

Manchester, Withington Parliamentary Constituency

This is the first bulletin of 2019 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

Household size and dwelling stock



[Office of National Statistics](#) (ONS) reports that in 2017 there were 19.0 million families in the UK, a 15% increase from 16.6 million in 1996 and that with 12.9 million families, the married or civil partner couple family remains the most common in 2017, with the cohabiting couple family growing the fastest.



Household size at the national level in 2016 stood at 2.4 and this is projected to fall to 2.3 by 2041. Similarly, household size in Manchester is set on a downward trend but to a smaller extent, being 2.43 people in 2016 and projected to be 2.37 by 2041.



Meanwhile, as Figure 1 shows, Census data shows that by far most households live in properties with three bedrooms or less. Indeed, almost half live in properties with one or two bedrooms. It also shows that smaller dwellings are more prevalent than in the region as a whole.



At the regional level there are 45,641 households subject to the Spare Room Reduction (10.2%). However, these data appear to show a better balance between household size and the size/type of dwellings available in the district than other parts of the sub-region.

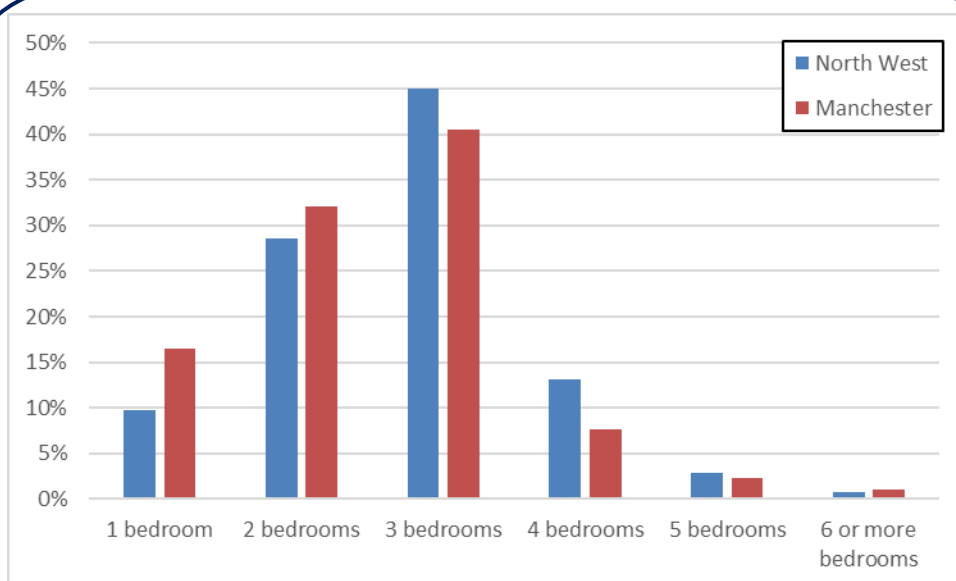


Figure 1: Number of bedrooms

Vacant dwellings



The private rented sector is becoming an increasingly important provider of housing with Valuation Office Agency data showing 6,320 rents recorded between October 2017 and September 2018 in Manchester. This is up from 4,490 on the 2015/16 financial year.



Median private rents have increased over the intervening period from £650 per calendar month in 2015/16 to £775 in the period ending in September 2018 in Manchester. This is an increase of 19.2%. Over the same period, the Bank of England base rate grew by 0.5% from 0.5% to 0.75%.



This, nevertheless, does not appear to affect demand with vacant dwellings decreasing in the district. Since 2014, there has been an overall decrease of 1,081 vacant properties and there were a total 3,732 vacant dwellings at October 2018. Some 1,132 were long-term vacant – also on a downward trend.



Although MHCLG figures do not provide data on private vacant dwellings, by subtracting the social vacant figures from the total, we can calculate that there are 3,329 private vacant homes in the district in October (both owner-occupied and private rented).

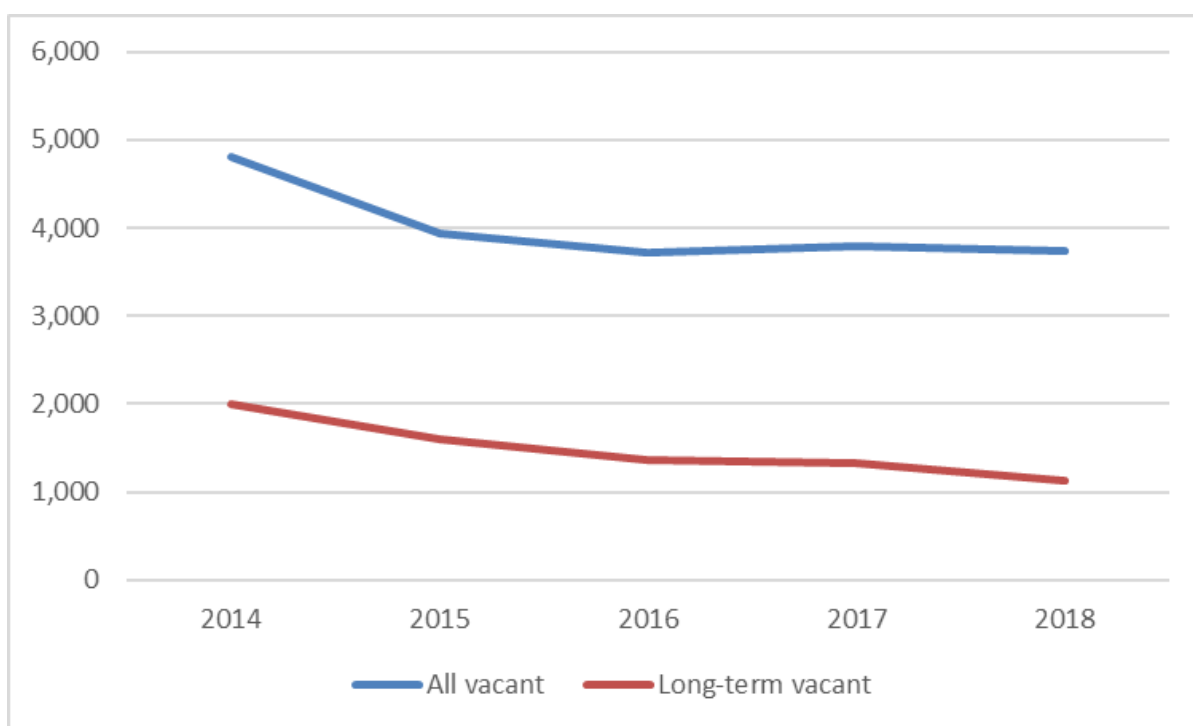


Figure 2: Vacant dwellings