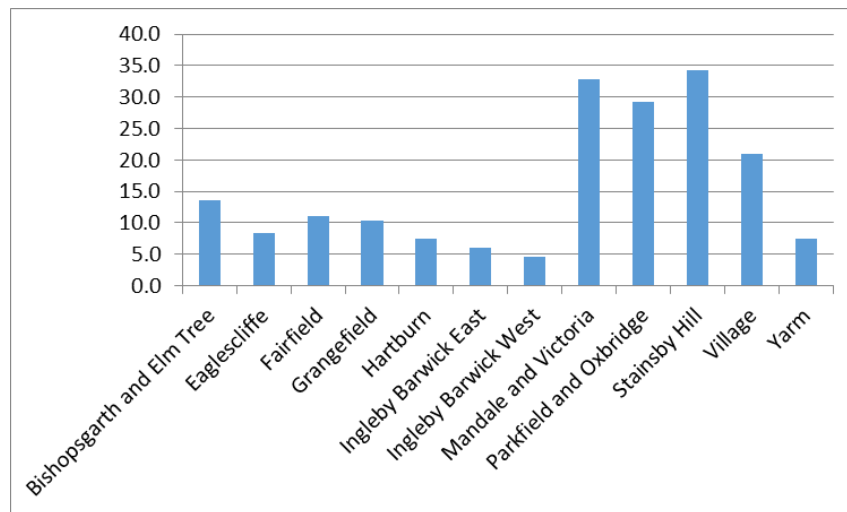


Figure 1: Percentage of children in low income families

Housing Market



In 2014/15, there were 8 homeless acceptances by Stockton Council. This is a 92.4% decrease on the 105 acceptances in 2009/10. A total of 29 households were found temporary accommodation but there were no cases of a duty being owed but no accommodation found.



In October 2014, the total number of vacant homes was 2,703. This is a 13.9% decrease from 3,138 in 2009 compared with the 13.8% decrease in the North East. Long-term vacants fell by 27.6% over the same period. There was a total of 199 social housing vacants and 43 were classed as long-term vacant (21.6%) which is a fall from 96 in the previous year.



As at April 2014, there were 3,329 households on the housing waiting list in Stockton LA area. This is a 2.9% decrease on the previous year of 3,430. However, this figure represented an increase on previous years and the long-term trend is a 6.6% increase 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 (23.8%) with greatest increase in sales of semi-detached properties and a fall in the sales of flats and maisonettes (ONS). The data also shows median house prices being at their highest level since 2007 (£148,000).



As figure 2 shows, median house prices and pay have not grown at the same rate. Median gross house prices grew while median pay fell in 2014. As a result, the affordability ratio grew to 6.7 from 6.0 between 2013 and 2014.



Figure 2: Annual % change in house prices and pay

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