

# Wythenshawe and Sale East 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 Wythenshawe and Sale East, 73.4% of working aged people were working full-time and 26.6% worked part-time.



The Annual Survey of Salaries and Hours (ASHE) shows that in the constituency (as a place of work), 18.7% of all employee jobs paid below the Living Wage in 2014 (£7.65ph), a decrease from 20.8% in 2013. This compares to 23.6% regionally and 21.7% nationally.

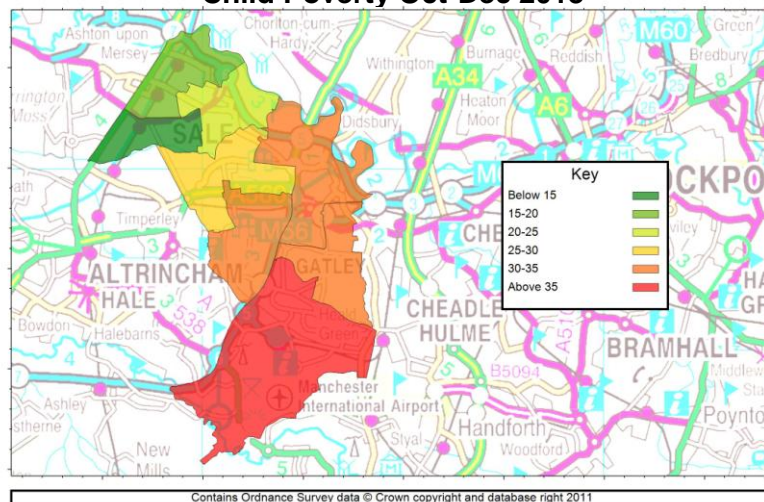


In the constituency, between September 2013 and September 2014, total Benefit sanctions grew by 24.6%. Employment and Support Allowance sanctions grew from none to 35 over this period. Meanwhile, Job Seekers Allowance sanctions grew from 183 to 193 (5.5%).



In a previous edition of the Constituency Profiles, we reported that in Wythenshawe and Sale East, 31% of children live in poverty. One year on, we can report that figure, before housing costs, stands at 18.4%. However, when housing costs are taken into account, 29.3% of children live in poverty (End Child Poverty) and the map below shows that Woodhouse Park (36.2%) 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 there being no real trend between Q1 2013 to Q2 2014, social landlord possession claims fell by 5.7% between Q2 2014 and Q4 2014 in Manchester (from 438 to 413). Over the same period, actual possessions grew by 16.9% to 83. Meanwhile, mortgage claims and possessions fell over the same period.



In the final quarter of 2014, Manchester Council made 549 homelessness decisions and accepted 218 households as being homeless and in priority need (39.7%). At the end of 2014, 404 households were housed in temporary accommodation, an increase of 10.7% on the quarter ending in June.



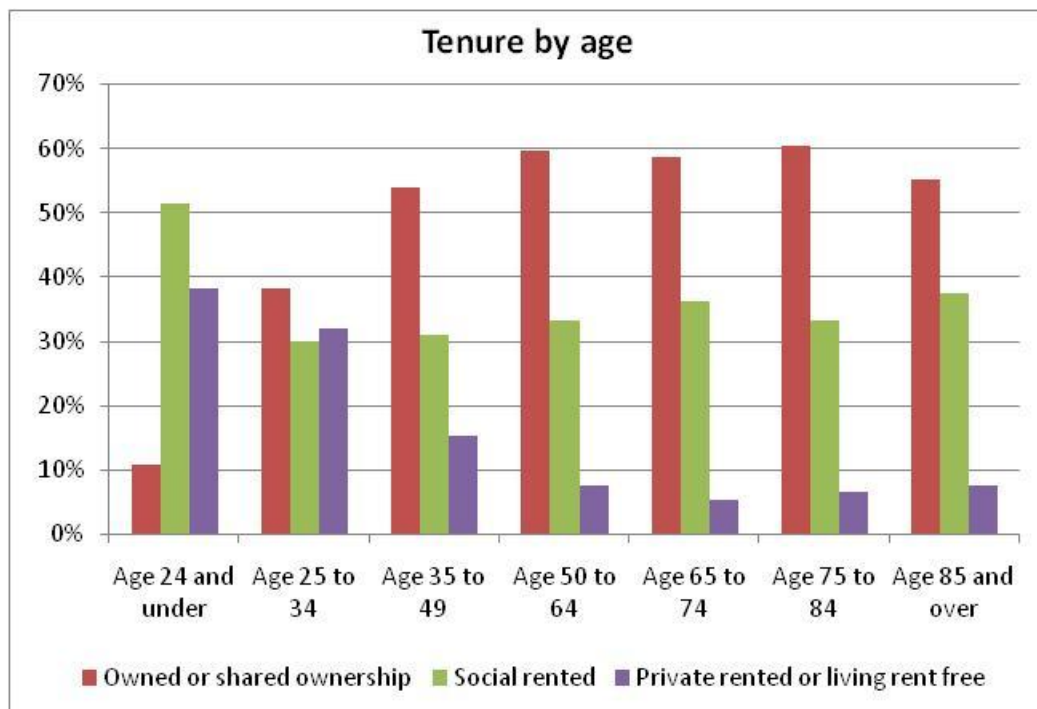
Some have pointed to a lack of new affordable homes being built as the reason behind the increase in homelessness. The latest annual figures show that in Manchester, while the number of new homes started and dwellings completed have fallen (2012/13 to 2013/14), the proportion of social sector starts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



Looking at quarterly building statistics, in the final quarter of 2014, there were 200 dwellings started and 320 completed in Manchester. Five per cent of starts and 3.1% of completions were in the social sector – social starts have increased on the corresponding quarter of 2013.



Nomis data (2011) shows that in the constituency, 52% are owner-occupiers, 33% rent from a social landlord and 15% 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 (11%) and 50 to 64 year age bracket (60%) before falling to 55% for those aged 85 and over. Conversely, renting is more popular for those aged 24 and below (89%) before falling and then increasing slightly in later years.



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