

Denton and Reddish 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 (77.1%) in Denton and Reddish. There are 28,000 jobs in the constituency which equates to 0.50 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 1,425 such claimants in November 2015 (2.6% of 16-64 year olds), which is a 0.2% increase on 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 19,190 children in low income families in the constituency in August 2013 (18.6% of all children). Over four-fifths were in families in receipt of Income Support or Jobseekers Allowance while 13.8%, in families in receipt of Council Tax Credit and with less than 60% of median income.



Denton South ward (24.1%) had the greatest concentration of such children followed by Dukinfield (22.6%). Denton South also has a higher than average proportion of children living in a family in receipt of Income Support or JSA (86.1%).

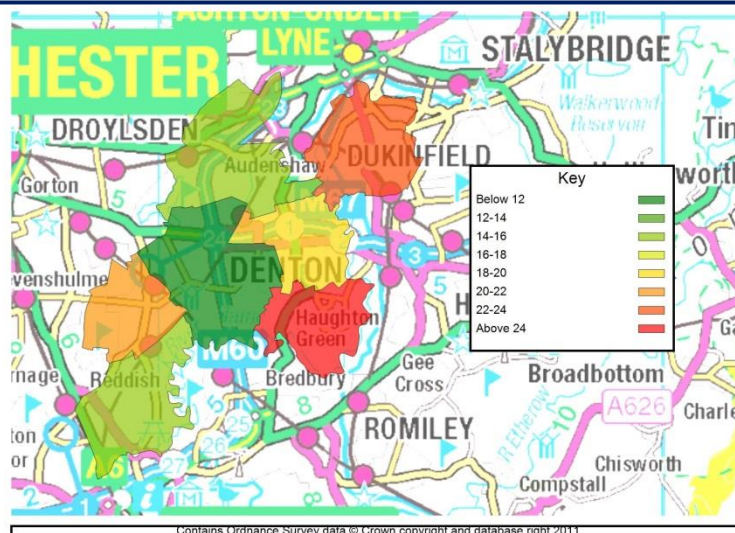


Figure 1: Percentage of children in low income families

Housing Market



In 2014/15, there were 64 homeless acceptances by Tameside Council. This is a 36.2% increase on the 47 acceptances in 2009/10. Of these, 28 households were found temporary accommodation. There were no cases of a duty being owed but no accommodation found.



In October 2014, the total number of vacant homes was 2,957. This is a 29.4% fall from 4,189 in 2009 compared with the 37.5% fall in Greater Manchester. Long-term vacants fell by almost half (45.5%) over the same period. There was a total of 175 housing association vacants but only 17 were classed as long-term vacant (9.7%) which is a fall from 105 in the previous year.



As at April 2014, there were 6,168 households on the housing waiting list in Tameside. This is a similar level as in the previous year. However, this figure represented a large fall on previous years and the long-term trend is a 28.4% fall on 2009 figures.



There are clear signs of a recovery in housing market with an overall increase in sales between 2009 and 2014 (59.3%) with greatest sales of detached but a decrease in sales of flats (ONS). The data also shows house prices being their highest since 2008 (£120,000).



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

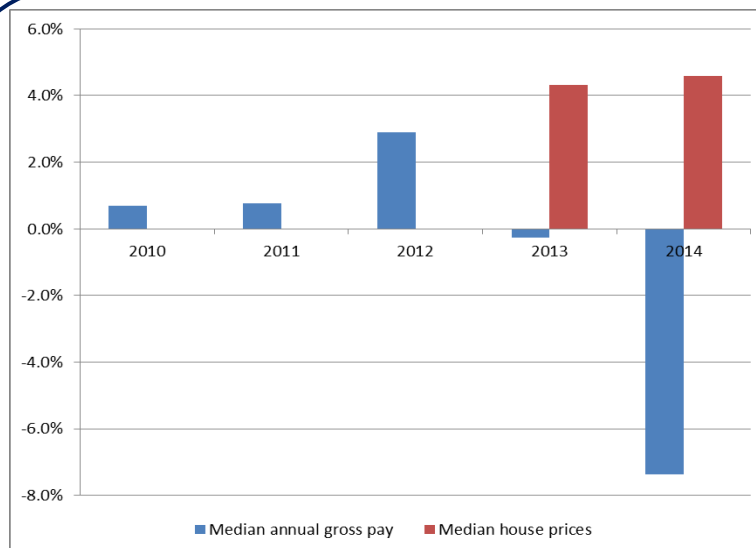


Figure 2: % change in house prices and pay

If you have any queries regarding the content of the APPG briefings, please contact:
Barry Turnbull, Policy Services Officer, 0191 5661030 or barry.turnbull@northern-consortium.org.uk