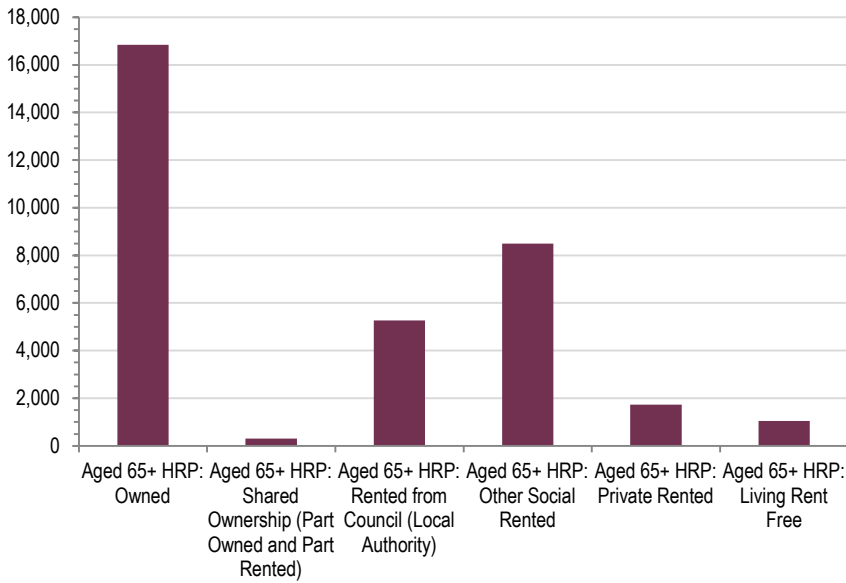


Households with head reference person aged 65 and over by tenure, Census 2011



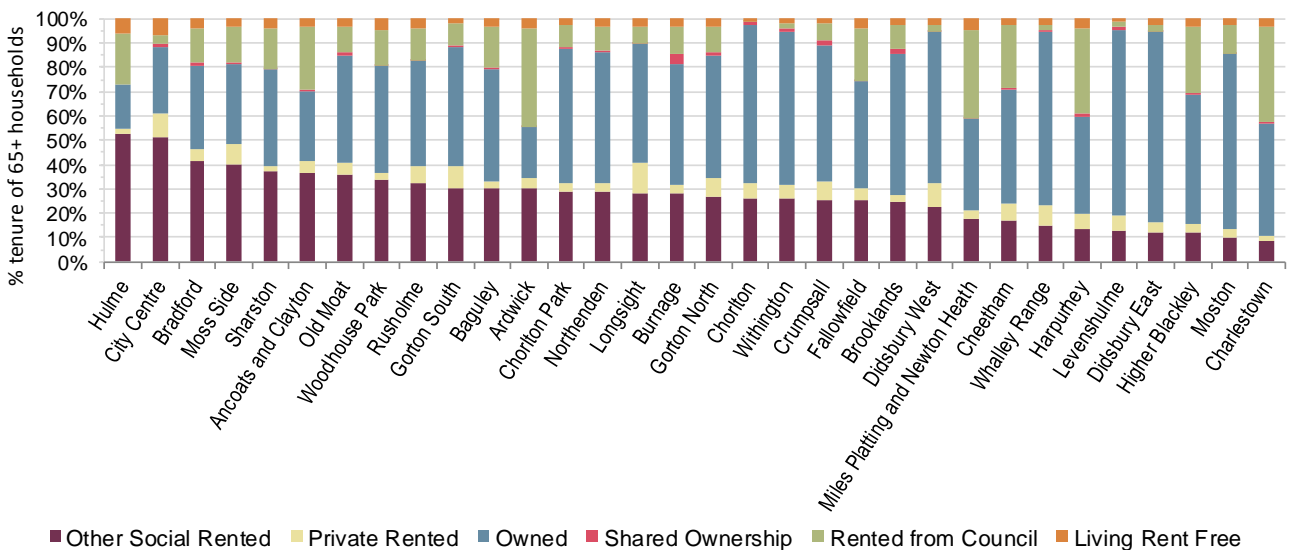
The proportion of households in 2011 headed by residents aged 65 or over (HRP65+) in Manchester is much lower than in England and Wales, 16.4% compared to 26.1%. This widens the gap between the two geographies since 2001, when Manchester households headed by a pensioner was 3.4 percentage points below average at 25%. However, because of the definition change, direct comparisons are not possible as pension age in 2001 would include women aged 60-65. With this in mind, within the tenures 'Other Social Rented' households have risen, creating a proportional decrease in all tenures except shared ownership which was not a category in 2001.

	Households where HRP is 65+	HRP65+ households Owned	HRP65+ households: Shared Owners (Part Owned/ Part Rented)	HRP65+ households Rented from Council	HRP65+ households Other Social Rented	HRP65+ households Private Rented	HRP65+ households Living Rent Free
Manchester	33,694	50.0%	0.9%	15.6%	25.2%	5.1%	3.1%
England	5,721,724	74.1%	0.5%	10.2%	8.7%	4.4%	2.1%

As would be expected with this age group, the proportion of owner occupier households is much higher than other tenures; however, Manchester has only half its HRP65+ households owned by these residents compared to nearly three quarters nationally. Whilst the proportion of property rented from the council is becoming nearer to the national average, other social housing is almost three times higher.

At ward level, Hulme and City Centre wards have the highest proportion of households in the rented sector. Charlestown has the highest number of households rented from the council (547 households) and Sharston the highest number rented from other social landlords (504 households) whilst Gorton South has the highest number of private rented (110 households). Moston has the highest number of owner occupiers (1,089 households) with a person aged 65 or over as head reference person.

Tenure share by ward of HRP 65+ households



The table below shows which lower super output areas (LSOAs) have the highest proportions of the three sectors where HRP65+ households are of significant magnitude. LSOAs in Moston and Didsbury East have the highest proportions of owned property within HRP65+ households. The largest proportion within HRP65+ households of housing rented from the Council (managed by Northwards) is within Harpurhey followed by LSOA 018D in Ardwick, whilst 055B in City Centre and 023A in Gorton South top the highest proportions within HRP65+ households that are rented from other social landlords.

LSOA 2011	LSOA 2011 name	Within Ward	Sector	Total HRP65+ households in this group	Total HRP65+ households in this LSOA	% of this group in this LSOA (highest)
E01005248	005B	Moston	Owner Occupier	162	169 out of 573 total households	95.9% of HRP65+, 28.2% of all households
E01033679	009G	Harpurhey	Social Rented: Council	88	124 out of 643 total households	71.0% of HRP65+, 13.7% of all households
E01033653	055B	City Centre	Social Rented: Other	115	151 out of 1036 total households	76.2% of HRP65+, 11.1% of all households

LSOAs with the highest numbers of households are mostly not the same as those with the highest proportions of HRP65+ households in these sectors, as shown in the table below. LSOA 059B in Hulme has no households headed by a person aged over 65 and several others have very low numbers so again only the three main sectors are indicated.

LSOA 2011	LSOA 2011 name	Within Ward	Sector	Total HRP65+ households in this group (highest)	Total HRP65+ households in this LSOA	% of this group in this LSOA
E01005114	047D	Brooklands	Owner Occupier	263	309 out of 810 total households	85.1% of HRP65+, 32.4% of all households
E01005205	006B	Harpurhey	Social Rented: Council	119	219 out of 937 total households	54.3% of HRP65+, 12.7% of all households
E01005272/ E01033653	035B/ 055B	Chorlton Park/ City Centre	Social Rented: Other	115	186 out of 755 total households/ 151 out of 1036 total households	61.8% of HRP65+, 15.2% of all households/ 76.2% of HRP65+, 11.1% of all households

There are 68 output areas in Manchester with no HRP65+ households, all in central Manchester except for one in Didsbury West. A further 91 have 100% owner occupation in HRP65+ households although most have under 10% of households occupied by an HRP65+; however, there are a number of areas in south Manchester and Moston that have higher proportions, the highest in proportion (and number) being in an output area in Moston where 40.3% of households are HRP65+ and all owner occupied.

In the rented sector, an output area in Cheetham has over 94% of HRP65+ households renting from the council where HRP65+ households form 27.9% of all households and there is a bedroom under-occupancy of 58.1% (although they may not be the same households). Similarly, an output area in Chorlton has over 84% of HRP65+ households renting from other social landlords where HRP65+ households form a third of all households and there is bedroom under-occupancy of 25.7%. The proportions of HRP65+ households in the private rented sector are not so high, with 16.1% of HRP65+ households in a Cheetham output area being the highest proportion in the city, although in this output area 54% of all households have under-occupied bedrooms (again, not necessarily the same households).

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Tenure – Household Reference Person aged 65 and over

Summary: 2011 Census

