

Trafford Council

Housing Needs Assessment 2019

Affordable Housing



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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 Borough. The 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 Borough. 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.

The borough consists of seven distinctive sub-areas which are:

1. Altrincham
2. Old Trafford
3. Partington & Carrington
4. Rural Communities
5. Sale
6. Stretford
7. Urmston

CURRENT AFFORDABLE HOUSING STOCK

In October 2019 there were 27 Registered Providers (Housing Associations) operating in Trafford with a total stock profile of 16,038. Table 1 lists the main providers of social/affordable housing in Trafford.

Table 1: Main providers of affordable housing in Trafford

Provider	Stock	% of Stock
Trafford Housing Trust	8,866	55%
Irwell Valley	2,053	13%
Your Housing Group	1,867	12%
Jigsaw	711	4%
Great Places	564	4%
Onward Homes	386	2%
Guinness	314	2%
Mosscare St Vincent's	267	2%
Anchor	256	2%

Table 2 shows the number of social/affordable housing units in the Trafford borough by the type of provision.

Table 2: Number of social housing units in Trafford by the type of provision

General Needs	Supported Housing	Housing for Older People	Low Cost Home Ownership	Total
11,719	483	3,342	494	16,038

Figure 1: Trafford Borough Affordable Housing Delivery 2008/09 to 2017/18

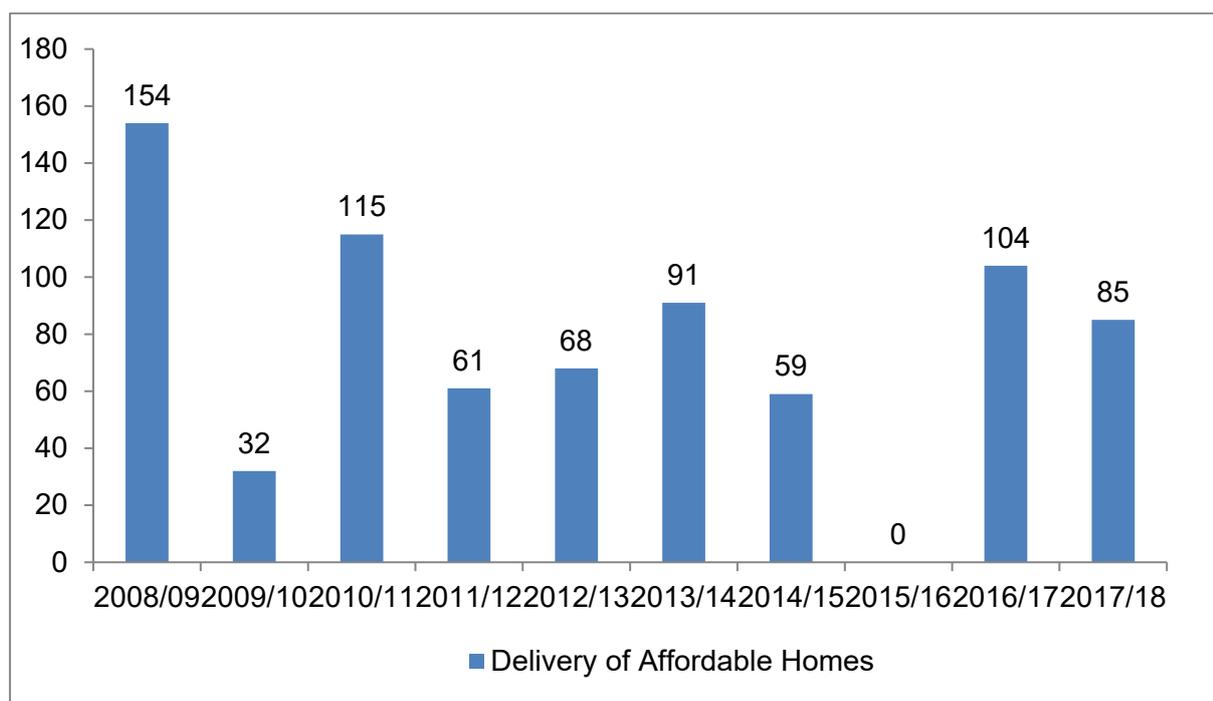


Figure 1 identifies that over the period 2008/09 to 2017/18, 769 affordable dwellings were built.

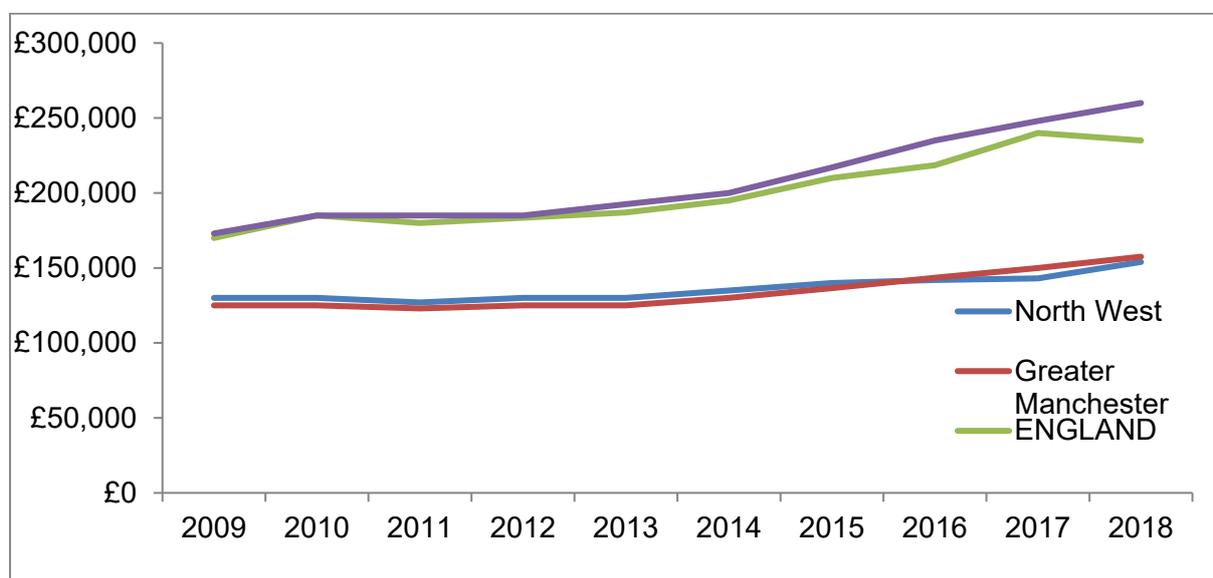
HOUSE PRICES AND RENTAL COSTS IN TRAFFORD

Table 3 Trafford Borough Average House Prices

Market Sale – Lower Quartile	£185,000
Market Sale – Median	£260,000
Market Sale - Average	324,312

Table 3 details market sale lower quartile, median and average house prices in Trafford borough.

Figure 2: Median house price trends 2009 to 2018: Trafford, North West and England



Overall, median prices have increased in Trafford Borough from £173,000 in the year 2009 to £260,000 in 2018 as demonstrated in Figure 2. This equates to an increase of 50.3%. Trafford experienced the highest median house prices compared to Greater Manchester, the NW region and England. This is set out in Table 4 alongside the percentage change. The rate of growth in Trafford is higher than that experienced across Greater Manchester (+26%).

Table 4 Comparative Median House Price Change 2009-2018 with Greater Manchester (GM), North West region and England

Location	Median price (£)		% Change 2009-2018
	2009	2018	
Trafford Borough	173,000	260,000	50%
GM	125,000	157,500	26%
North West	130,000	154,000	18%
England	170,000	235,000	38%

Table 5: Cost of alternative tenures by sub-area in 2018

Tenure Option	Altrincham	Old Trafford	Partington & Carrington	Rural Communities	Sale	Stretford	Urmston	Trafford Borough
Social Rent (average)	£380	£380	£380	£380	£380	£380	£380	£380
Affordable Rent	£907	£662	£493	£1,299	£654	£582	£570	£710
Market Rent-Lower Quartile	£750	£676	£550	£793	£650	£650	£550	£650
Market Rent - Median	£867	£780	£624	£1,148	£750	£750	£693	£780
Market Sale – Lower Quartile	£261,000	£130,000	£130,000	£345,000	£192,000	£174,500	£192,500	£185,000
Market Sale – Median	£352,000	£194,672	£172,149	£770,495	£293,048	£207,869	£259,070	£324,312
Market Sale - Average	£435,997	£194,672	£172,149	£770,495	£293,048	£207,869	£259,070	£324,312
Starter Home	£281,600	£143,200	£130,400	£535,200	£218,000	£163,200	£197,000	£208,000
Shared ownership (50%)	£176,000	£89,500	£81,500	£334,500	£136,250	£102,000	£123,125	£130,000
Shared ownership (25%)	£88,000	£44,750	£40,750	£167,250	£68,125	£51,000	£61,563	£65,000
Help to buy	£264,000	£134,250	£122,250	£501,750	£204,375	£153,000	£184,688	£195,000
Discounted Home Ownership	£326,998	£146,004	£129,112	£577,871	£219,786	£155,902	£194,303	£243,234

Table 5 compares current rents, average house prices and discounted house prices across Trafford borough. Affordable rents are highest in the Rural Communities and Altrincham as are market rents. Average house prices are also highest in the Rural Communities and Altrincham. Rents are affordable in Urmston, Carrington and Partington, and Old Trafford.

AFFORDABILITY IN TRAFFORD

Table 6: Household income required for alternative tenure options (based on 25% for income for rents and 3.5x income multiple for buying) in 2018

Tenure Option	Altrincham	Old Trafford	Partington & Carrington	Rural Communities	Sale	Stretford	Urmston	Trafford Borough
Social Rent	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240
Affordable Rent	£43,546	£31,757	£23,654	£62,362	£31,373	£27,955	£27,379	£34,061
Market Rent - Median	£41,592	£37,440	£29,952	£55,104	£36,000	£36,000	£33,264	£37,440
Market Sale - Average (assumes 10% deposit)	£112,114	£50,058	£44,267	£198,127	£75,355	£53,452	£66,618	£83,395
Shared ownership (50%)	£66,057	£34,299	£31,362	£124,249	£51,463	£38,889	£46,644	£49,169
Shared ownership (25%)	£54,366	£28,354	£25,948	£102,029	£42,412	£32,113	£38,465	£40,533
Help to buy	£70,400	£35,800	£32,600	£133,800	£54,500	£40,800	£49,250	£52,000
Discounted Home Ownership	£87,199	£38,934	£34,430	£154,099	£58,610	£41,574	£51,814	£64,862

Table 6 details household incomes needed for alternative tenure options and demonstrates that the highest incomes are needed for affordable and market rent in the Rural Communities and Altrincham. Likewise the highest incomes are needed in the same areas to be able to buy a property.

Table 7: Relative affordability of median prices by local authority area, North West and England (residence based)

Area	2016	2017	2018
Trafford Borough	6.75	7.72	7.73
Stockport	6.92	7.06	7.13
Manchester	6.12	6.43	6.63
Salford	5.35	6.13	6.20
Greater Manchester	5.48	5.55	5.80
Tameside	5.44	5.56	5.74
Bury	5.34	5.70	5.57
Bolton	5.04	5.21	5.31
Rochdale	5.12	5.18	5.23
Oldham	5.07	5.10	5.20
Wigan	4.61	4.82	5.00

Trafford borough is the least affordable local authority area in Greater Manchester with a median income to house price ratio in 2018 of 7.73 as illustrated in Table 7.

Trafford alongside the two neighbouring districts of Manchester and Salford is less affordable than the North West region and Greater Manchester.

The analysis in Table 8 establishes what would be a reasonable rent based on local incomes in each of the sub areas. Assuming that 25% of income is spent on housing, across the borough a genuinely affordable market rent would be £521 based on local incomes and this would range between £313 and £938 at a sub-area level. Four sub-areas (Altrincham, Rural Communities, Sale and Urmston) are affordable if 35% of income is spent on median rents and in the lower income area of Old Trafford median prices are still not affordable if 50% of income is spent on rent.

Table 9 sets out the indicative incomes required based on rental property being affordable if up to 25% of household income is spent on rent; and owning is affordable based on a 3.5x household income multiple. Analysis also assumes deposits of up to 10%. Household incomes needed to pay Affordable Rent in Altrincham and the Rural Communities are high at £43,546 and £62,362. Likewise to buy an average priced property in these areas incomes of £112,114 and £198,127 would be needed.

Table 8: Median rents, household incomes and what could be afforded

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 £)
Altrincham	£938	£1,125	£1,313	£1,500	£1,688	£1,875	£867	£3,750
Old Trafford	£313	£375	£438	£500	£563	£625	£780	£1,250
Partington and Carrington	£313	£375	£438	£500	£563	£625	£624	£1,250
Rural Communities	£1,320	£1,563	£1,823	£2,083	£2,344	£2,604	£1,148	£5,208
Sale	£729	£875	£1,021	£1,167	£1,313	£1,458	£750	£2,917
Stretford	£521	£625	£729	£833	£938	£1,042	£750	£2,083
Urmston	£729	£875	£1,021	£1,167	£1,313	£1,458	£693	£2,917
Trafford Borough	£729	£875	£1,021	£1,167	£1,313	£1,458	£780	£2,917

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

Table 9: Household income required for alternative tenure options (based on 25% for income for rents and 3.5x income multiple for buying)

Tenure Option	Income required (2018)							
	Altrincham	Old Trafford	Partington & Carrington	Rural Communities	Sale	Stretford	Urmston	Trafford Borough
Social Rent	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240	£18,240
Affordable Rent	£43,546	£31,757	£23,654	£62,362	£31,373	£27,955	£27,379	£34,061
Market Rent - Lower Quartile	£36,000	£32,448	£26,400	£38,064	£31,200	£31,200	£26,400	£31,200
Market Rent - Median	£41,592	£37,440	£29,952	£55,104	£36,000	£36,000	£33,264	£37,400
Market Sale - Lower Quartile (assumes 10% deposit)	£67,114	£33,429	£33,429	£88,714	£49,371	£44,871	£49,500	£47,571
Market Sale - Median (assumes 10% deposit)	£90,514	£46,029	£41,914	£172,029	£70,071	£52,457	£63,321	£66,857
Market Sale - Average (assumes 10% deposit)	£112,114	£50,058	£44,267	£198,127	£75,355	£53,452	£66,618	£83,395
Shared ownership (50%)	£66,057	£34,299	£31,362	£124,249	£51,463	£38,889	£46,644	£49,169
Shared ownership (25%)	£54,366	£28,354	£25,948	£102,029	£42,412	£32,113	£38,465	£40,533
Help to buy	£70,400	£35,800	£32,600	£133,800	£54,500	£40,800	£49,250	£52,000
Discounted Home Ownership	£87,199	£38,934	£34,430	£154,099	£58,610	£41,574	£51,814	£64,862

The impact of higher deposits on the income required to service a mortgage are summarised in Table 10. Based on borough prices this demonstrates the considerable reduction on income requirements for a property to be affordable through higher deposits.

Table 10: Impact of alternative deposits on income required for open market properties

Market sale price	Amount of deposit			
	10%	20%	30%	40%
Market Sale - Lower Quartile	£166,500	£148,000	£129,500	£111,000
Market Sale - Median	£234,000	£208,000	£182,000	£156,000
Market Sale - Average	£291,881	£259,450	£227,019	£194,587
Household income required (3.5x multiple)	10%	20%	30%	40%
Market Sale - Lower Quartile	£47,571	£42,286	£37,000	£31,714
Market Sale - Median	£66,857	£59,429	£52,000	£44,571
Market Sale - Average	£83,395	£74,129	£64,862	£55,596
Household income required (5x multiple)	10%	20%	30%	40%
Market Sale - Lower Quartile	£33,300	£29,600	£25,900	£22,200
Market Sale - Median	£46,800	£41,600	£36,400	£31,200
Market Sale - Average	£58,376	£51,890	£45,404	£38,917

The extent to which open market rents are affordable to selected key-workers and those on minimum and living wages is explored in Table 11. Median rents are unaffordable to all selected key worker groups until at least 40% of income is spent on rent; but median rents are affordable to dual full-time living wage/minimum wage households where at least 30% of income is spent on rent.

Table 11: Monthly median rent that could be afforded by percentage of income spent on rent

Occupation/ Wage	Gross Household Income 2018							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 £)
Police Officer	£23,124	£482	£578	£674	£771	£1,688	£964	£780	£1,927
Nurse	£17,652	£368	£441	£515	£588	£662	£736	£780	£1,471
Fire Officer	£23,862	£497	£597	£696	£795	£895	£994	£780	£1,989
Teacher	£23,270	£494	£593	£692	£791	£890	£988	£780	£1,977
Min Wage (single household)	£16,010	£334	£400	£467	£534	£600	£667	£780	£1,334
Min Wage (1 FT/1PT)	£24,014	£500	£600	£700	£800	£901	£1,001	£780	£2,001
Min Wage (2 working adults)	£32,019	£667	£800	£934	£1,067	£1,201	£1,334	£780	£2,668
Living Wage (single)	£17,550	£366	£439	£512	£585	£658	£731	£780	£1,463
Living Wage (1 FT/1PT)	£26,325	£548	£658	£768	£878	£987	£1,097	£780	£2,194
Living Wage (two workers)	£35,100	£731	£878	£1,024	£1,170	£1,316	£1,463	£780	£2,925

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

Table 12: Median house prices compared with median household incomes

Benchmark Incomes	Gross Household Income 2018 (£)	3.5x	4x	4.5x	5x	7.5x	10x	12.5x	15x	Median Price 2018
Police	£23,124	£80,934	£92,496	£104,058	£115,620	£173,430	£231,240	£289,050	£346,860	£260,000
Nurse	£17,652	£61,782	£70,608	£79,434	£88,260	£132,390	£176,520	£220,650	£264,780	£260,000
Fire officer	£27,492	£83,517	£95,448	£107,379	£119,310	£178,965	£238,620	£298,275	£357,930	£260,000
Teacher	£29,664	£83,020	£94,880	£106,740	£118,600	£177,900	£237,200	£296,500	£355,800	£260,000
Min Wage (single household)	£16,010	£56,033	£64,038	£72,043	£80,048	£120,071	£160,095	£200,119	£240,143	£260,000
Min Wage (1 FT/1PT)	£24,014	£84,050	£96,057	£108,064	£120,071	£180,107	£240,143	£300,178	£360,214	£260,000
Min Wage (2 working adults)	£32,019	£112,067	£128,076	£144,086	£160,095	£240,143	£320,190	£400,238	£480,285	£260,000
Living Wage (single)	£17,843	£61,425	£70,200	£78,975	£87,750	£131,625	£175,500	£219,375	£263,250	£260,000
Living Wage (1 FT/1PT)	£26,764	£92,138	£105,300	£118,463	£131,625	£197,438	£263,250	£329,063	£394,875	£260,000
Living Wage (2 workers)	£35,685	£122,850	£140,400	£157,950	£175,500	£263,250	£351,000	£438,750	£526,500	£260,000

Table 13: Affordability of intermediate tenure options

			Tenure Option and monthly rent/purchase price					
			Social Rent (monthly cost)	Affordable Rent (Monthly cost)	Shared Ownership (50%)	Shared Ownership (25%)	Help to Buy	Discounted Home Ownership
			£380	£601	£130.00	£65,000	£195,000	243,234
Occupation/Wage	Gross household income 2018 (Annual £)	Gross household income 2018 (Monthly £)	Household income required (assuming 25% spent on rent is affordable)		Income multiple required for equity component (excluding deposit)			
Police	£23,124	£1,927	£1,927	£1,927	5.6	2.8	8.4	10.5
Nurse	£17,652	£1,471	£1,471	£1,471	7.4	3.7	11.0	13.8
Fire	£27,492	£2,291	£2,991	£2,291	4.7	2.4	7.1	8.8
Teacher	£29,664	£2,472	£2,472	£2,472	4.4	2.2	6.6	8.2
Min Wage (single household)	£16,010	£1,334	£1,334	£1,334	8.1	4.1	12.2	15.2
Min Wage (1 FT/1PT)	£24,014	£2,001	£2,001	£2,001	5.4	2.7	8.1	10.1
Min Wage (2 working adults)	£32,019	£2,668	£2,668	£2,668	4.1	2.0	6.1	7.6
Living Wage (single)	£17,843	£1,487	£1,487	£1,487	7.3	3.6	10.9	13.6
Living Wage (1 FT/1PT)	£26,764	£2,230	£2,230	£2,230	4.9	2.4	7.3	9.1
Living Wage (2 workers)	£35,685	£2,974	£2,974	£2,974	3.6	1.8	5.5	6.8

Note: income requirements for rental options assumes 25% of household income is affordable

Table 12 shows the buying potential (excluding deposits) for selected key-workers and those on minimum and living wages applied to borough-wide figures of £260,000 (median price). This shows that selected key workers would require a minimum 10x income multiple to buy a lower quartile property and 12.5x for a median priced property. Households on dual full-time minimum/living wages would require an income multiple of at least 7.5x for a lower quartile property to be affordable.

Table 13 also shows the basic income multiples needed to buy different affordable purchase options. This does not take into account any rental component but would indicate that help to buy and discounted home ownership are not realistic options except where substantial deposits can be made. Social renting would be affordable to most of the selected key worker households and households with multiple minimum/living wage earners. Affordable Rent would only be affordable to teachers and dual full-time earning households on minimum and living wages.

Table 14: Affordability of intermediate tenure options

Intermediate product	Trafford Borough price	% existing households can afford	% newly forming households can afford
50% Shared ownership / Help to buy	£130,000	24.1%	43.9%
Discounted home ownership	£243,234	8.1%	20.8%
25% shared ownership	£65,000	59.8%	87.1%

Further tests of affordability in Table 14 confirm a range of intermediate tenure options are affordable. In particular, 25% shared ownership is affordable to 59.8% of existing households and 87.1% of newly forming households.

Table 15: Genuinely affordable rents and purchase prices by sub-area

Sub-area	Lower Quartile Rents (25% of income)	Median Rents (25% of income)	Lower quartile purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
Altrincham	£729	£938	£122,500	£157,500
Old Trafford	£313	£313	£52,500	£52,500
Partington & Carrington	£313	£313	£52,500	£52,500
Rural Communities	£938	£1,302	£157,500	£218,750
Sale	£521	£729	£87,500	£122,500
Stretford	£313	£521	£52,500	£87,500
Urmston	£521	£729	£87,500	£122,500
Trafford borough	£521	£729	£87,500	£122,500

Using the information presented so far it is possible to establish what would be a genuinely affordable rent and purchase price across the borough (Table 15). This is based on local incomes and assumes no more than 25% of income is spent on a rent and a household income multiplier of 3.5 is applied to local household incomes.

Table 16: Genuinely affordable rents and purchase prices by sub-area compared to actual market rents and purchase prices

Sub-area	Genuinely Affordable Median Rents (25% of income)	Market Rent (Median)	Genuinely Affordable Median purchase (3.5x income multiple)	Market Sale-Median
Altrincham	£938	£867	£157,500	£352,000
Old Trafford	£313	£780	£52,500	£179,000
Partington & Carrington	£313	£624	£52,500	£163,000
Rural Communities	£1,302	£1,148	£218,750	£669,000
Sale	£729	£750	£122,500	£272,500
Stretford	£521	£750	£87,500	£204,000
Urmston	£729	£693	£122,500	£246,250
Trafford borough	£729	£780	£122,500	£260,000

Table 16 compares these genuinely affordable rents and purchase prices to actual rents and purchase prices across the borough. In Stretford median market rents are £750 this compares to a genuinely affordable median market rent of £521. House prices are £207,869 compared to a genuinely affordable market price of £87,500. In Altrincham median market rents are £867 compared to a genuinely affordable median rent of £938. The median purchase price in Altrincham of £157,500 compares to an actual market price of £435,997.

AFFORDABLE HOUSING NEED

The 2019 HNA assesses the scale of affordable housing requirements using the latest (2019) household survey evidence and housing register data. Modelling takes account of the requirements of Planning Practice Guidance (PPG) and the cost of buying and renting on the open market has been tested. For buying, modelling assumes a 3.5x household income multiple and any savings/equity available and compares this with the cost of a lower quartile property.

Table 17: Overall annual dwelling mix based on range of housing need 2019-2037

Dwelling type/size	Market (60%)	Affordable (40%)	Total
1 and 2-bedroom house	107	108	215
3-bedroom house	255	103	358
4 or more-bedroom house	78	32	110
1-bedroom flat	74	37	112
2 and 3-bedroom flat	-43	88	45
1-bedroom bungalow	77	33	110
2-bedroom bungalow	19	4	23
3 or more-bedroom bungalow	35	1	36
Other	7	0	7
TOTAL	609	406	1,015

The overall market mix by dwelling type, size and tenure is summarised in Table 17. This is based on a detailed assessment of the relationship between households and dwellings and how this is expected to change over the plan period which is explained fully in the main report. Analysis assumes that 1,015 dwellings would be built each year and overall 60% are market and 40% are affordable.

Table 18 shows the type and size requirements of affordable housing based on the annual gross imbalance. This analysis is based on a combination of the following:

- The type of accommodation existing households in need expect to move to,
- The type and size of dwelling newly forming households moved to (newly forming households are households such as single people leaving home, couples accessing their first homes or those that have recently divorced).

This analysis feeds into the overall market mix analysis of the HNA. This would suggest an overall dwelling mix of 52.7% houses, 38.4% flats and 8.8% bungalows is needed.

Table 18: Affordable need by dwelling size and type (% by sub-area)

Dwelling type/size	Altrincham	Old Trafford	Partington and Carrington	Rural Communities	Sale	Stretford	Urmston	Trafford total
1-bedroom house	9.6	5	1.9	5.3	33.9	17.2	2.2	9.7
2-bedroom house	15.7	0	68.4	56.1	0	15.7	18.6	14.7
3-bedroom house	27.6	3.9	20.1	18.9	19	18.4	40.1	20
4 or more-bedroom house	21.2	4.4	0	15.5	4.7	1.8	4.7	8.4
1-bedroom flat	7.9	15.2	0	2.5	9.7	11.9	3.7	9.2
2-bedroom flat	14.1	64	0	0	30.9	32.8	0	28.6
3 or more-bedroom flat	0	2.1	0	0	0	0	0	0.6
1 -bedroom bungalow	3.1	5.5	9.6	1.4	1.9	2.2	25.5	7.7
2-bedroom bungalow	0.8	0	0	0	0	0	4.3	0.9
3 or more-bedroom bungalow	0	0	0	0	0	0	0.9	0.2
Other	0	0	0	0.3	0	0	0	0
Total	100	100	100	100	100	100	100	100
Annual gross need	273	395	53	94	149	112	232	1,308
Annual net need	114	165	22	39	62	47	97	545

Table 19: Current affordable supply and annual gross need

No. of Bedrooms	Current supply (SDR 2018)	Annual need (LHNA)	Variance
1 bedroom	33.9	26.6	-7.3
2 bedroom	35	44.2	9.2
3 bedroom	28.3	20.7	-7.5
4 bedroom	2.2	7.9	5.7
5 bedroom	0.5	0.6	0
Total	100	100	

PPG asks councils to compare their current supply of affordable housing with future need. As Table 19 shows, there are sufficient one-and three-bedroom dwellings relative to need, but a particular shortfall of two-bedroom dwellings and affordable dwellings with four or more bedrooms. Net affordable need by sub-area is summarised in Table 20. Based on the 25% income for renting and 3.5x income plus equity/savings for buying, the gross annual shortfall of affordable housing is 1,308.

Once annual supply through sales, lettings and pipeline supply is considered, the net shortfall is **545** each year.

Across the borough it is recommended that 26.6% of new affordable dwellings have one-bedroom, 44.2% two-bedrooms, 20.7% three-bedrooms and 8.4% four or more-bedrooms

Table 20: Annual affordable housing need by dwelling size

Number of bedrooms	Sub Area							
	Altrincham	Old Trafford	Partington and Carrington	Rural Communities	Sale	Stretford	Urmston	Trafford Total
One	20.5	25.6	11.3	9.6	45	31.3	31.5	26.6
Two	30.4	63.8	69.8	56.4	30.9	48.2	22.8	44.2
Three	27.5	6.1	18.9	19.1	18.8	18.8	40.9	20.7
Four	21.2	4.3	0	16	0	1.8	4.7	7.9
Five or more	0	0	0	0	4.7	0	0	0.5
Total	100	100	100	100	100	100	100	100
Net need	114	165	22	39	62	47	97	545

Table 21: Overall annual dwelling type/size and tenure mix under baseline demographic scenario

Dwelling type/size	Tenure		Total
	Market (60%)	Affordable (40%)	
1 and 2-bedroom house	107	108	215
3-bedroom house	255	103	358
4 or more-bedroom house	78	32	110
1-bedroom flat	74	37	112
2 and 3-bedroom flat	43	88	45
1-bedroom bungalow	77	33	110
2-bedroom bungalow	19	4	23
3 or more-bedroom bungalow	35	1	36
Other	7	0	7
Total	609	406	1,015
Dwelling type	Market (60%)	Affordable (40%)	Total
House	440	243	684
Flat	32	125	157
Bungalow	131	37	168
Other	7	0	7
Total	609	406	1,015
Number of bedrooms	Market (60%)	Affordable (40%)	Total
1	108	119	227
2	132	149	280
3	292	107	398
4	78	32	110
Total	609	406	1,015

Further analysis considers the market and affordable mix appropriate for the borough. The overall market mix by dwelling type, size and tenure is summarised in Table 21. This is based on a detailed assessment of the relationship between households and dwellings and how this is expected to change over the plan period. Analysis assumes that 1,015 dwellings would be built each year and overall 60% are market and 40% are affordable.

Table 22: Affordable Dwelling Tenure Split

Sub Area	Affordable/social rented (%)	Intermediate tenure (%)	Total
Altrincham	18.4	81.6	100
Old Trafford	60.4	39.6	100
Partington and Carrington	48.4	51.6	100
Rural Communities	49.1	50.9	100
Sale	49	51	100
Stretford	41.6	58.4	100
Urmston	20.9	79.1	100
Trafford Total	40.4	59.6	100

The latest evidence on an appropriate tenure split is presented in Table 22. This indicates an overall tenure split for Trafford Borough of 40% rented and 60% intermediate tenure.

SUMMARY

- 33.5% of affordable housing in Trafford is houses, 51.8% is flats and 14.7% is bungalows.
- Trafford is the least affordable local authority in GM with a median income to house price ratio in 2018 of 7.73.
- Affordable rents are highest in the Rural Communities and Altrincham at £1,299 and £907 per calendar month.
- Incomes needed to buy houses in the Rural Communities and Altrincham are high with a household income of £198,127 needed to buy a house at market price in the Rural Communities and a household income of £112,114 needed to buy a house at market price in Altrincham.
- If 25% of income is spent on housing, across the borough a genuinely affordable lower quartile market rent would be £521 based on local incomes and would range between £313 and £937 at a sub-area level.
- In the high-income sub-areas Altrincham and Rural Communities, median prices are affordable if households spend 25% of their income on housing costs. However, in the lower income area of Old Trafford, median prices are still not affordable if 50% of income is spent on rent. Overall, four sub-areas (Altrincham, Rural Communities, Sale and Urmston) are affordable if 35% of income is spent on median rents.
- Social renting is affordable to most key worker households in Trafford Borough and households with multiple minimum/living wage earners. Affordable Rent is only affordable to Teachers and dual full-time earning households on minimum and living wages.
- Modelling suggests an annual net imbalance of **545** affordable dwellings across Trafford Borough.

- The overall shortfalls in affordable housing are 145 one-bedroom, 241 two-bedroom, 113 three-bedroom, 43 four-bedroom and 3 five or more-bedroom general needs dwellings.
- Across the borough it is recommended that 26.6% of new affordable dwellings have one-bedroom, 44.2% two-bedrooms, 20.7% three-bedrooms and 8.5% four or more-bedrooms.
- This study confirms that the proposed target of 40% of new dwellings (subject to viability assessment) to be affordable is appropriate
- 25% shared ownership is affordable to 59.8% of existing households and 87.1% of newly forming households.