Manchester, Gorton Parliamentary Constituency

This is the second bulletin of 2018 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 housing condition and demography 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

Stock Condition and Health

The NHC commissioned report 'The Hidden Cost of Poor Quality Housing in the North', written by the Smith Institute, highlights the scale of the problem and the increased health impacts of those living in homes that are not fit for purpose. The report is available from our website.

After the success of the Decent Homes Standard in social housing, the report highlights the importance of improving homes in the private sector. Housing Strategy Statistical Appendix data for 2016/17 states that there were 112 private rented properties found to have one or more Category 1 hazards in Manchester. In that financial year 112 private rented properties were improved due to direct action of the local authority.

The Smith Institute report that just over a third of all non-decent homes in the North have someone aged 60 or over and that 82% of all non-decent homes with someone aged 60 or over are owner-occupied. Some 13,423 or 11.2% of the population of the constituency are aged over 60 (2017).

2016 based population projections for Manchester show that between 2018 and 2041 the population of over 60s will increase by 47.9% to 104,400 compared to the total population increase of 14.1%.

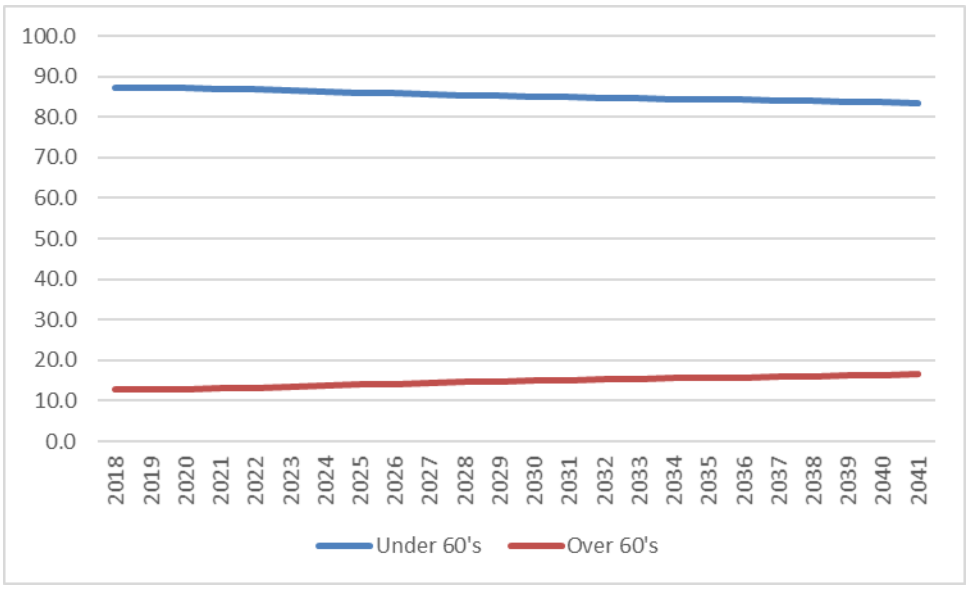

Figure 1: Population Projections by age

Households

Out of an estimated 41,647 households in the constituency, Department of Business, Energy & Industrial Strategy figures show that 8,788 are said to be in fuel poverty (21.1%). This compares to 12.8% in the region. Figure 2 shows percentage of households in fuel poverty by Lower Super Output Area.

One of the HHSRS Category 1 hazards relates to thermal comfort. Office of National Statistics calculated an Excess Winter Mortality (EWM) index in the constituency of 7.5%. This is lower than both the regional (14.9%) and national (14.7%) figures.

According to BRE the overall cost to society of non-decent homes is as high as £20 billion. However, due to the Decent Homes Programme, the issue is greatest in the private sector and in particular the homes of older owner-occupiers.

In the local authority area 65.7% of older households live in owner-occupied homes, while a further 9.8% live in private rented accommodation (a total of 75.5% of the older population).

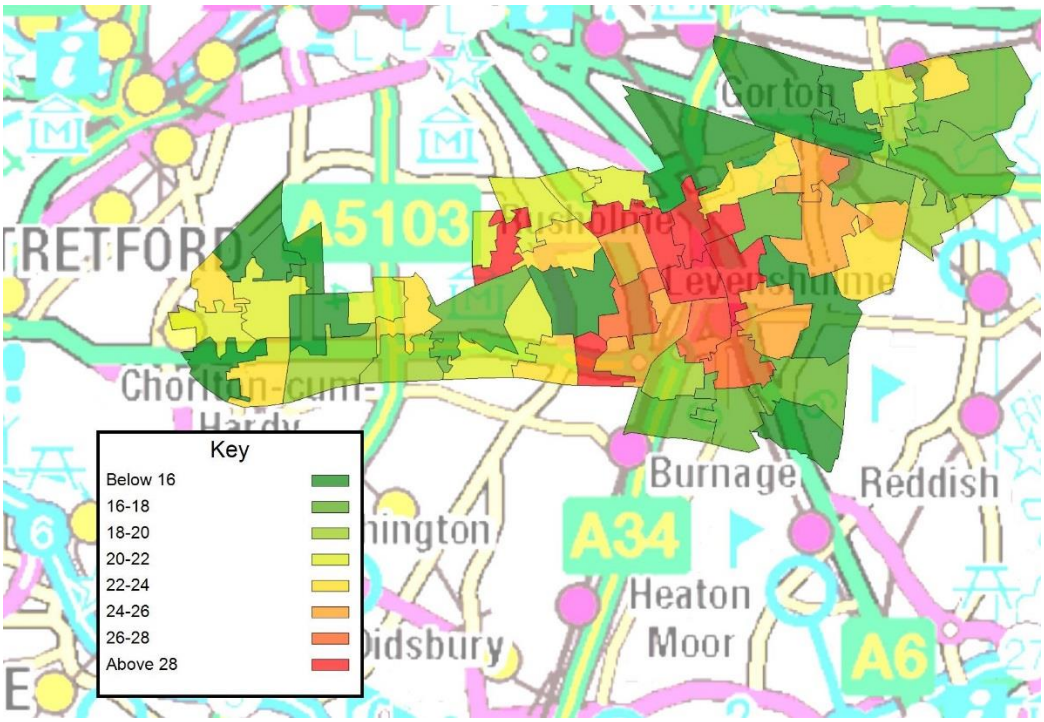

Figure 2: % Fuel Poverty in constituency

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