

Trafford Council

Housing Propositions - Stretford



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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.

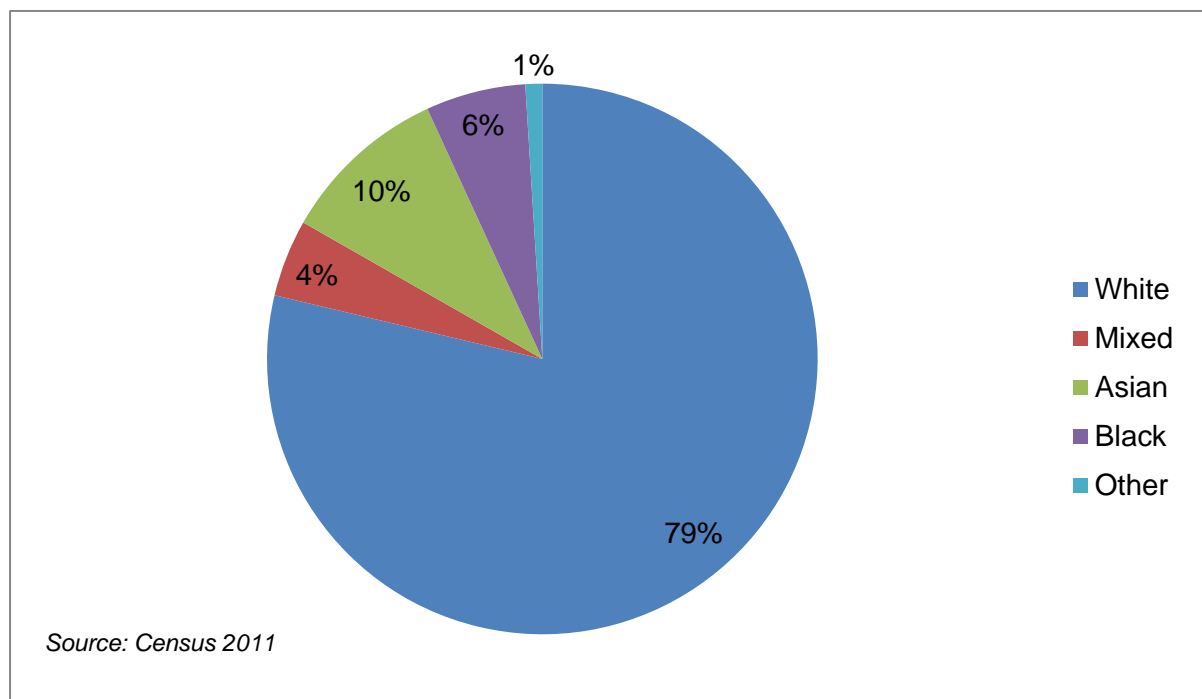
STRETFORD

Stretford consists of the wards Stretford and Gorsehill with a population of approximately 23,800. Stretford ward contains Stretford Town Centre, which consists of Stretford Mall. The M60 motorway and Bridgewater Canal run through the ward. The River Mersey is the southern boundary and the residential area of Urmston is adjacent to the west. The ward itself does not rank particularly highly in terms of deprivation but it has pockets of very high deprivation. The southern part of the ward is greenbelt land and forms part of the Mersey Valley.

Trafford Council approved the Refreshed Stretford Town Centre Masterplan in January 2018. The Masterplan contains proposals for revitalising the area and attracting investment.

Gorse Hill ward is the most northern ward in Trafford and contains the Trafford Park Industrial Estate. The majority of the population are located within the ward's southern edge. The ward is home to the famous Manchester United Football Club as well as Trafford Town Hall. Trafford Wharfside is located on the south bank of the Manchester Ship Canal and includes the Coronation Street Studio, which makes up part of MediaCityUK. The area has great potential as part of The Quays for new economic and residential development.

DEMOGRAPHICS



The graph above shows the ethnicity of residents who live in Stretford. The majority of those are White (79%), followed by 10% being Asian, 6% being Black, 4% being Mixed and 1% being other. Therefore 20% of the residents in Stretford 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 Stretford	
Dwellings	Households
10,655	10,115

Table 1 shows that in 2019 there were 10,655 dwellings and 10,115 households in Stretford.

Table 2: Dwelling type and size in Stretford	
Type/size	Percentage
1 bedroom house	0.8
2 bedroom house	17.5
3 bedroom house	49.1
4 or more bedroom house	9.4
1 bedroom flat	11.7
2 or more bedroom flat	10.1
1 bedroom bungalow	1.4
2 bedroom bungalow	0.0
3 or more bedroom bungalow	0.0
Total	100.00

Table 3: Dwelling Type in Stretford	
Type	Percentage
House	76.8
Flat	21.8
Bungalow	1.4
Other	0.0
Total	100.0
Dwelling Size in Stretford	
Type	Percentage
1 Bed	13.8
2 Bed	27.4
3 Bed	49.4
4 Bed	9.4
Total	100.0

Tables 2 and 3 shows that the majority of the properties in Stretford are 2 and 3 bed houses.

Table 4: Recommended Need/Stock Profile (%) in Stretford	
Type/size	Percentage
1 bedroom house	-0.2
2 bedroom house	1.8
3 bedroom house	-7.0
4 or more bedroom house	0.7
1 bedroom flat	-0.4
2 or more bedroom flat	-2.9
1 bedroom bungalow	4.7
2 bedroom bungalow	1.1
3 or more bedroom bungalow	1.7
Other	0.3

Table 4 shows where there are shortfalls in types/sizes of accommodation in Stretford. 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 and 2 bed flats in Stretford.

Table 5: Current property tenure split in Stretford			
Owner occupied	Private rented	Affordable	Base
59.7	15.5	24.8	10,115

Table 5 shows that the largest tenure in Stretford at 59.7% is owner occupation.

HOUSING NEED INCLUDING OLDER PERSON'S HOUSING NEED

Table 6: Households in need in Stretford		
No. of households in need in Stretford	% of households in need	Total No. households in Stretford
1,110	11.0%	10,115

Table 6 summarises overall housing need by sub-area. In Stretford there are 1,110 households in need which represents 11% of the total number of households in Stretford.

Using information from the household survey the majority of over 65s in Stretford would prefer to move within Trafford. 58.3% would prefer to stay in Trafford and 41.7% would prefer to move outside Trafford. Compared to other areas in Trafford this is a low percentage of people wanting to stay in Trafford.

The survey showed that 100% would prefer to live in a 2 bedroom flat.

In answer to a separate question the household survey also showed that 67.3% of older people in Stretford would like to continue living in their own home with support when needed, 29.9% would like to live in a sheltered scheme and 24.6% would choose to live in an extra care 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 Stretford and Old Trafford. The following outlines the demand so far:

- 33 UA92 students are currently living in West Point Old Trafford.
- Conversion of Warwick House 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 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 Old Trafford 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 Stretford		
Number of bedrooms	Stretford	Trafford total
1	15	145
2	23	241
3	9	113
4	1	43
5 or more	0	3
Annual imbalance	47	545

Table 7 shows that the annual net affordable housing need in Stretford is **47** dwellings.

Table 8: Required tenure split of affordable housing in Stretford			
Tenure			Base (annual gross need)
Affordable/social rented	Intermediate tenure	Total	
41.6	58.4	100.00	47

Table 8 sets out the tenure split based on preferences of existing and newly forming households in Stretford. This means that of those that will need affordable housing 58.4% would prefer intermediate tenure and 41.6% would prefer affordable or social rent.

Table 9: Affordable Housing Need by Dwelling Type/Size in Stretford	
Type/size	Percentage
1 bedroom house	17.2
2 bedroom house	15.7
3 bedroom house	18.4
4 or more bedroom house	1.8
1 bedroom flat	11.9
2 or more bedroom flat	32.8
1 bedroom bungalow	2.2
2 bedroom bungalow	0.0
3 or more-bedroom bungalow	0.0
Total	100.00
Annual net need	47

Table 9 shows that there is a greatest need for affordable 2 or more bedroom flats and houses.

HOUSE PRICES AND RENTS

Table 10: Comparative median house price change 2007-2018 for Stretford			
	Median price by year (Median £)		
	2007	2018	2007-2018 % age change
Stretford	144,950	204,000	40.7%

Tables 10 sets out comparative house price change by sub-area between 2007 and 2018. Stretford has seen some of the largest price increases in the borough with a 40.7% increase.

Table 11: Median Rents for Altrincham compared to Trafford overall	
Stretford	Trafford
£750	£776

Table 11 shows median rents in 2018. The data indicates that Stretford has lower rents compared to the borough-wide level. Median level rents for Stretford in 2018 were £750 compared to £776 for Trafford.

Table 12: Cost of alternative tenures in Stretford	
Tenure option	
Social Rent (average)	£380
Affordable Rent	£582
Market Rent-Lower Quartile	£650
Market Rent - Median	£750
Market Sale – Lower Quartile	£174,500
Market Sale – Median	£204,000
Market Sale – Average	£207,869
Starter Home	£163,200
Shared Ownership (50%)	£102,000
Shared Ownership (25%)	£51,000
Help to Buy	£153,000
Discounted Home Ownership	£155,902

Table 12 sets out the cost of alternative tenure options in Stretford ranging from £380 a month for a social rented property to a purchase price of a market sale property of £207,869.

Table 13: Household income required for alternative tenure options in Stretford (based on 25% for income for rents and 3.5x income multiple for buying)		
Tenure option	Stretford	Trafford
Social Rent (average)	£18,240	£18,240
Affordable Rent	£27,955	£34,061
Market Rent-Lower Quartile	£31,200	£31,200
Market Rent - Median	£36,000	£37,440
Market Sale – Lower Quartile (assumes 10% deposit)	£44,871	£47,571
Market Sale – Median (assumes 10% deposit)	£52,457	£66,857
Market Sale – Average (assumes 10% deposit)	£53,452	£83,395
Starter Home	£41,966	£53,486
Shared Ownership (50%)	£38,889	£49,169
SHARED Ownership (25%)	£32,113	£40,533
Help to Buy	£40,800	£52,000
Discounted Home Ownership	£41,574	£64,862

Table 13 sets out the indicative incomes required in Stretford 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 Stretford than in Trafford as a whole.

Table 14: Median rents, household incomes and what could be afforded in Stretford							
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 £)
£521	£625	£729	£833	£938	£1,042	£750	£2,083

Note: Red cells indicate rent is not affordable. Green cells indicate rent is affordable.

Table 14 presents local income levels in Stretford based on median rents to determine what is affordable. As can be seen 40% and more of income would need to be spent on rent to be affordable.

Table 15: Median house prices compared with median household income buying capacity in Stretford					
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 £)
£52,500	£75,000	£112,500	£150,000	£204,000	£2,083

The situation is worse for median house prices and incomes (Table 15) where it is not possible to access median quartile house prices of £204,000 in Stretford.

Table 16: Rents and house prices which would be genuinely affordable in Stretford			
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	£521	£52,500	£87,500

Based on the evidence provided it is possible to establish genuinely affordable rents and purchase prices across the borough. This is demonstrated for Stretford in Table 16. Genuinely affordable median rents in Stretford should be £521 and median purchase price (assuming 3.5 times income) should be £87,500.

SUMMARY

- The majority of residents in Stretford are White (79%) with 20% being from the BME community.
- Current dwelling stock in Stretford is 10,655 and there are 10,115 households.
- The majority of the properties in Stretford are 2 and 3 bedroom houses.
- The current tenure split in Stretford is 59.7% owner occupied, 15.5% private rented and 24.8% affordable.
- 16.4% of BME households live in Stretford. BME households account for 24.1% of all households in Stretford.
- The number of households in need in Stretford is 1,110 which equates to 11.0% of the current households in Stretford.
- In respect of market housing there are particular shortages of 3 bed houses and 2 bed flats in Stretford.
- The survey showed that 100% of older people in Stretford would prefer to live in a 2 bedroom flat.
- The household survey also showed that 67.3% of older people in Stretford would like to continue living in their own home with support when needed, 29.9% would like to live in a sheltered scheme and 24.6% would choose to live in an extra care scheme.
- There is a need for 47 affordable units per annum with the majority being intermediate tenure (58.4%).
- The type of affordable dwellings needed in Stretford is 32.8% two or more bed flats, 18.4% three bed houses, 17.2% one bed house, 15.7% two bed house, 11.9% 1 bed flat, 2.2% one bed bungalow and 1.8% four or more bed houses.
- Median house prices have increased by 40.7% in Stretford from £144,950 to £204,000 between 2007 and 2018.
- Median monthly rents of £750 in Stretford are lower than the average equivalent for Trafford (£776).
- Based on a monthly gross household income of £2,083 median rents of £750 are affordable in Stretford if 40% of income is spent on rent.
- Based on a monthly gross household income of £2,083 it is not possible to purchase median priced properties (£204,000) in Stretford unless income multiples exceed 10 x income.
- Genuinely affordable median rents in Stretford should be £521 and median purchase price (assuming 3.5 times income) should be £87,500.