

## Wythenshawe and Sale East 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 (66.6%) in Wythenshawe and Sale East. There are 74,000 jobs in the constituency which equates to 1.08 jobs per 16-64 year old compared to 0.77 across the North West.



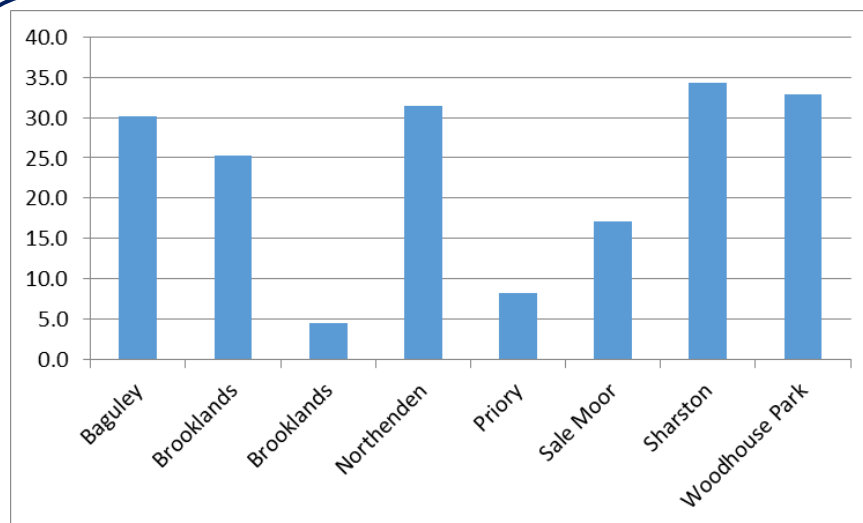
Experimental Jobseekers Allowance and out of work Universal Credit statistics produced by Jobcentre Plus shows that there were 1,880 such claimants in November 2015 (2.7% of 16-64 year olds), which is 0.2% fall on the previous year. This compares to 2.4% of people in the region (a 0.1% increase).



The latest Government data shows that there were 25,765 children in low income families in the constituency in August 2013 (25.7% of all children). Over four-fifths were in families in receipt of Income Support or Jobseekers Allowance while 11.2%, in families in receipt of Council Tax Credit and with less than 60% of median income.



Sharston ward (34.3%) had the greatest concentration of such children followed by Woodhouse Park (32.9%). Woodhouse Park also has a higher than average proportion of children living in a family in receipt of Income Support or JSA (89%).



**Figure 1:** Percentage of children in low income families

# Housing Market



In 2014/15, there were 792 homeless acceptances by Manchester Council. This is a 64.3% increase on the 482 acceptances in 2009/10. Of these, 406 households were found temporary accommodation and there were no households that 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 4,813. This is a 66.8% fall from 14,488 in 2009 compared with the 37.5% fall in Greater Manchester. Long-term vacants fell by 80.5% over the same period. There was a total of 727 social vacants and 337 were classed as long-term vacant (46.4%) which is a fall from 413 in the previous year.



As at April 2014, there were 20,071 households on the housing waiting list in Manchester. This is a 3.8% increase on the previous year of 19,339. However, this figure represented a large fall on previous years and the long-term trend is an 11.7% decrease on 2009 figures.



There are clear signs of a recovery in housing market with year-on-year increases in sales between 2009 and 2014 (62.8%) with greatest increase in sales of detached properties (ONS). The data also shows house prices at their highest level in 2014 (£149,950).



As figure 2 shows, median house prices and pay have not grown at the same rate. Median house price growth outstripped that of median pay in 2014. As a result, the affordability ratio grew to 7.9 from 7.7 between 2013 and 2014.



Figure 2: % change in house prices and pay

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