

Trafford Council

Housing Propositions – Old Trafford



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INTRODUCTION

The Trafford Housing Needs Assessment (HNA) 2019 provides the latest available evidence to help shape the future housing related strategies and policies in Trafford. This study complements the Greater Manchester (GM) Strategic Housing Market Assessment (SHMA) by providing detailed local information and supports the development of the new local plan for Trafford. It considers the need for affordable housing and the size, type and tenure of housing need for specific groups within the borough. This research provides up-to-date analysis of the social, economic, housing and demographic characteristics of the area.

The HNA evidence base is prepared in accordance with the requirements of the February 2019 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). The findings from the study provide an up-to-date, robust and defensible evidence base for policy development, in accordance with Government policy and guidance.

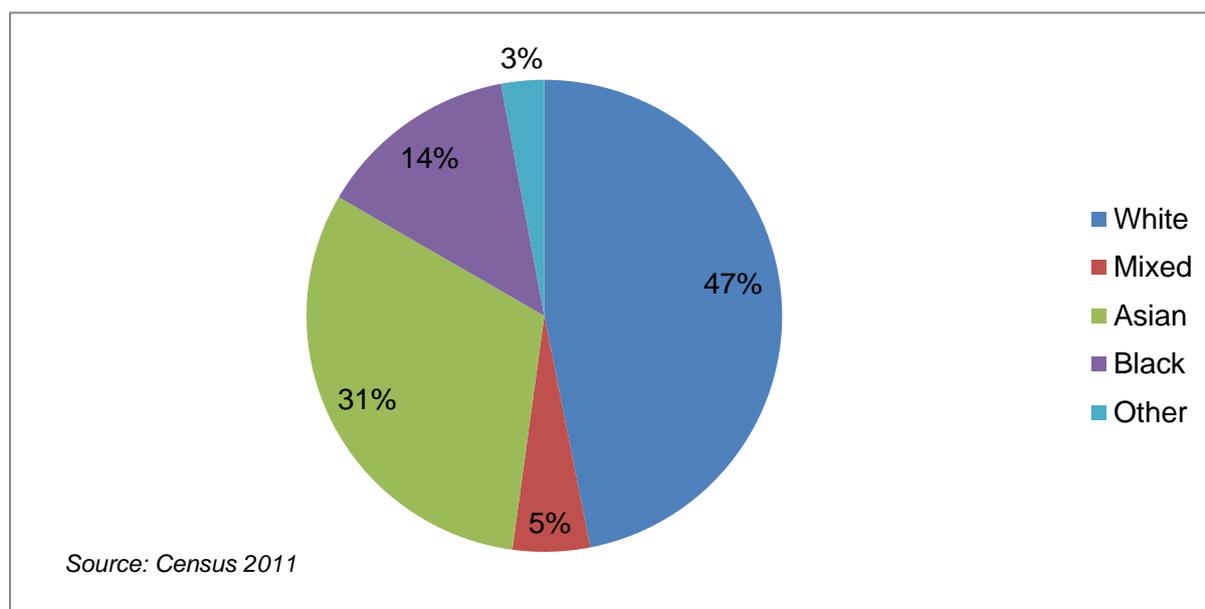
OLD TRAFFORD

Old Trafford consists of two wards Clifford and Longford.

Clifford is a small and densely populated ward at the north east tip of the Borough bordering Hulme to the east and Whalley Range to the south. Physically it is characterised by dense residential areas of Victorian terraced housing and a diverse range of housing stock.

Longford is a densely populated urban area in the north east of the Borough. It is home to the world famous Lancashire County Cricket Club. It is also home to the higher education facility University Academy 92 (UA92) which was opened in 2019.

DEMOGRAPHICS



The graph above shows the ethnicity of residents who live in Old Trafford. The majority of those are White (47%), followed by 31% being Asian, 14% being Black, 5% being Mixed and 3% being other. Therefore 50% of the residents in Old Trafford are from the BME community. Note: this data is from 2011 Census and consideration must be given to changes in ethnicity since that time.

CURRENT DWELLING STOCK

Table 1: Number of dwellings in Old Trafford	
Dwellings	Households
10,274	11,486

Table 1 shows that in 2019 there were 10,274 dwellings and 11,486 households in Old Trafford.

Table 2: Dwelling type and size in Old Trafford	
Type/size	Percentage
1 bedroom house	0.0
2 bedroom house	13.2
3 bedroom house	36.8
4 or more bedroom house	16.3
1 bedroom flat	15.2
2 or more bedroom flat	17.4
1 bedroom bungalow	0.0
2 bedroom bungalow	0.0
3 or more bedroom bungalow	0.0
Other	1.1
Total	100.00

Table 3: Dwelling Type in Old Trafford	
Type	Percentage
House	66.2
Flat	32.6
Bungalow	0.0
Other	1.1
Total	100.0
Dwelling Size in Old Trafford	
Type	Percentage
1 Bed	16.3
2 Bed	27.5
3 Bed	39.9
4 Bed	16.3
Total	100.0

Tables 2 and 3 shows that the majority of the properties in Old Trafford are 3 bedroom houses.

Table 4: Recommended Need/Stock Profile (%) in Old Trafford	
Type/size	Percentage
1 bedroom house	0.2
2 bedroom house	4.0
3 bedroom house	-0.8
4 or more bedroom house	-2.8
1 bedroom flat	-2.1
2 or more-bedroom flat	-6.5
1 bedroom bungalow	5.4
2 bedroom bungalow	1.1
3 or more bedroom bungalow	1.7
Other	-0.2

Table 4 shows where there are shortfalls in types/sizes of accommodation in Old Trafford. It doesn't mean there is no need for other types just that supply and demand need to be more in balance. As the table shows there are particular shortages in 3 and 4 bed houses and flats in Old Trafford.

Table 5: Current property tenure split in Old Trafford			
Owner occupied	Private rented	Affordable	Base
50.7	18.0	31.3	11,486

Table 5 shows that the largest tenure in Old Trafford at 50.7% is owner occupation but with the highest percentage private rented sector compared to the other areas in Trafford.

HOUSING NEED INCLUDING OLDER PERSON'S HOUSING NEED

Table 6: Households in need in Old Trafford		
No. of households in need in Old Trafford	% of households in need	Total No. households in Old Trafford
1,172	10.2	11,486

Table 6 summarises overall housing need by sub-area. In Old Trafford there are 1,172 households in need which represents 10.2% of the total number of households in Old Trafford.

Using information from the household survey the majority of over 65s in Old Trafford would prefer to move within Trafford. 82.4% would prefer to stay in Trafford and 17.6% would prefer to move outside Trafford. The household survey also showed that 100% would prefer to live in a 3 or more bedroom flat.

In answer to a separate question 71% would prefer to stay in their own home, 33.5% would prefer to buy a property on the open market and 24.5% would prefer to buy a property in a sheltered scheme (respondents could tick more than one box).

STUDENT ACCOMMODATION

Stretford and Old Trafford are the home of the recently opened University UA92. This has already led to an increase in the demand for student accommodation in these areas. The following outlines the demand so far:

- 33 UA92 students are currently living in West Point in Old Trafford.
- Conversion of Warwick House in Old Trafford is underway to provide 90 studios. The building will be called Academy Apartments.
- It has been confirmed that there will be 50 - 60 studios taken by the September 2020 intake of students, this is still to be finalised between UA92 and Manchester Apartments.
- Manchester Apartments are looking at other opportunities in Trafford and have applied for planning permission for 499 Chester Road Stretford which will provide 700 units.

AFFORDABLE HOUSING NEED

Table 7: Net annual affordable housing imbalance by no. of bedrooms 2018/19 to 2022/23 in Old Trafford

Number of bedrooms	Old Trafford	Trafford total
1	42	145
2	105	241
3	10	113
4	7	43
5 or more	0	3
Annual imbalance	165	545

Table 7 shows that the annual net affordable housing need in Old Trafford is **165** dwellings which is the highest in the borough.

Table 8: Required tenure split of affordable housing in Old Trafford

Tenure			Base (annual gross need)
Affordable/social rented	Intermediate tenure	Total	
60.4	39.6	100.00	165

Table 8 sets out the tenure split based on preferences of existing and newly forming households in Old Trafford. This means that of those that will need affordable housing 60.4% would prefer affordable or social rent and 39.6% would prefer intermediate tenure.

Table 9: Affordable Housing Need by Dwelling Type/Size in Old Trafford

Type/size	Percentage
1 bedroom house	5.0
2 bedroom house	0.0
3 bedroom house	3.9
4 or more bedroom house	4.4
1 bedroom flat	15.2
2 or more bedroom flat	64.0
3 or more bedroom flat	2.1
1 bedroom bungalow	5.5
2 bedroom bungalow	0.0
3 or more bedroom bungalow	0.0
Total	100.00
Annual net need	165

Table 9 shows that the greatest need is for affordable 2 or more bedroom flats.

HOUSE PRICES AND RENTS

Table 10: Comparative median house price change 2007-2018 for Old Trafford			
	Median price by year (Median £)		
	2007	2018	2007-2018 % age change
Old Trafford	150,000	179,000	19.3

Table 10 sets out comparative house price change by sub-area between 2007 and 2018. Old Trafford has seen the lowest rise in house prices in the borough with a 19.3% increase.

Table 11: Median Rents for Old Trafford compared to Trafford overall	
Old Trafford	Trafford
£780	£780

Table 11 shows median rents in 2018. The data indicates that Old Trafford has the same rents compared to the borough-wide level.

Table 12: Cost of alternative tenures in Old Trafford	
Tenure option	
Social Rent (average)	£380
Affordable Rent	£662
Market Rent-Lower Quartile	£676
Market Rent - Median	£780
Market Sale – Lower Quartile	£130,000
Market Sale – Median	£179,000
Market Sale – Average	£194,672
Starter Home	£143,200
Shared Ownership (50%)	£89,500
Shared Ownership (25%)	£44,750
Help to Buy	£134,250
Discounted Home Ownership	£146,004

Table 12 sets out the cost of alternative tenure options in Old Trafford ranging from £380 a month for a social rented property to a purchase price of a market sale property of £194,672.

Table 13: Household income required for alternative tenure options in Old Trafford (based on 25% for income for rents and 3.5x income multiple for buying)

Tenure option	Old Trafford	Trafford
Social Rent (average)	£18,240	£18,240
Affordable Rent	£31,757	£34,061
Market Rent-Lower Quartile	£32,448	£31,200
Market Rent - Median	£37,440	£37,440
Market Sale – Lower Quartile (assumes 10% deposit)	£33,429	£47,571
Market Sale – Median (assumes 10% deposit)	£46,029	£66,857
Market Sale – Average (assumes 10% deposit)	£50,058	£83,395
Starter Home	£36,823	£53,486
Shared Ownership (50%)	£34,299	£49,169
Shared Ownership (25%)	£28,354	£40,533
Help to Buy	£35,800	£52,000
Discounted Home Ownership	£38,934	£64,862

Table 13 sets out the indicative incomes required in Old Trafford based on rental property being affordable, if up to 25% of household income is spent on rent; and owning is affordable if a 3.5x household income multiple is used assuming deposits of up to 10%. This shows that lower incomes are needed to rent or buy a house in Old Trafford than in Trafford as a whole.

Table 14: Median rents, household incomes and what could be afforded in Old Trafford

Monthly median rent that could be afforded by percentage of income spent on rent						Median Rent and income	
25% of income	30% of income	35% of income	40% of income	45% of income	50% of income	Actual median rent 2018	Median gross household income 2018 (monthly £)
£313	£375	£438	£500	£563	£625	£780	£1,250

Note: Red cells indicate property is not affordable to rent.

Table 14 presents local income levels in Old Trafford based on median rents to determine what is affordable. As can be seen due to the lower incomes in Old Trafford median rents of £780 are unaffordable.

Table 15: Median house prices compared with median household income buying capacity in Old Trafford					
Potential buying capacity of median priced properties based on income multiples				Median Price and Income	
3.5x	5x	7.5x	10x	Actual Median price 2018	Median Gross household income 2018 (Monthly £)
£87,500	£125,000	£187,500	£250,000	£179,000	£1,250

Note: Red cells indicate property is not affordable to buy: Green cells indicate property is affordable to buy.

The situation is worse for median house prices and incomes (Table 15) where it is not possible to access median quartile house prices of £179,000 in Old Trafford unless income multiples exceed 7.5 times income.

Table 16: Rents and house prices which would be genuinely affordable in Old Trafford.			
Lower Quartile Rents (25% of income)	Median Rents (25% of income)	Lower quartile purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
£313	£313	£52,500	£52,500

Based on the evidence provided it is possible to establish genuinely affordable rents and purchase prices across the borough. This is demonstrated for Old Trafford in Table 16. Genuinely affordable median rents in Old Trafford should be £313 and median purchase price (assuming 3.5 times income) should be £52,500.

SUMMARY

- The majority of residents in Old Trafford are from the BME community (50%) with 47% being White.
- Current dwelling stock in Old Trafford is 10,274 and there are 11,486 households.
- The majority of the properties in Old Trafford are 3 bedroom houses.
- The current tenure split in Old Trafford is 50.7% owner occupied, 18.0% private rented and 31.3% affordable.
- 24.8% of BME households live in Old Trafford. BME households account for 32% of all households in Old Trafford.
- The number of households in need in Old Trafford is 1,172 which equates to 10.2% of the current households in Old Trafford.
- In respect of market housing there are particular shortages in 3 and 4 bed houses and flats in Old Trafford.

- The household survey also showed that 100% of older people in Old Trafford would prefer to live in a 3 or more bed room flat.
- 71% of older people in Old Trafford would prefer to stay in their own home, 33.5% would prefer to buy a property on the open market and 24.5% would prefer to buy a property in a sheltered scheme.
- There is a need for 164 affordable units per annum with the majority being affordable and social rent (60.4%).
- The type of affordable dwellings needed in Old Trafford is 64% two or more bedroom flats, 15.2% one bedroom flats, 5.0% 1 bed houses, 4.4% 4 or more bedroomed house and 3.9% 3 bed houses
- Median house prices have increased by 19.3% in Old Trafford from £150,000 to £179,000 between 2007 and 2018.
- Median monthly rents of £780 in Old Trafford are the same as the average equivalent for Trafford.
- Based on a monthly gross household income of £1,250 median rents of £780 are unaffordable in Old Trafford if 25% of income is spent on rent.
- Based on a monthly gross household income of £1,250 it is not possible to purchase median priced properties in Old Trafford unless income multiples exceed 7.5x income.
- Genuinely affordable median rents in Old Trafford should be £313 and median purchase price (assuming 3.5 times income) should be £52,500.