City of Manchester



Salford City Council



Housing Needs Assessment

Technical Appendix



October 2007

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PART A PRIMARY DATA



A1. Key sub area data for Salford and Manchester

A1.1 Part A of this document sets out weighted results of the primary survey for 9 subareas of Salford and 16 of Manchester. This information is supplemented by the edited dataset from the survey, so that any particular frequencies can be printed out.



A2. Tabulations

Area by Tenure

Table A2.1 Area by Tenure						
			Те	nure		
Area	Owner Occupier (no mortgage)	Owner Occupier (with mortgage)	Council Rented	Registered Social Landlord	Private Rented	Total
Ardwick	5.8%	12.2%	49.1%	22.3%	10.6%	100.0%
Baguley and Northenden	19.9%	33.5%	24.5%	16.6%	5.5%	100.0%
Blackley	20.2%	25.4%	37.7%	9.2%	7.6%	100.0%
Cheetham and Crumpsall	24.0%	24.1%	13.2%	14.0%	24.7%	100.0%
Chorlton-cum-Hardy	21.6%	44.5%	13.7%	3.8%	16.4%	100.0%
City Centre	10.5%	37.3%	0.9%	5.8%	45.5%	100.0%
Didsbury	30.3%	38.9%	4.7%	2.8%	23.4%	100.0%
East Manchester	10.8%	15.9%	31.7%	27.5%	14.1%	100.0%
Fallowfield	16.1%	25.7%	20.2%	10.2%	27.8%	100.0%
Gorton	15.3%	24.7%	26.3%	17.6%	16.0%	100.0%
Harpurhey	25.5%	19.4%	27.0%	11.2%	16.8%	100.0%
Hulme	6.0%	20.0%	34.7%	15.9%	23.5%	100.0%
Levenshulme	23.1%	27.2%	7.9%	13.7%	28.1%	100.0%
Moston	22.5%	34.1%	37.9%	2.0%	3.5%	100.0%
Rusholme	16.7%	17.5%	17.0%	17.4%	31.4%	100.0%
Withington	20.0%	33.5%	19.0%	5.9%	21.6%	100.0%
Wythenshawe	12.2%	22.1%	10.5%	48.6%	6.5%	100.0%
Broughton and Irwell_PF	16.9%	19.3%	33.6%	10.6%	19.7%	100.0%
Central Salford_Non PF	32.7%	47.6%	9.0%	3.9%	6.7%	100.0%
Central Salford_PF	18.8%	32.0%	24.7%	12.6%	11.8%	100.0%
City	7.0%	22.9%	35.4%	10.3%	24.5%	100.0%
Eccles	19.5%	34.4%	34.3%	3.1%	8.6%	100.0%
Irlam and Cadishead	30.6%	41.1%	21.9%	2.0%	4.3%	100.0%
Little Hulton and Walkden	27.0%	33.1%	29.8%	3.5%	6.5%	100.0%
Swinton and Pendlebury	27.2%	37.7%	20.7%	4.3%	10.1%	100.0%
Worsley and Boothstown	39.9%	50.7%	4.9%	0.6%	3.9%	100.0%
Manchester total count	35,475	52,359	39,808	29,275	36,482	193,400
Salford total count	22,900	32,990	25,036	5,535	10,439	96,900
Manchester & Salford total count	58,375	85,349	64,844	34,810	46,921	290,300

Area by Household Type

Table A2.2 Household Type								
				2 or more				
	Single	2 or more	Single non-	adults - no	Lone	2+ adults	2+ adults 2+children	Total
Ardwick	19.3%	9.9%	17.9%	24.9%	13.9%	6.4%	7.6%	100.0%
Baguley and Northenden	16.0%	6.9%	20.9%	23.1%	6.2%	8.2%	18.8%	100.0%
Blackley	11.0%	5.0%	24.0%	36.3%	3.6%	7.5%	12.5%	100.0%
Cheetham and Crumpsall	4.3%	0.0%	52.5%	42.4%	0.0%	0.8%	0.0%	100.0%
Chorlton-cum-Hardy	13.9%	6.8%	19.8%	33.9%	1.9%	10.2%	13.5%	100.0%
City Centre	14.3%	7.5%	26.7%	22.1%	10.1%	10.5%	8.9%	100.0%
Didsbury	13.4%	3.2%	26.3%	33.8%	7.5%	9.2%	6.5%	100.0%
East Manchester	15.4%	6.7%	24.6%	22.4%	9.9%	11.4%	9.5%	100.0%
Fallowfield	21.0%	5.4%	21.6%	25.2%	10.2%	8.1%	8.5%	100.0%
Gorton	7.8%	1.6%	39.1%	37.0%	8.4%	3.1%	3.2%	100.0%
Harpurhey	12.4%	3.8%	24.3%	36.0%	7.7%	8.0%	7.9%	100.0%
Hulme	17.1%	8.2%	19.9%	29.7%	7.9%	8.4%	8.8%	100.0%
Levenshulme	13.4%	1.5%	22.7%	40.2%	5.9%	6.2%	10.1%	100.0%
Moston	15.5%	7.8%	16.1%	36.8%	6.0%	9.7%	8.1%	100.0%
Rusholme	16.5%	5.3%	20.5%	30.2%	11.8%	7.4%	8.3%	100.0%
Withington	16.7%	6.4%	22.8%	23.9%	8.0%	6.9%	15.2%	100.0%
Wythenshawe	15.3%	8.8%	21.6%	31.2%	3.2%	9.7%	10.1%	100.0%
Broughton and Irwell_PF	16.1%	7.5%	25.5%	28.2%	3.8%	8.4%	10.5%	100.0%
Central Salford_Non PF	11.8%	3.1%	33.1%	35.9%	6.0%	5.6%	4.5%	100.0%
Central Salford_PF	15.9%	6.4%	23.3%	30.1%	7.2%	9.1%	8.1%	100.0%
City	17.7%	10.5%	11.7%	31.7%	3.0%	11.5%	13.8%	100.0%
Eccles	17.7%	8.0%	15.3%	27.2%	11.5%	11.9%	8.3%	100.0%
Irlam and Cadishead	19.5%	8.3%	16.0%	34.3%	5.6%	8.8%	7.4%	100.0%
Little Hulton and Walkden	15.8%	12.2%	10.1%	34.0%	3.9%	10.8%	13.0%	100.0%
Swinton and Pendlebury	6.6%	7.1%	3.7%	6.0%	4.1%	5.5%	4.0%	5.3%
Worsley and Boothstown	2.8%	5.3%	1.2%	3.0%	1.5%	3.4%	3.6%	2.7%
Manchester total count	28,579	10,463	47,305	58,509	14,288	15,736	18,519	193,400
Salford total count	16,146	7,475	19,189	29,327	6,245	8,920	9,598	96,900
Manchester & Salford total count	44,725	17,938	66,494	87,836	20,533	24,656	28,117	290,300



Area by Number of Cars/Vans Owned

Table A2.3 Area by Cars/vans owned						
	How many cars/vans are owned					
Area	None	One	Two	Three or more	Total	
Ardwick	1.7%	1.0%	0.4%	0.0%	1.2%	
Baguley and Northenden	5.0%	7.5%	7.3%	6.8%	6.3%	
Blackley	2.5%	1.9%	1.6%	2.6%	2.1%	
Cheetham and Crumpsall	4.3%	4.4%	2.0%	3.7%	4.0%	
Chorlton-cum-Hardy	2.4%	4.4%	6.6%	5.7%	3.8%	
City Centre	3.0%	2.8%	1.2%	0.0%	2.6%	
Didsbury	1.9%	4.7%	9.3%	4.2%	4.0%	
East Manchester	8.5%	5.6%	3.1%	2.1%	6.5%	
Fallowfield	5.0%	6.1%	4.3%	8.0%	5.4%	
Gorton	5.2%	3.1%	2.3%	1.8%	3.9%	
Harpurhey	5.5%	3.0%	1.7%	0.6%	3.9%	
Hulme	3.1%	2.0%	0.9%	0.8%	2.3%	
Levenshulme	6.4%	5.3%	4.5%	2.8%	5.6%	
Moston	3.4%	2.9%	3.4%	4.4%	3.2%	
Rusholme	4.7%	3.4%	2.0%	3.5%	3.8%	
Withington	3.2%	3.5%	4.0%	7.0%	3.5%	
Wythenshawe	4.9%	3.9%	2.8%	3.1%	4.2%	
Broughton and Irwell_PF	5.6%	3.9%	2.1%	1.7%	4.4%	
Central Salford_Non PF	1.1%	1.9%	2.5%	0.9%	1.6%	
Central Salford_PF	4.2%	3.3%	3.6%	2.9%	3.7%	
City	3.1%	2.7%	1.2%	0.9%	2.6%	
Eccles	4.2%	6.2%	6.2%	8.0%	5.3%	
Irlam and Cadishead	1.6%	3.2%	5.0%	3.4%	2.7%	
Little Hulton and Walkden	4.2%	5.0%	7.8%	8.0%	5.0%	
Swinton and Pendlebury	4.4%	5.9%	5.1%	10.1%	5.3%	
Worsley and Boothstown	0.8%	2.7%	9.1%	7.2%	2.7%	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	
Manchester total count	92,250	76,535	20,647	3,968	193,400	
Salford total count	38,049	40,603	15,245	3,003	96,900	
Manchester & Salford total count	130,299	117,138	35,892	6,971	290,300	

Area by Accommodation Type

Table A2.4 Area by Accommodation Type					
	Accommodation type				
		Semi-			
Area	Detached	Detached	Terraced	Flat/Maisonette	Total
Ardwick	4.0%	10.7%	48.5%	36.8%	100.0%
Baguley and Northenden	8.4%	34.0%	31.4%	26.2%	100.0%
Blackley	5.7%	46.7%	29.9%	17.6%	100.0%
Cheetham and Crumpsall	4.2%	34.6%	31.7%	29.5%	100.0%
Chorlton-cum-Hardy	3.5%	42.5%	32.3%	21.7%	100.0%
City Centre	0.0%	0.6%	0.6%	98.9%	100.0%
Didsbury	9.2%	48.5%	12.6%	29.8%	100.0%
East Manchester	2.6%	20.5%	52.5%	24.4%	100.0%
Fallowfield	4.3%	40.9%	22.0%	32.8%	100.0%
Gorton	3.7%	31.2%	49.4%	15.8%	100.0%
Harpurhey	5.2%	25.6%	52.6%	16.6%	100.0%
Hulme	2.6%	11.0%	24.7%	61.6%	100.0%
Levenshulme	4.4%	27.0%	54.7%	13.9%	100.0%
Moston	4.5%	56.1%	23.0%	16.4%	100.0%
Rusholme	3.8%	12.6%	61.6%	22.0%	100.0%
Withington	2.0%	56.9%	17.4%	23.6%	100.0%
Wythenshawe	2.8%	33.8%	44.3%	19.1%	100.0%
Broughton and Irwell_PF	9.1%	16.2%	45.7%	29.1%	100.0%
Central Salford_Non PF	6.4%	47.5%	21.6%	24.5%	100.0%
Central Salford_PF	5.3%	29.1%	35.7%	29.9%	100.0%
City	1.2%	13.9%	29.6%	55.3%	100.0%
Eccles	3.7%	34.3%	35.5%	26.5%	100.0%
Irlam and Cadishead	9.3%	55.2%	29.0%	6.5%	100.0%
Little Hulton and Walkden	9.0%	43.6%	36.0%	11.3%	100.0%
Swinton and Pendlebury	6.0%	50.6%	31.1%	12.3%	100.0%
Worsley and Boothstown	37.1%	48.7%	9.1%	5.1%	100.0%
Manchester total count	8,444	62,470	69,875	52,610	193,400
Salford total count	8,567	36,025	31,446	20,862	96,900
Manchester & Salford total count	17,011	98,495	101,321	73,472	290,300



Area by Special Needs

Table A2.5 Area by Special Needs					
		Special Needs			
Area	Special Needs	No Special Needs	Total		
Ardwick	1.5%	1.1%	1.2%		
Baguley and Northenden	6.4%	6.3%	6.3%		
Blackley	2.3%	2.1%	2.1%		
Cheetham and Crumpsall	4.0%	4.0%	4.0%		
Chorlton-cum-Hardy	2.9%	4.1%	3.8%		
City Centre	0.8%	3.2%	2.6%		
Didsbury	2.5%	4.4%	4.0%		
East Manchester	7.0%	6.4%	6.5%		
Fallowfield	5.5%	5.4%	5.4%		
Gorton	5.0%	3.6%	3.9%		
Harpurhey	4.0%	3.9%	3.9%		
Hulme	2.3%	2.4%	2.3%		
Levenshulme	4.5%	5.9%	5.6%		
Moston	3.9%	3.0%	3.2%		
Rusholme	3.7%	3.8%	3.8%		
Withington	3.1%	3.7%	3.5%		
Wythenshawe	4.6%	4.1%	4.2%		
Broughton and Irwell_PF	4.4%	4.4%	4.4%		
Central Salford_Non PF	1.6%	1.6%	1.6%		
Central Salford_PF	5.0%	3.3%	3.7%		
City	2.1%	2.8%	2.6%		
Eccles	6.3%	5.0%	5.3%		
Irlam and Cadishead	2.9%	2.6%	2.7%		
Little Hulton and Walkden	6.7%	4.5%	5.0%		
Swinton and Pendlebury	5.1%	5.3%	5.3%		
Worsley and Boothstown	2.1%	2.9%	2.7%		
Total	100.0%	100.0%	100.0%		
Manchester total count	43,017	150,383	193,400		
Salford total count	24,339	72,561	96,900		
Manchester & Salford total count	67,356	222,944	290,300		

Area by Older Residents

Table A2.6 Area by Fraction of Older Residents				
	C	Ider person only househo	olds	
Area	Old	Other	Total	
Ardwick	0.7%	1.3%	1.2%	
Baguley and Northenden	8.0%	5.8%	6.3%	
Blackley	2.9%	1.9%	2.1%	
Cheetham and Crumpsall	4.2%	3.9%	4.0%	
Chorlton-cum-Hardy	2.8%	4.1%	3.8%	
City Centre	0.5%	3.2%	2.6%	
Didsbury	3.8%	4.0%	4.0%	
East Manchester	6.6%	6.5%	6.5%	
Fallowfield	4.2%	5.8%	5.4%	
Gorton	4.0%	3.9%	3.9%	
Harpurhey	4.8%	3.7%	3.9%	
Hulme	1.0%	2.7%	2.3%	
Levenshulme	4.2%	6.0%	5.6%	
Moston	3.8%	3.1%	3.2%	
Rusholme	2.6%	4.1%	3.8%	
Withington	3.8%	3.5%	3.5%	
Wythenshawe	4.2%	4.2%	4.2%	
Broughton and Irwell_PF	4.7%	4.3%	4.4%	
Central Salford_Non PF	1.8%	1.5%	1.6%	
Central Salford_PF	4.1%	3.6%	3.7%	
City	1.8%	2.9%	2.6%	
Eccles	5.5%	5.3%	5.3%	
Irlam and Cadishead	3.5%	2.5%	2.7%	
Little Hulton and Walkden	6.0%	4.8%	5.0%	
Swinton and Pendlebury	6.8%	4.8%	5.3%	
Worsley and Boothstown	3.5%	2.5%	2.7%	
Total	100.0%	100.0%	100.0%	
Manchester total count	39,043	154,357	193,400	
Salford total count	23,621	73,279	96,900	
Manchester & Salford total count	62,664	227,636	290,300	

Area by Level of Occupation

Table A2.7 Area by Level of Over-Occupation						
	Occupation Level					
Area	Over Occupied	ОК	Under Occupied	Total		
Ardwick	1.5%	1.4%	0.7%	1.2%		
Baguley and Northenden	5.9%	5.8%	7.7%	6.3%		
Blackley	3.0%	2.2%	1.9%	2.1%		
Cheetham and Crumpsall	8.4%	4.1%	3.2%	4.0%		
Chorlton-cum-Hardy	2.6%	3.2%	5.6%	3.8%		
City Centre	0.8%	3.5%	0.7%	2.6%		
Didsbury	0.9%	3.3%	5.9%	4.0%		
East Manchester	8.8%	7.4%	4.1%	6.5%		
Fallowfield	7.7%	5.1%	6.0%	5.4%		
Gorton	6.7%	4.3%	2.5%	3.9%		
Harpurhey	7.2%	4.0%	3.4%	3.9%		
Hulme	2.4%	2.7%	1.4%	2.3%		
Levenshulme	3.8%	5.7%	5.7%	5.6%		
Moston	1.7%	3.1%	3.6%	3.2%		
Rusholme	7.3%	4.3%	2.2%	3.8%		
Withington	1.1%	3.2%	4.7%	3.5%		
Wythenshawe	5.2%	4.0%	4.4%	4.2%		
Broughton and Irwell_PF	9.4%	4.4%	3.7%	4.4%		
Central Salford_Non PF	0.8%	1.4%	2.0%	1.6%		
Central Salford_PF	3.3%	3.9%	3.5%	3.7%		
City	1.1%	3.2%	1.4%	2.6%		
Eccles	3.6%	5.6%	4.9%	5.3%		
Irlam and Cadishead	1.4%	2.3%	4.0%	2.7%		
Little Hulton and Walkden	2.3%	5.0%	5.4%	5.0%		
Swinton and Pendlebury	2.8%	5.0%	6.1%	5.3%		
Worsley and Boothstown	0.0%	1.9%	5.1%	2.7%		
Total	100.0%	100.0%	100.0%	100.0%		
Manchester total count	8,132	133,670	51,598	193,400		
Salford total count	2,675	65,018	29,207	96,900		
Manchester & Salford total count	10,807	198,688	80,805	290,300		

Area by Ethnicity of the Household Head

Table A2.8 Area by Ethnicity						
	Ethnicity Head of Household					
Area	White	Mixed	Asian	Black	Other	Total
Ardwick	62.8%	4.1%	8.9%	17.9%	6.2%	100%
Baguley and Northenden	94.3%	1.1%	1.9%	2.3%	0.4%	100%
Blackley	94.0%	1.3%	2.1%	2.1%	0.4%	100%
Cheetham and Crumpsall	68.1%	4.5%	18.6%	5.6%	3.1%	100%
Chorlton-cum-Hardy	93.5%	1.1%	2.8%	1.9%	0.7%	100%
City Centre	88.3%	0.9%	3.2%	1.4%	6.2%	100%
Didsbury	94.4%	0.4%	4.4%	0.3%	0.4%	100%
East Manchester	89.1%	1.3%	0.3%	6.8%	2.6%	100%
Fallowfield	79.9%	2.9%	10.6%	5.5%	1.1%	100%
Gorton	87.8%	2.9%	2.0%	5.6%	1.7%	100%
Harpurhey	92.0%	0.9%	1.8%	3.7%	1.7%	100%
Hulme	75.0%	4.0%	2.0%	14.7%	4.2%	100%
Levenshulme	71.2%	2.6%	18.0%	6.2%	2.1%	100%
Moston	95.5%	0.3%	0.5%	2.7%	0.9%	100%
Rusholme	70.3%	2.9%	9.3%	15.3%	2.2%	100%
Withington	89.9%	1.9%	5.5%	2.4%	0.3%	100%
Wythenshawe	98.9%	0.6%	0%	0.6%	0%	100%
Broughton and Irwell_PF	95.8%	0.7%	1.6%	1.5%	0.3%	100%
Central Salford_Non PF	98.1%	0.3%	1.1%	0%	0.5%	100%
Central Salford_PF	98.1%	0.4%	1.1%	0%	0.4%	100%
City	94.7%	1.0%	0.2%	1.6%	2.5%	100%
Eccles	94.9%	0.6%	2.2%	1.2%	1.0%	100%
Irlam and Cadishead	98.0%	1.0%	0.3%	0%	0.7%	100%
Little Hulton and Walkden	98.9%	0.9%	0%	0.2%	0%	100%
Swinton and Pendlebury	98.1%	0%	0.9%	0.6%	0.3%	100%
Worsley and Boothstown	97.8%	0.2%	1.2%	0.4%	0.3%	100%
Total	89.6%	1.4%	4.1%	3.6%	1.3%	100%
Manchester total count	165,902	3,639	10,896	9,667	3,295	193,400
Salford total count	94,110	554	974	664	598	96,900
Manchester & Salford total count	260,012	4,193	11,870	10,331	3,893	290,300

Mean Income by Area

Table A2.9 Area by N	lean Household Income
Area	Mean Household Income (£)
Ardwick	12822.5
Baguley and Northenden	21537.1
Blackley	15717.2
Cheetham and Crumpsall	16169.8
Chorlton-cum-Hardy	35852.8
City Centre	40610.6
Didsbury	42736.7
East Manchester	14466.7
Fallowfield	19924.1
Gorton	15041.9
Harpurhey	14811.5
Hulme	19242.9
Levenshulme	18780.4
Moston	16068.5
Rusholme	17332.7
Withington	22428.4
Wythenshawe	16173.1
Broughton and Irwell_PF	17016.1
Central Salford_Non PF	24314.7
Central Salford_PF	18110.6
City	24282.6
Eccles	22206.1
Irlam and Cadishead	23704.5
Little Hulton and Walkden	19047.9
Swinton and Pendlebury	22074.5
Worsley and Boothstown	39945.8
Manchester average	20991.0
Salford average	22392.5
Manchester & Salford	21458.8
average	

Area by Mean Household Savings

Table A2.10 Area by Mea	an Household Savings
	Mean Household Savings
Area	(£)
Ardwick	1676.9
Baguley and Northenden	16659.9
Blackley	7120.5
Cheetham and Crumpsall	8467.5
Chorlton-cum-Hardy	20306.2
City Centre	30321.3
Didsbury	44794.8
East Manchester	3179.1
Fallowfield	9405.0
Gorton	2996.2
Harpurhey	4919.1
Hulme	5995.2
Levenshulme	5570.9
Moston	8600.6
Rusholme	9736.9
Withington	13641.8
Wythenshawe	3049.4
Broughton and Irwell_PF	6090.3
Central Salford_Non PF	12590.1
Central Salford_PF	9570.8
City	10862.5
Eccles	13046.3
Irlam and Cadishead	11559.5
Little Hulton and Walkden	5432.3
Swinton and Pendlebury	7741.8
Worsley and Boothstown	45668.7
Manchester average	11488.7
Salford average	12086.9
Manchester & Salford	11688 3
average	11000.0

Mean Household Equity by Area

Area by Mean Household Equity				
Area	Mean Household Equity (£)			
Ardwick	66311.5			
Baguley and Northenden	101789.3			
Blackley	70052.4			
Cheetham and Crumpsall	92222.2			
Chorlton-cum-Hardy	161240.9			
City Centre	99342.9			
Didsbury	210565.1			
East Manchester	61627.1			
Fallowfield	133391.7			
Gorton	58957.6			
Harpurhey	71557.4			
Hulme	75746.9			
Levenshulme	94484.6			
Moston	81225.3			
Rusholme	110409.4			
Withington	118986.1			
Wythenshawe	85259.2			
Broughton and Irwell_PF	136386.0			
Central Salford_Non PF	105271.0			
Central Salford_PF	84629.2			
City	81537.8			
Eccles	102209.2			
Irlam and Cadishead	101293.9			
Little Hulton and Walkden	88028.2			
Swinton and Pendlebury	99254.5			
Worsley and Boothstown	166923.0			
Manchester average	108935.8			
Salford average	108032.4			
Manchester & Salford	100501 5			
average	100304.0			



PART B PRIMARY DATA: HOUSEHOLD SURVEY



B1. Data collection

Introduction

B1.1 The primary data was a postal survey and personal interview, as reported in the main text. Prior to analysis, data must be weighted in order to take account of any measurable bias. The procedure for this is presented in the following sections.

Base household figures and weighting procedures

B1.2 Firstly, the total number of households is estimated. This is necessary in order to gross up the data to represent the entire household population. A number of different sources were consulted, primarily the Housing Strategy Statistical Appendix (HSSA) (2006), the Council Tax Registers and 2001 Census results.

Base figures

- B1.3 Survey data was weighted to match the suggested tenure profile shown by existing secondary sources. An important aspect of preparing data for analysis is 'weighting' it. As can be seen from the table above, social survey responses never exactly match the estimated population totals. As a result it is necessary to 'rebalance' the data to correctly represent the population being analysed.
- B1.4 Data was also weighted to be in line with the secondary data distribution recorded for the following information:
 - Ward
 - Number of people in household
 - Household type
 - Accommodation type
 - Car ownership
 - Ethnicity of household head

Non-response and missing data

- B1.5 Missing data is a feature of all housing surveys: mainly due to a respondent's refusal to answer a particular question (e.g. income). For all missing data in the survey imputation procedures were applied. In general, throughout the survey the level of missing data was minimal. The main exception to this was in relation to financial information, where there was an appreciable (although typical) level of non-response.
- B1.6 Non-response can cause a number of problems:
 - The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
 - Variables which are derived from the combination of a number of responses each of which may be affected by item non-response (e.g. collecting both respondent and their partners income separately) may exhibit high levels of non-response
 - If the amount of non-response substantially varies across sub-groups of the population this may lead to a bias of the results
- B1.7 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value, a value given by a suitably defined 'similar' household, where the definition of similar varies depending on the actual item being imputed.
- B1.8 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, household size and age of respondent.



PART C SURVEY ANALYSIS: TECHNICAL ISSUES

Appendices C1-C4 set out background to the housing needs calculation. Appendix C5 sets out the background to the Balancing Housing Market model calculations.



C1. Affordability calculations

Introduction

C1.1 A central aspect of any housing market assessment is the study of households' affordability. Affordability tests are used throughout the research to look at both affordable needs and market requirements. By using a range of information we are able to assess which households can afford market housing and which households will require some form of subsidy. The affordability tests are also sufficiently robust to allow the issue of intermediate housing requirements to be studied. This appendix therefore looks at various aspects of the affordability methodology.

Appropriate price level for the affordability test

- C1.2 The analysis of property price and rent data showed entry-level for different locations in each of the four size categories.
- C1.3 However, in order to decide what price level is the most appropriate to use for assessing whether or not a household is able to access the housing market, it is necessary to consider two aspects:
 - The appropriate measure of price (e.g. minimum or average prices/costs)
 - How to deal with a situation where significant price variations have been identified within the housing market area
- C1.4 On the first point, we use the entry-level prices collected in the estate agents survey, since these have been designed to represent the 'entry level' into the housing market. For consistency we will also use entry-level private rental costs as part of the affordability test.
- C1.5 Given the distinct sub-areas of the housing market area it seems sensible to use the prices for individual areas when determining affordability. Hence households are tested against the prices for the part of the housing market area in which they currently live.

Assessing affordability – existing households

C1.6 All households were tested for their ability to afford both a mortgage and private rented housing in the local area. These two measures were then combined to estimate households unable to afford either form of private sector housing. The general methodology and results are presented below.

(i) Mortgage affordability

C1.7 The definition of mortgage affordability is shown below:

Mortgage affordability: A household containing one person in employment is eligible for a mortgage if the gross household income multiplied by 3.5 is greater than the cost of the mortgage requirement. A household containing more than one person in employment is eligible for a mortgage if the gross household income multiplied by 2.9 is greater than the cost of the mortgage requirement.

- C1.8 The mortgage requirement is based on taking the level of savings and any equity away from the estimated property price and then checking the income level of the household in relation to the likely amount of mortgage remaining. Income from housing related benefits are not included in the affordability calculation.
- (ii) Private rental affordability
- C1.9 The definition of private rental affordability is shown below:

Private rental affordability: A household is unable to afford private rented housing if renting privately would take up more than 25% of its gross household income (excluding housing benefits).

(iii) Combined affordability

C1.10 It is important to assess the numbers who cannot afford either of the above options. This is the measure of combined affordability, which is defined below:

Combined affordability:

A household containing one person in employment is eligible for a mortgage if the gross household income multiplied by 3.5 is greater than the cost of the mortgage requirement. A household containing more than one person in employment is eligible for a mortgage if the gross household income multiplied by 2.9 is greater than the cost of the mortgage requirement.

AND

A household is unable to afford private sector housing if renting privately would take up more than 25% of its gross household income.



Assessing affordability – potential households

C1.11 The assessment ascertains whether or not potential households would be able to access the private sector housing market by using two complementary methods. The first involved using information on the income and savings of these households and using the affordability test described above to assess whether they will be able to afford market housing in the housing market area. As a potential household's income is likely to fluctuate significantly over a few years, it is inappropriate to use this measure when considering the likely ability to afford of potential household's intending to move in more than one year's time. To assess households moving further in the future a second test is used based on asking the following question to the survey respondent:

'In your opinion, will they be able to afford suitable private sector housing in the Council area (this can either be rented (excluding the use of housing benefit) or bought?'

C1.12 This would appear to be broadly in line with DCLG guidance which says:

DCLG
Guide'It is difficult to estimate the incomes of future newly forming households. Unless
potential household members are interviewed specifically, it is not practical to
collect complete income data relating to this group through a housing needs
survey. Even where the fieldwork includes concealed household interviews, there
are doubts as to the value and reliability of any income data which might be
collected.' [Section 4.4 (page 62)]'One way around this problem is to substitute a subjective judgement about future
housing prospects in place of a formal affordability test.' [Section 4.4 (page 60)]

C1.13 It should be noted that this joint approach is used when assessing the ability of potential households to afford market housing in the balancing housing markets assessment. Future estimates of the needs from household formation are based on past trend information – an approach in line with the DCLG guide.



C2. Assessing housing need

C2.1 The table below sets out the outline housing needs assessment model from the DCLG draft Housing Market Assessments guide of December 2005. There are four broad analytical stages which lead to an overall estimate of the net shortfall (or surplus) of affordable housing. The model is essentially a development of the model used in previous guidance (of July 2000) and is therefore consistent with general practice in housing needs assessments over the past few years.



Source: DCLG December 2006 Housing Market Assessment: Draft Practice Guidance

- C2.2 Within each of the four broad stages set out in the table above there are a number of detailed calculations (19 in total) many of which themselves have a number of components. This section presents details of how each of these nineteen detailed steps is calculated using locally available data calculation for Manchester.
- C2.3 The next chapter covers the first two stages, which informs as to the extent of the level of need and affordable housing supply. The following chapter deals with the latter two stages, which present information on the flow of need and affordable housing supply. These two chapters transparently illustrate how each of the figures is derived and highlight the totals that are used at each of the nineteen detailed steps.
- C2.4 It is important to note that for the calculation of the housing needs assessment model student households are excluded. This is because student households are a special case, particularly in relation to affordable housing. Most have low incomes but do not generally qualify for affordable housing due to the short-term nature of their residence. Although student-only households raise their own housing issues, as these do not directly impact on the need for affordable housing, they are not addressed in this model. The survey estimates that there are 6,944 student-only households in the City of Manchester, meaning the base household population for the housing needs assessment model is 186,456.



C3. Current need

Introduction

C3.1 This chapter of the report assesses the first two stages of the needs assessment model – Current Need. This begins with an assessment of housing suitability and affordability and also considers homeless households before arriving at a total current need estimate (gross). An assessment of the stock available to offset this need follows, which then enables the net current need estimate to be calculated.

STAGE 1: Current need (gross)

Unsuitable Housing

- C3.2 A key element of housing need is an assessment of the suitability of a household's current housing. The draft DCLG guide sets out a series of nine criteria for unsuitable housing. In this report we have studied all nine of the categories set out in the draft guide. It is estimated that a total of 21,935 households are living in unsuitable housing. This represents 11.8% of all households in the City.
- C3.3 The figure below shows the numbers of households living in each unsuitable housing category (ordered by the number of households in each category). The main reason for unsuitable housing is overcrowding, followed by special needs and/or mobility problems. It should be noted that the figure below includes households who fall into unsuitable housing under more than one criterion, although they feature only once in the calculations.



Source: Manchester Housing Needs Assessment – 2007

C3.4 The table below shows unsuitable housing by tenure. The patterns emerging suggest that households living in Council rented accommodation are most likely to be in unsuitable housing. Overall some 21.1% of households in Council rented accommodation are estimated to be living in unsuitable housing. This compares with 5.7% of households in the owner-occupied (with mortgage) tenure.

Table C3.1 Unsuitable housing and tenure					
	Unsuitable housing				
					% of
				% of tenure	unsuitably
		Not in	Number of	group in	housed
	In unsuitable	unsuitable	h'holds in	unsuitable	h'holds in
Tenure	housing	housing	City	housing	each tenure
Owner-occupied (no mortgage)	2,105	33,089	35,194	6.0%	9.6%
Owner-occupied (with mortgage)	2,949	49,201	52,150	5.7%	13.4%
Council	8,365	31,279	39,644	21.1%	38.1%
RSL	3,619	25,388	29,007	12.5%	16.5%
Private rented	4,897	25,564	30,461	16.1%	22.3%
TOTAL	21,935	164,521	186,456	11.8%	100.0%

Unsuitably housed households in housing need

- C3.5 The survey has highlighted that 21,935 households are in unsuitable housing. However it is most probable that some of the unsuitability can be resolved in the households' current accommodation. Households living in housing deemed unsuitable for the following reasons were not considered to have an in-situ solution: end of tenancy, accommodation too expensive, overcrowding, sharing facilities, harassment.
- C3.6 Households in unsuitable housing for reasons other than those listed above are therefore excluded from the calculation as they are not deemed to require alternative accommodation. The survey data therefore estimates that of the 21,935 households in unsuitable housing, 13,303 (or 60.6%) do not have an in-situ solution and therefore require a move to alternative accommodation. Further information on the 8,632 households that have an in situ solution is presented in appendix C6.

Affordability

- C3.7 Each of the 13,303 households in unsuitable housing requiring a move to alternative accommodation, are individually tested as to their ability to afford market housing using the affordability methodology set out in appendix C1. The survey reveals that 10,553 of these households cannot afford market housing in Manchester. This represents 5.7% of all existing households in the City.
- C3.8 The table below shows the tenure of the 10,553 households currently estimated to be in housing need (in unsuitable housing and requiring a move to alternative accommodation and unable to afford market housing). The results show that Council rented tenants are most likely to be in housing need 11.3% of households in the Council sector are in housing need. Of all households in need, 67.8% currently live in social rented accommodation and 26.2% in private rented housing.

Table C3.2 Housing need and tenure					
Housing need					
_					% of
			Number of	% of total	h'holds in
			h'holds in	h'holds in	need in
Tenure	In need	Not in need	City	need	each tenure
Owner-occupied (no mortgage)	75	35,119	35,194	0.2%	0.7%
Owner-occupied (with mortgage)	565	51,585	52,150	1.1%	5.4%
Council	4,483	35,161	39,644	11.3%	42.5%
RSL	2,669	26,338	29,007	9.2%	25.3%
Private rented	2,761	27,699	30,460	9.1%	26.2%
TOTAL	10,553	175,902	186,455	5.7%	100.0%

- C3.9 For the purposes of the housing needs assessment table, households considered to be in housing need have been split into two categories: current occupiers of affordable housing in need (this includes occupiers of social rented and shared ownership accommodation), and households from other tenures in need.
- STEP 1.1 Current occupiers of affordable housing in need 7,152
- STEP 1.2 Households from other tenures in need– 3,401

Table C2 2 Ha

Homeless households

- C3.10 The Housing Needs Assessment is a 'snapshot' survey that assesses housing need at a particular point in time. There will, in addition to the existing households in need, be some homeless households who were in need at the time of the survey and should also be included within any assessment of backlog need. The draft guide also suggests that households sharing facilities should be included here. However, as such households have been included at steps 1.1 and 1.2 they are not included here (to avoid double counting).
- C3.11 To assess the number of homeless households we have used information contained in the Council's P1(E) Homeless returns. The main source of information used is Section E6: Homeless households accommodated by your authority at the end of the quarter. The important point about this information is the note underneath. "*This should be a 'snapshot' of the numbers in accommodation on the last day of the quarter, not the numbers taking up accommodation during the quarter.*" This is important given the snapshot nature of the survey. Data compiled from the September 2006 P1(E) form is shown in the table below.

Table C3.3 nonleless nousenolds accommodated by authority at				
September 2006 (Section E6, P1(E) form)				
Category	Quarter ending 30/09/06			
Bed and breakfast	<u>93</u>			
Other nightly paid	<u>0</u>			
Hostel	<u>150</u>			
Private sector accommodation leased by authority 0				
Private sector accommodation leased by RSLs	0			
Directly with a private sector landlord	230			
Within Council's own stock 232				
RSL stock on assured shorthold tenancies	53			
Other	0			
TOTAL	758			

Source: Manchester Council September 2006 P1(E) from

- *C3.12* Not all of the categories in the above table are added to our assessment of existing and potential households in need. This is because, in theory, they will be part of our sample for the Housing Needs Assessment. For example, households housed in private sector accommodation should already be included as part of the housing need such household addresses should appear on the Council Tax file from which the sample was drawn. After considering the various categories, we have concluded that there are three which should be included as part of the homeless element. These have been underlined in the table above.
- STEP 1.3 households without self-contained accommodation 243

Total current need

C3.13 Having been through a number of detailed steps in order to assess the current need in Manchester, the table below summarises the first stage of the overall assessment of housing need as set out by the DCLG. Step 1.4 is the sum of the previous number of households identified in steps 1.1 to 1.3.

Table C3.4 Stage one of the needs assessment table for Manchester			
Stage and step in calculation	Notes	Output	
STAGE 1: CURRENT NEED (Gross)			
1.1 Current occupiers of affordable housing in need		7,152	
1.2 plus Households from other tenures in need		3,401	
1.3 plus Households without self-contained accommodation		243	
1.4 equals Total current housing need (gross)	1.1+1.2+1.3	10,796	

Source: Manchester Housing Needs Assessment - 2007

STEP 1.4 - total current housing needs (gross) - 10,796

STAGE 2: Available stock to offset need

C3.14 The next stage, Stage 2, considers the stock available to offset the current need. This includes stock from current occupiers of affordable housing in need, surplus stock from vacant properties and committed supply of new affordable units. Units to be taken out of management are removed from the calculation.

Occupied stock

C3.15 It is important when considering net need levels to discount households already living in affordable housing. This is because the movement of such households within affordable housing will have an overall nil effect in terms of housing need. The figure to be used within this step is therefore the same as found in Step 1.1 above.

STEP 2.1 – current occupiers of affordable housing in need – 7,152

Vacant stock

C3.16 A certain level of vacant dwellings is normal as this allows for transfers and for work on properties to be carried out. The DCLG draft guide suggests that if the vacancy rate in the affordable stock is in excess of 3% then these should be considered as surplus stock which can be included within the supply to offset needs. Manchester records a vacancy rate in the social rented sector of 2.4%, which is considered a low frictional vacancy rate and there is no scope to bring vacant homes back into use.

STEP 2.2 - surplus stock - 0

Committed supply

- C3.17 The DCLG draft guide recommends that this part of the assessment includes 'new social rented and intermediate housing which are committed to be built over the period of the assessment'. For the purposes of analysis we have taken HSSA data showing the number of planned and proposed affordable units for the period 2006-2008 as a guide to new provision. These figures are then annualised and multiplied by five to make an estimate of the likely supply over the next five years (see step 2.7 for rationale behind a five year period).
- C3.18 The information contained on the HSSA form on planned affordable housing provision in Manchester over the next two years is incomplete; however it suggests that there are no affordable dwellings planned at the moment.
- STEP 2.3 committed supply of new affordable units 0

Planned removal of dwellings from stock

- C3.19 The draft guide states that this stage 'involves estimating the numbers of social rented or intermediate units that will be taken out of management'. The main component of this step will be properties which are expected to be demolished (or replacement schemes that lead to net losses of stock). The Council have indicated that in Manchester there are 250 units planned for demolition.
- STEP 2.4 units to be taken out of management 250



Total current stock

C3.20 Having been through a number of detailed stages in order to assess the total available stock to offset need in Manchester, the total stock available to meet current needs is therefore the sum of steps 2.1 to 2.3 minus step 2.4.

Table C3.5 Stage two of the detailed needs assessment table for Manchester			
Stage and step in calculation	Notes	Output	
STAGE 2: AVAILABLE STOCK TO OFFSET NEED			
2.1 Current occupiers of affordable housing in need		7,152	
2.2 plus Surplus stock		0	
2.3 plus Committed supply of new affordable units		0	
2.4 minus Units to be taken out of management		250	
2.5 equals Total stock available to meet current need	2.1+2.2+2.3-2.4	6,902	
Courses Menchester Llouiser Neede Accesses	-+ 0007		

Source: Manchester Housing Needs Assessment – 2007

STEP 2.5 – total stock available to meet current need – 6,902

The net current need

- C3.21 The overall net current need is calculated by subtracting the total available stock to offset need (step 2.5) from the total number of households in current need (step 1.4).
- *STEP 2.6 total current unmet housing need –* 3,894 (10,796-6,902)
- C3.22 The DCLG Guide recommends that current need is eliminated over a five-year period, hence it is necessary to divide this figure by five to produce an annual requirement or surplus.
- STEP 2.7 quota to reduce levels of need 20%
- C3.23 The final step is the number of affordable units that are required each year to address levels of unmet housing need
- STEP 2.8 annual requirement of units to reduce current need 779
- C3.24 The table below completes stage two of the model using this information.

Table C3.6 Stage two of the detailed needs assessment table for Manchester			
2.6 equals Total current unmet housing need	1.4–2.5	3,894	
2.7 times annual quota for the reduction of current need 20.0%			
2.8 equals annual requirement of units to reduce current need	2.6×2.7	779	
Source: Manchester Housing Needs Assessment – 2007			

Summary

C3.25 This chapter reported on the components contributing to the current need element of the needs assessment model. In total it is estimated that 10,696 existing households are in housing need. The total stock available to offset this need is 6,902 dwellings, resulting in a (net) need for 3,894 dwellings. Dividing this figure by five reveals an annual requirement of units to reduce current need of 779.



C4. Future need

Introduction

C4.1 This chapter of the report assesses the second two stages of the needs assessment model – Future Need. This begins with an assessment of the two components of newly arising need, followed by an analysis of the likely supply of affordable housing available to meet this need from the social rented and intermediate housing sectors. The following sections deal these points in detail.

STAGE 3: Newly arising need

C4.2 This is split, as per DCLG guidance, into two main categories; newly forming households and existing households falling into need

Newly forming households

- C4.3 This step requires an estimate of the number of new households likely to form per annum in the future. This is obtained from the survey. For the purposes of the projection of housing need from this group of households we have used information about past trends in households forming for the first time (over the past two years). The method used is in line with advice given in the 2000 guide to housing needs assessments and is considered to be most robust as we are able to accurately profile the financial and household situation of newly forming households.
- C4.4 The table below shows details of the derivation of new household formation. The figures used include newly forming households who form from households currently living in the Council area and in-migrant households (newly forming only). Additional in-migrating existing households are included in step 3.3 below. In addition it is worth noting that some newly forming households will be expected to out-migrate (and do not therefore need to be considered as part of this assessment).

Table A7.1 Derivation of newly forming households				
Aspect of calculation	Number	Sub-total		
Number of households moving in past two years	43,1	53		
Minus households NOT forming in previous move	-28,577	14,576		
ESTIMATE OF NEWLY FORMING HOUSEHOLDS	14,5	576		
ANNUAL ESTIMATE OF NEWLY FORMING HOUSEHOLDS	7,2	88		

STEP 3.1 – new household formation – 7,288

C4.5 This step assesses the proportion of newly forming households who are unable to access market housing without the need for some form of subsidy. Again this information is based on the past trend data about households who have recently formed in the Council area. It is calculated by assuming all of those that moved to owner-occupied housing can afford the market and that households accessing tied accommodation do not require affordable housing. The remaining households are then examined as to their ability to afford market housing using the standard affordability test (see appendix C1) This produces the figure of households unable to afford market housing and the percentage is calculated as this figure as a proportion of all newly forming households identified at stage 3.1. This is presented in the table below.

Table C4.2 Derivation of newly arising need from new household formation			
Aspect of calculation	Total		
ANNUAL ESTIMATE OF NEWLY FORMING HOUSEHOLDS	7,288		
Times proportion unable to afford	32.5%		
ANNUAL ESTIMATE OF NEWLY ARISING NEED	2,367		
Source: Manchester Housing Needs Assessment - 2007			

ichester Housing Needs Assessment – 2007

STEP 3.2 – proportion of newly forming households unable to buy or rent in the market – 32.5%

Existing households falling into need

- C4.6 This step calculates the number of existing households who will fall into housing need over the next two years (and then annualised). The basic information for this is households who have moved home within the last two years and affordability. A household will fall into need if it has to move home and is unable to afford to do this within the market sector (examples of such a move will be because of the end of a tenancy agreement).
- C4.7 Households previously living with parents, relatives or friends are excluded as these will double-count with the newly forming households already considered in the previous table. The data also excludes moves between social rented properties. Households falling into need in the social rented sector have their needs met through a transfer to another social rented property, hence releasing a social rented property for someone else in need. The number of households falling into need in the social rented sector should therefore, over a period of time, roughly equal the supply of 'transfers' and so the additional needs arising from within the social rented stock will be net zero.

- C4.8 The data again excludes households moving to owner-occupation because these households at the time of the move (which is when we are interested in) could afford market housing whilst households moving to tied accommodation are also excluded. Each of the remaining households is tested for their ability to afford market housing using the standard affordability test set out in appendix C1. The full calculation is illustrated in the table below.
- C4.9 It should be noted that the 'proportion unable to afford' (28.8%) is calculated on the DCLG guide basis that not more than 25% of income should be spent on housing. Clearly in reality many households of all financial situations spend more than that proportion of their income on housing, many of them by choice. Hence the result must be seen as a technical calculation rather than a practical reality.

Table C4.3 Derivation of Newly Arising Need from existing households				
Number	Sub-total			
Number of households moving in past two years43,153				
seholds forming in previous move -14,576 28,577				
-4,803	23,774			
imes proportion unable to afford 28.8%				
6,857				
3,4	29			
	Number 43, -14,576 -4,803 28. 6,8 3,4			

Source: Manchester Housing Needs Assessment - 2007

STEP 3.3 – existing households falling into need – 3,429

Total newly arising need

C4.10 The figures from each of the above steps can now be inserted into the summary table of stage three of the needs assessment model, presented below. Step 3.4 is calculated by multiplying steps 3.1 and 3.2 and adding the result to step 3.3.

Table C4.4 Detailed needs assessment table for Ma	nchester	
Stage and step in calculation	Notes	Output
STAGE 3: NEWLY ARISING NEED		
3.1 New household formation (gross per year)		7,288
3.2 times Proportion of new households unable to buy or rent in the market		32.5%
3.3 plus Existing households falling into need		3,429
3.4 equals Total newly arising housing need (gross per year)	(3.1×3.2)+3.3	5,796
Source: Manchester Housing Needs Assessment – 2007		

STEP 3.4 – total newly arising housing need (gross per year) – 5,796

The future supply of affordable housing

C4.11 There will be a flow of affordable housing to meet this need. The future supply of affordable units comes from two sources, relets within the social rented stock and relets within the intermediate stock.

Annual supply of social rented housing

- C4.12 Step 4.1 of the model is an estimate of likely future relets from the social rented stock. The draft guidance suggest that this should be based on past trend data which can be taken as a prediction for the future. The guide also suggests the use of a three year average. However in this instance we have looked at trend data for the past two years only. This is done simply to allow consistency with the projected needs section (stage three) where figures were all calculated on an annual basis based on trends over the past two years.
- C4.13 The best source of information on lettings within the Council rented sector is the HSSA. The table below presents the figures for the supply of lettings (re-lets) from Council-owned stock over the past two years contained within the 2006 HSSA. The average number of lettings over the two-year period was 3,000 per annum.

Table C4.5 Analysis of past housing supply – (council rented sector)				
Source of supply	2004/05	2005/06	Average	
LA lettings through mobility arrangements	11	18	15	
LA lettings to new secure tenants	247	212	230	
LA lettings to new tenants on an introductory tenancy	3,041	2,624	2,833	
LA lettings to new tenants on other tenancies	0	0	0	
(Exclude transfers from RSL)	(89)	(65)	(77)	
LA TOTAL EXCLUDING TRANSFERS	3,210	2,789	3,000	

Source: Manchester Council 2006 HSSA form

C4.14 For the RSL stock we can again look at HSSA information. Additionally, CORE data provides an indication of the number of lettings in the RSL sector. However the difference between these two sources is so large only the data from the HSSA will be considered (to be consistent with the Council rented lettings information presented above). The table below shows the number of lettings (excluding RSL to RSL transfers) over the past two years. The average for the two-year period from both sources together is 2,224 per annum.

Table C4.6 Analysis of past housing supply – (RSL sector)				
	2004/05	2005/06	Average	
HSSA data	2,415	2,033	2,224	
0		11 0000 1 1001 (

Source: Manchester Council 2006 HSSA form



- C4.15 It should be noted that for the period 2004 to 2006 HSSA data shows that an average of 101 households transferred from Council to RSL dwellings within the City per annum. The estimated future supply of lettings from the social rented sector overall is therefore the sum of the average supply of relets within the Council stock and the average supply of relets in the RSL sector minus the average number of households transferring from Council to RSL dwellings (3,000+2,224-101).
- STEP 4.1 annual supply of social re-lets (net) 5,123

Annual supply of intermediate housing

- C4.16 In most local authorities the amount of shared ownership available in the stock is fairly limited (as is the case in Manchester). However, it is still important to consider to what extent the current supply may be able to help those in need of affordable housing.
- C4.17 Therefore we include an estimate of the number of shared ownership units that become available each year. Information from the Housing Corporation suggests that there are around 1,259 shared ownership units in the City, whilst the housing needs assessment data estimates 742 and the Census records the figure as 1,200. The average of these three figures is 1,067.
- C4.18 For the purposes of this analysis it is assumed that the turnover of shared ownership accommodation is roughly the same as found in the social rented sector. This is estimated as being 7.2%. The number of relets within the intermediate housing stock is calculated by applying this relet rate to the estimate of the intermediate housing stock.
- STEP 4.2 annual supply of intermediate housing 77

Total future supply

C4.19 Step 4.3 brings together the data from the previous two steps to provide an estimate of the overall supply of affordable housing expected in the future. This is presented in the table below.

Table C4.7 Detailed needs assessment table for Manchester					
Stage and step in calculation	Notes	Output			
STAGE 4: FUTURE SUPPLY OF AFFORDABLE UNITS					
4.1 Annual supply of social re-lets (net)		5,123			
4.2 plus Annual supply of intermediate housing available for re-let or					
resale at sub-market levels		11			
4.3 equals Annual supply of affordable units	4.1+4.2	5,200			
Source: Manchester Housing Needs Assessment – 2007					

STEP 4.3 – annual supply of affordable housing units – 5,200

Summary

C4.20 This chapter estimates the number of households in newly arising need, comprised of newly forming and existing households, and the likely future supply of affordable housing from both the social rented and intermediate sectors. The annual estimate for the number of households in newly arising need is 5,796. The annual estimate of future affordable housing supply is 5,200 units.

Overall shortfall or surplus

C4.21 The table below shows how each of the steps detailed in the last two appendices are brought together to produce the overall estimate of the annual requirement for affordable housing.



Table C4.8 Detailed needs assessment table for Manchester					
Stage and step in calculation	Notes	Output			
STAGE 1: CURRENT NEED (Gross)					
1.1 Current occupiers of affordable housing in need		7,152			
1.2 plus Households from other tenures in need		3,401			
1.3 plus Households without self-contained accommodation		243			
1.4 equals Total current housing need (gross)	1.1+1.2+1.3	10,796			
STAGE 2: AVAILABLE STOCK TO OFFSET NEED					
2.1 Current occupiers of affordable housing in need		7,152			
2.2 plus Surplus stock		-			
2.3 plus Committed supply of new affordable units		-			
2.4 minus Units to be taken out of management		250			
2.5 equals Total stock available to meet current need	2.1+2.2+2.3-2.4	6,902			
2.6 equals Total current unmet housing need	1.4–2.5	3,894			
2.7 times annual quota for the reduction of current need		20%			
2.8 equals annual requirement of units to reduce current need	2.6×2.7	779			
STAGE 3: NEWLY ARISING NEED					
3.1 New household formation (gross per year)		7,288			
3.2 times Proportion of new households unable to buy of rent in the market		32.5%			
3.3 plus Existing households falling into need		3,429			
3.4 equals Total newly arising housing need (gross per year)	(3.1×3.2)+3.3	5,796			
STAGE 4: FUTURE SUPPLY OF AFFORDABLE UNITS					
4.1 Annual supply of social re-lets (net)		5,123			
4.2 plus Annual supply of intermediate housing available for re-let or resale		77			
at below market price/rent		,,			
4.3 equals Annual supply of affordable units	4.1+4.2	5,200			
NET SHORTFALL OR SURPLUS OF AFFORDABLE UNITS					
Overall shortfall or surplus per annum	2.8+3.4-4.3	1,375			



C5. In situ solutions

- C5.1 Paragraph C3.6 identified that there are 8,632 households that are in unsuitable housing for a reason that is likely to be able to be resolved by an in situ solution. These households are excluded from the need assessment model as they are deemed not require alternative accommodation. However it is of value to consider the affordability and size of home required by this group of households which is presented in this appendix.
- C5.2 Initially the affordability of this group is considered. Each of the 8,632 households with an in situ solution, are individually tested as to their ability to afford market housing using the affordability methodology set out in appendix C1. The survey reveals that 5,636 of these households cannot afford market housing in Manchester.
- C5.3 Further analysis can be conducted to examine of the size of home required by households with an in situ solution that are unable to afford market housing. Data from the survey suggests that of these 5,636 households, 53.1% require a one bedroom home, 28.1% a two bedroom property 17.1% a three bedroom dwelling and 1.1% require four bedroom accommodation.