

Stretford and Urmston 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 Stretford and Urmston, 70.3% of working aged people were working full-time and 29.7% worked part-time.



The Annual Survey of Salaries and Hours (ASHE) shows that in the constituency (as a place of work), 23.8% of all employee jobs paid below the Living Wage in 2014 (£7.65ph), a decrease from 24.4% in 2013. This compares to 23.6% regionally and 21.7% nationally.

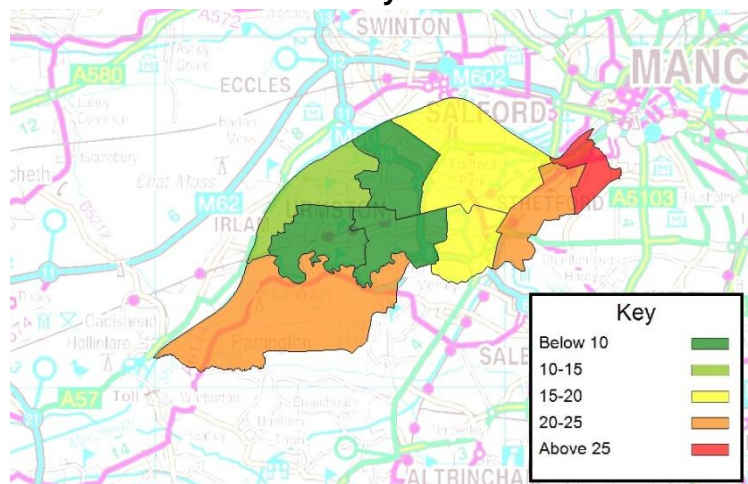


In the constituency, between September 2013 and September 2014, total Benefit sanctions fell by 24.3%. Due to the small number of Employment and Support Allowance sanctions, the breakdown by Benefit is similar to the overall picture. Job Seekers Allowance sanctions fell from 173 to 131 (-24.3%), while ESA began and ended the period with no sanctions.



In a previous edition of the Constituency Profiles, we reported that in Stretford and Urmston, 21% of children live in poverty. One year on, we can report that figure, before housing costs, stands at 17.1%. However, when housing costs are taken into account, 26.9% of children live in poverty (End Child Poverty) and the map below shows that Clifford (42.8%) is the worst affected ward.

Child Poverty Oct-Dec 2013



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Housing Market



After being on a general downward trend between Q1 2013 to Q2 2014, social landlord possession claims have risen by 142.6% between Q2 2014 and Q4 2014 in Trafford (from 54 to 131). Over the same period, actual possessions increased by 69.2%. Meanwhile, mortgage claims and possessions fell over the same period.



In the final quarter of 2014, Trafford Council made 64 homelessness decisions and accepted 35 households as being homeless and in priority need (54.7%). At the end of 2014, 60 households were housed in temporary accommodation, an increase of 20% on the quarter ending in June.



Some have pointed to a lack of new affordable homes being built as the reason behind the increase in homelessness. The latest annual figures show that in Trafford, while the number of new homes started has fallen and dwellings completed has remained constant (2012/13 to 2013/14), the proportion in the social sector has increased.



Looking at quarterly building statistics, in the final quarter of 2014, there were 140 dwellings started and 80 completed in Trafford. Social units accounted for 7.1% and 50% of these respectively. In the corresponding quarter of 2013, 80% of 50 started dwellings, while no completed dwellings were in the social sector (out of a total of 20).



Nomis data (2011) shows that in the constituency, 65% are owner-occupiers, 22% 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 65 to 74 year age bracket (74%) before falling to 66% 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.

