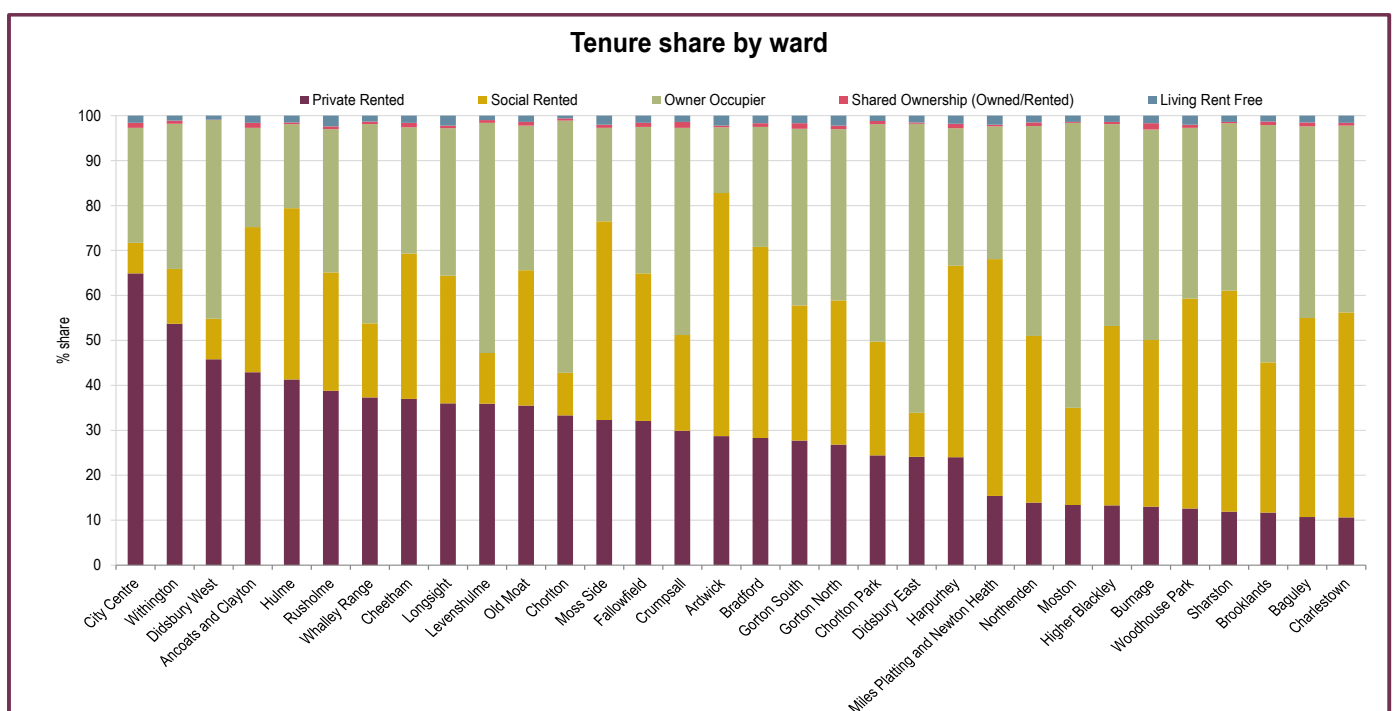


The proportion of Council owned households in Manchester has decreased since 2001 as stock has been transferred to housing associations or bought by private landlords. Manchester now ranks 5th in England and Wales for the largest proportion of non-Council social rented households, however, as a sector, social renting has decreased more than average due to the increase in the private rented sector, now accounting for over 28% of all households. The proportion owning property outright has fallen since 2001 which may reflect a decrease in pensioners.

2011	Total households	Owned: Owned outright %	Owned: Owned with a mortgage or loan %	Shared ownership (part owned and part rented) %	Rented: Social/Private %	Living rent free %
Manchester	204,969	15.2	22.6	0.7	60.0	1.6
England	22,063,368	30.6	32.8	0.8	34.5	1.3

Manchester has not seen as marked a fall in the proportion of mortgaged owner occupied households as seen nationally because traditionally this is a below average sector in Manchester, but the rise in the proportion of private rented property is higher than expected. At ward level, Brooklands has the highest number of owned households with a mortgage or loan and Didsbury East the highest proportion within a ward (35%). Didsbury East also has the highest proportion of households owned outright, with Moston having the highest number. Combined this means that just under 65% of households in Didsbury East are owner occupied. Ardwick has the highest proportion of rented households overall (82.8%) reflecting its attraction to students and immigrants wanting to be close to the city centre. In numeric terms, the biggest increase in private rented households is in the City Centre ward with 3,660 more households in this sector than in 2001; Ancoats and Clayton have 2,731 more private rented households followed by 2,440 more in Hulme and 2,168 more in Cheetham. This means in 2011, City Centre ward has about 5,000 privately rented households whilst Ancoats and Clayton completely changes its tenure profile, with 92% of its 3,000-property growth being private rented, rising from 11% of the ward in 2001 to 42% in 2011.



The table below shows which lower super output areas (LSOAs) have the highest proportions of each sector. LSOA areas in Moston and Brooklands have the highest proportions of owned property reflecting their popularity with older populations. The largest area of social housing owned by the Council, managed by Northwards, is within Harpurhey; the majority of remaining council stock is in the north of Manchester.

LSOA 2011	LSOA 2011 name	Within Ward	Sector	Total households in this group	Total households in this LSOA at 2011	% of this group in this LSOA
E01005248	005B	Moston	Owned Outright	264	573	46.1%
E01005069	047A	Brooklands	Owned with a Mortgage /Loan	322	641	50.2%
E01033667	054E	Ancoats and Clayton	Shared Ownership	63	653	9.6%
E01033679	009G	Harpurhey	Social Rented: Council	413	643	64.2%
E01005061	018A	Ardwick	Social Rented: Other	424	743	57.1%
E01033684	013F	Bradford	Private Rented: Landlord/Agency	564	649	86.9%
E01005062	018B	Ardwick	Private Rented: Other	42	772	5.4%
E01005235	020D	Gorton North	Rent Free	34	719	4.7%

LSOAs with the highest numbers of households are not entirely the same as those with the highest proportions of households in these sectors, the ones that differ are shown in the table below.

LSOA 2011	LSOA 2011 name	Within Ward	Sector	Total households in this group (highest)	Total households in this LSOA at 2011	% of this group in this LSOA
E01005114	047D	Brooklands	Owned Outright	336	810	41.5%
E01005295	049E	Sharston	Owned with a Mortgage /Loan	530	1124	47.2%
E01005138	002D	Charlestown	Social Rented: Council	496	787	63.0%
E01005108	017A	Bradford	Social Rented: Other	542	1053	51.5%
E01005309	036B	Withington	Private Rented: Landlord/Agency	697	963	72.4%

Owner occupier households in LSOA 049E will have increased because of the Right to Buy scheme in Sharston. As mentioned earlier, the north of Manchester still has plenty of council-owned stock accounting for the high number in LSOA 002D. LSOA 036B's high number of private rented households will most likely be housing students and young professionals.

Source: [Census 2011, Office for National Statistics](#). Crown copyright

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