



TRAFFORD  
COUNCIL

# Trafford Council

## Housing Propositions - Carrington & Partington

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## **INTRODUCTION**

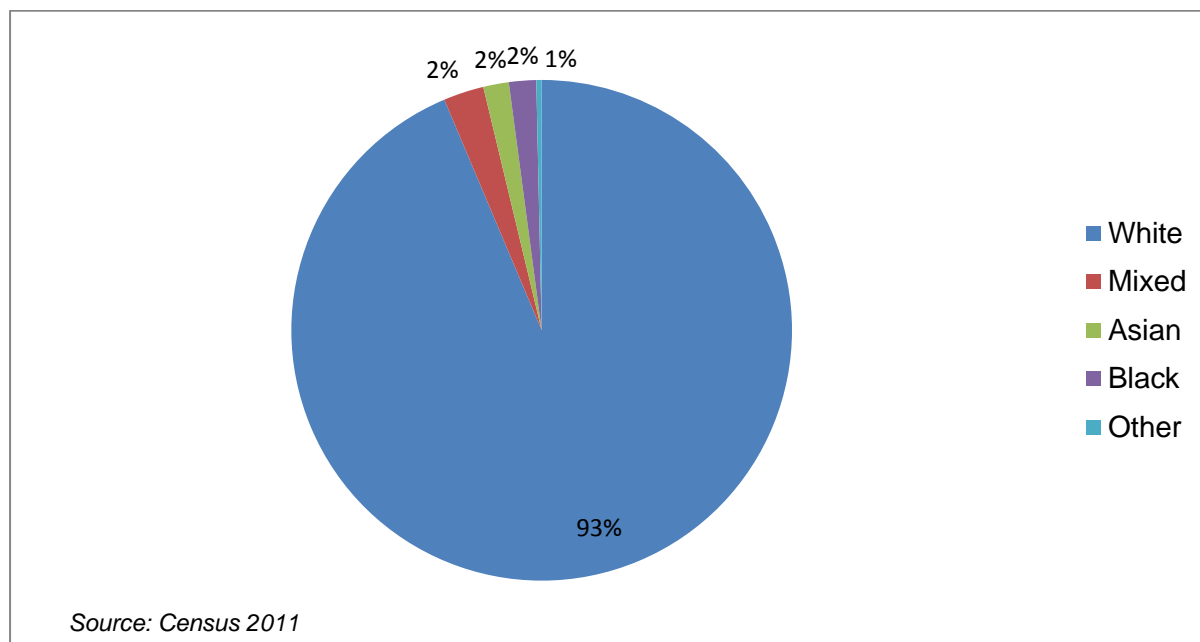
The Trafford Housing Needs Assessment (HNA) 2019 provides the latest available evidence to help shape the future housing related strategies and policies in Trafford. This study complements the Greater Manchester (GM) Strategic Housing Market Assessment (SHMA) by providing detailed local information and 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.

## **CARRINGTON AND PARTINGTON**

Bucklow - St Martins is the second largest ward in the borough in terms of total area and has a population of around 10,000. The villages of Carrington and Partington are situated within the south eastern part of the ward. It is characterised by agricultural green belt land, a large industrial area, Carrington Business Park and the two distinct residential communities of Carrington and Partington. The northern boundary of the site is bounded by the River Mersey. The ward is home to the Manchester United Football Club training ground. Bucklow - St Martins has pockets of high deprivation and relatively isolated communities. Partington also has high numbers of social rented accommodation.

## DEMOGRAPHICS



The graph above shows the ethnicity of residents who live in Carrington & Partington. The majority of those are White (93%), followed by 2% being Asian, 2% being Black, 2% being Mixed and 1% being other. Therefore 6% of the residents in Carrington & Partington 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 Carrington & Partington	
Dwellings	Households
4,508	4,568

Table 1 shows that in 2019 there were 4,508 dwellings and 4,568 households in Carrington and Partington.

Table 2: Dwelling type and size in Carrington & Partington	
Type/size	Percentage
1 bedroom house	0.0
2 bedroom house	20.0
3 bedroom house	53.1
4 or more bedroom house	6.5
1 bedroom flat	5.7
2 or more bedroom flat	5.7
1 bedroom bungalow	4.1
2 bedroom bungalow	3.3
3 or more bedroom bungalow	0.5
Other	0.9
<b>Total</b>	<b>100.00</b>

<b>Table 3: Dwelling Type in Carrington &amp; Partington</b>	
<b>Type</b>	<b>Percentage</b>
House	79.7
Flat	11.5
Bungalow	7.9
Other	0.9
<b>Total</b>	<b>100.0</b>
<b>Dwelling Size in Carrington &amp; Partington</b>	
<b>Type</b>	<b>Percentage</b>
1 Bed	9.8
2 Bed	29.1
3 Bed	54.5
4 Bed	6.5
<b>Total</b>	<b>100.0</b>

Tables 2 and 3 shows that the majority of the properties in Carrington and Partington are 3 bedroom houses.

<b>Table 4: Recommended Need/Stock Profile (%) in Carrington &amp; Partington</b>	
<b>Type/size</b>	<b>Percentage</b>
1 bedroom house	0.2
2 bedroom house	0.5
3 bedroom house	-9.0
4 or more bedroom house	2.1
1 bedroom flat	2.6
2 or more bedroom flat	-0.7
1 bedroom bungalow	3.3
2 bedroom bungalow	-0.6
3 or more bedroom bungalow	1.5
Other	-0.1

Table 4 shows where there are shortfalls in types/sizes of accommodation in Carrington and Partington. It doesn't mean there is no need for other types of accommodation just that supply and demand need to be more in balance. As the table shows there are particular shortages in 3 bed houses, 2 or more bedroom flats and 2 bedroom bungalows in Carrington and Partington.

<b>Table 5: Current property tenure split in Carrington &amp; Partington</b>			
<b>Owner occupied</b>	<b>Private rented</b>	<b>Affordable</b>	<b>Base</b>
50.2	9.5	40.3	4,568

Table 5 shows that the largest tenure in Carrington and Partington at 50.2% is owner occupation.

## HOUSING NEED INCLUDING OLDER PERSON'S HOUSING NEED

Table 6: Households in need in Carrington & Partington		
No. of households in need in Carrington & Partington	% of households in need	Total No. households in Carrington & Partington
427	9.3%	4,568

Table 6 summarises overall housing need by sub-area. In Carrington and Partington there are 427 households in need which represents 9.3% of the total number of households in Carrington and Partington.

Using information from the household survey the majority of over 65s in Partington and Carrington would prefer to move outside Trafford. 42% would prefer to stay in Trafford and 58% would prefer to move outside Trafford. This is a high number that wish to move outside Trafford Borough compared to other areas in Trafford.

The survey also shows that 100% would prefer to live in a 2 bed room flat.

In answer to a separate question the household survey also showed that 72.9% of older people would like to continue living in their own home with support when needed, 41% would prefer to live in sheltered accommodation and 31.4% would like to live in an extra care scheme (respondents could tick more than one box).

## AFFORDABLE HOUSING NEED

Table 7: Net annual affordable housing imbalance by no. of bedrooms 2018/19 to 2022/23		
No. of bedrooms	Carrington & Partington	Trafford total
1	3	145
2	15	241
3	4	113
4	0	43
5 or more	0	3
<b>Annual imbalance</b>	<b>22</b>	<b>545</b>

Table 7 shows that the annual net affordable housing need in Carrington and Partington is **22** dwellings.

Table 8: Required tenure split of affordable housing in Carrington & Partington			
Tenure			Base (annual gross need)
Affordable/social rented	Intermediate tenure	Total	
48.4	51.6	100.00	22

Table 8 sets out the tenure split based on preferences of existing and newly forming households in Carrington and Partington. This means that of those that will need affordable housing 51.6% would prefer intermediate tenure and 48.4% would prefer affordable or social rent.

<b>Table 9: Affordable Housing Need by Dwelling Type/Size in Carrington &amp; Partington</b>	
<b>Type/size</b>	<b>Percentage</b>
1 bedroom house	1.9
2 bedroom house	68.4
3 bedroom house	20.1
4 or more bedroom house	0.0
1 bedroom flat	0.0
2 or more bedroom flat	0.0
1 bedroom bungalow	9.6
2 bedroom bungalow	0.0
3 or more bedroom bungalow	0.0
<b>Total</b>	<b>100.00</b>
<b>Annual net need</b>	<b>22</b>

Table 9 shows that there is a greatest need for affordable 2 and 3 bed houses and 1 bed bungalows in Carrington and Partington.

## HOUSE PRICES AND RENTS

<b>Table 10: Comparative median house price change 2007-2018 for Carrington &amp; Partington</b>			
	<b>Median price by year (Median £)</b>		<b>2007-2018 % age change</b>
	<b>2007</b>	<b>2018</b>	
<b>Carrington &amp; Partington</b>	£120,500	£163,000	35.3%

Table 10 sets out comparative house price change by sub-area between 2007 and 2018. Carrington and Partington have seen an increase of 35.3% in sale prices.

<b>Table 11: Median Rents for Carrington &amp; Partington compared to Trafford overall</b>	
<b>Carrington &amp; Partington</b>	<b>Trafford</b>
£624	£776

Table 11 shows median rents in 2018. The data indicates that Carrington and Partington have lower rents compared to the borough-wide level. Median level rents for Carrington and Partington in 2018 were £624 compared to £776 for Trafford.

<b>Table 12: Cost of alternative tenures in Carrington &amp; Partington</b>	
<b>Tenure option</b>	
Social Rent (average)	£380
Affordable Rent	£493
Market Rent-Lower Quartile	£550
Market Rent - Median	£624
Market Sale – Lower Quartile	£130,000
Market Sale – Median	£163,000
Market Sale – Average	£172,149
Starter Home	£130,400
Shared Ownership (50%)	£81,500
Shared Ownership (25%)	£40,750
Help to Buy	£122,250
Discounted Home Ownership	£129,112

Table 12 sets out the cost of alternative tenure options in Carrington and Partington ranging from £380 a month for a social rented property to a purchase price of a market sale property of £172,149.

<b>Table 13: Household income required for alternative tenure options in Carrington &amp; Partington (based on 25% for income for rents and 3.5x income multiple for buying)</b>		
<b>Tenure option</b>	<b>Carrington &amp; Partington</b>	<b>Trafford</b>
Social Rent (average)	£18,240	£18,240
Affordable Rent	£23,654	£34,061
Market Rent-Lower Quartile	£26,400	£31,200
Market Rent - Median	£29,952	£37,440
Market Sale – Lower Quartile (assumes 10% deposit)	£33,429	£47,571
Market Sale – Median (assumes 10% deposit)	£41,914	£66,857
Market Sale – Average (assumes 10% deposit)	£44,267	£83,395
Starter Home	£33,531	£53,486
Shared Ownership (50%)	£31,362	£49,169
Shared Ownership (25%)	£25,948	£40,533
Help to Buy	£32,600	£52,000
Discounted Home Ownership	£34,430	£64,862

Table 13 sets out the indicative incomes required in Carrington & Partington 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 when compared to Trafford as a whole are needed to rent or buy a house in Carrington & Partington.

<b>Table 14: Median rents, household incomes and what could be afforded in Carrington &amp; Partington</b>							
<b>Monthly median rent that could be afforded by percentage of income spent on rent</b>						<b>Median Rent and income</b>	
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	£624	£1,250

*Red cells indicate property is not affordable to rent and green cells indicate property is affordable to rent*

Table 14 presents local income levels in Carrington & Partington based on median rents to determine what is affordable. As can be seen due to low incomes in Carrington & Partington median rents of £624 are affordable based on 50% of income and above.

<b>Table 15: Median house prices compared with median household income buying capacity in Carrington &amp; Partington</b>					
<b>Potential buying capacity of median priced properties based on income multiples</b>				<b>Median Price and Income</b>	
3.5x	5x	7.5x	10x	Actual Median price 2018	Median Gross household income 2018 (Monthly £)
£52,500	£75,000	£112,500	£150,000	£163,000	£1,250

*Note: Red cells indicate property is not affordable to buy and 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 £163,000 in Carrington & Partington based on local incomes in the area.



<b>Table 16: Rents and house prices which would be genuinely affordable in Carrington &amp; Partington</b>			
<b>Lower Quartile Rents (25% of income)</b>	<b>Median Rents (25% of income)</b>	<b>Lower quartile purchase (3.5x income multiple)</b>	<b>Median purchase (3.5x income multiple)</b>
£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 Carrington & Partington in Table 16. Genuinely affordable median rents in Carrington & Partington should be £313 and median purchase price (assuming 3.5 times income) should be £52,500.

## **SUMMARY**

- The majority of residents in Carrington and Partington are White (93%) with 6% being from the BME community.
- Current dwelling stock in Carrington and Partington is 4,508 and there are 4,568 households.
- The majority of the properties in Carrington and Partington are 3 bedroom houses.
- The current tenure split in Carrington and Partington is 50.2% owner occupied, 9.5% private rented and 40.3% affordable, which is the highest percentage of affordable housing in one area across the borough.
- The number of households in need in Carrington and Partington is 427 which equates to 9.3% of the current households in Carrington and Partington.
- In respect of market housing there are particular shortages in 3 bed houses, 2 or more bedroom flats and 2 bedroom bungalows in Carrington and Partington.
- There is a need for 22 affordable units per annum with the majority being intermediate tenure (51.6%).
- The survey also shows that 100% of older people in Carrington and Partington would prefer to live in a 2 bed room flat.
- The household survey also showed that 72.9% of older people in Carrington and Partington would like to continue living in their own home with support when needed 41% would prefer to live in sheltered accommodation and 31.4% would like to live in an extra care scheme.
- The type of affordable dwellings needed in Carrington and Partington is 68.4% two bed houses, 20.1% 3 bed houses and 9.6% one bedroom bungalows.
- Median house prices have increased by 35.63% in Carrington and Partington from £120,500 to £163,000 between 2007 and 2018.

- Median monthly rents of £624 in Carrington and Partington are lower than the average equivalent for Trafford (£780).
- Based on a monthly gross household income of £1,250 median rents of £624 are unaffordable in Carrington and Partington 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 (£163,000) in Carrington and Partington unless income multiples exceed 10 x income.
- Genuinely affordable median rents in Carrington & Partington should be £313 and median purchase price (assuming 3.5 times income) should be £52,500.