

Altrincham and Sale West 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 53,000 people aged over 16 years old in employment (78.9%) in Altrincham and Sale West. There are 51,000 jobs in the constituency which equates to 0.85 jobs per 16-64 year old compared to 0.77 across the North West.



Experimental Jobseekers Allowance and out of work Universal Credit statistics produced by Jobcentre Plus shows that there were 735 such claimants in November 2015 (1.2% of 16-64 year olds), which is a similar level to the previous year. This compares to 2.4% of people in the region (a 0.1% increase).



The latest Government data shows that there were 21,695 children in low income families in the constituency in August 2013 (8.2% of all children). Three-quarters were in families in receipt of Income Support or Jobseekers Allowance while 20.5%, in families in receipt of Council Tax Credit and with less than 60% of median income.



St Mary's ward (18.7%) had the greatest concentration of such children followed by Village (15.2%). St Mary's has a higher than average proportion of children living in a family in receipt of Income Support or JSA (83%).

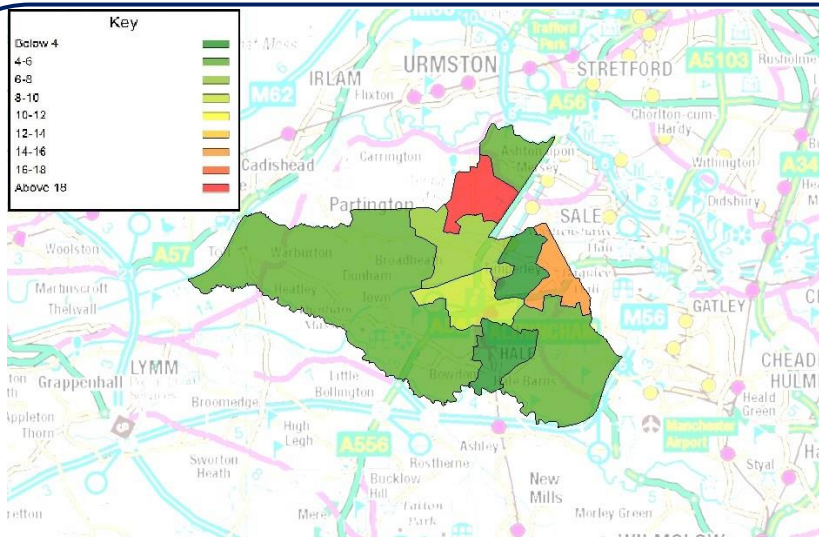


Figure 1: Percentage of children in low income families

Housing Market



In 2014/15, there were 167 homeless acceptances by Trafford Council. This is a 23.7% increase on the 135 acceptances in 2009/10. Of these, 54 households were found temporary accommodation and a further 24 were not found accommodation at the end of March 2015 despite a duty being owed.



In October 2014, the total number of vacant homes was 2,061. This is a 33.2% fall from 3,084 in 2009 and largely in line with the 37.5% fall in Greater Manchester. Long-term vacants fell by more than half (54.9%) over the same period. There was a total of 109 housing association vacants but only 25 were classed as long-term vacant (22.9%) which is a fall from 168 in the previous year.



As at April 2014, there were 4,492 households on the housing waiting list in Trafford. This is a 21.4% increase on the previous year of 3,699. However, this figure represented a large fall on previous years and the long-term trend is a 61.3% fall on 2009 figures.



There are clear signs of a recovery in housing market with year-on-year increases in sales between 2009 and 2014 (52.2%) with greatest sales of flats and maisonettes (ONS). The data also shows house price increase since 2011.



As figure 2 shows, median house prices and pay have not grown at the same rate. Indeed, Median annual gross pay fell between 2013 and 2014 (ASHE). As a result, the affordability ratio increased between these years (9.3) after previously falling between 2010 and 2013.

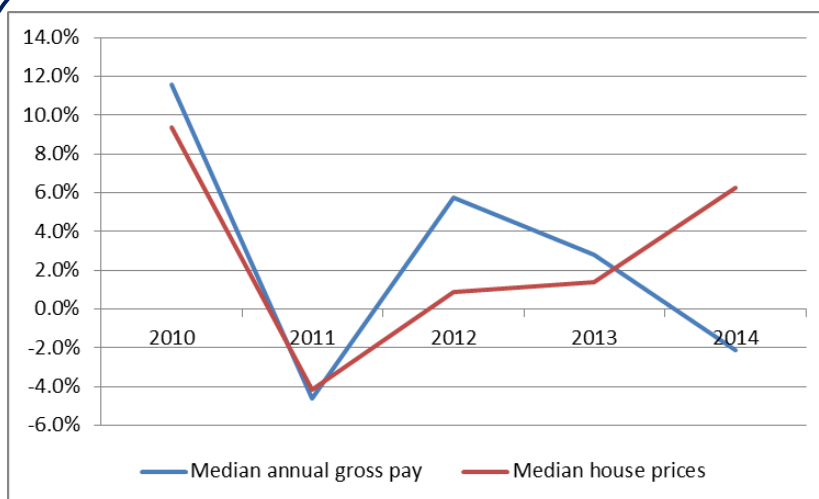


Figure 2: % change in house prices and pay

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