

# Trafford Council

## Housing Need Assessment 2019

### Black and Minority Ethnic Households (BME)



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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.

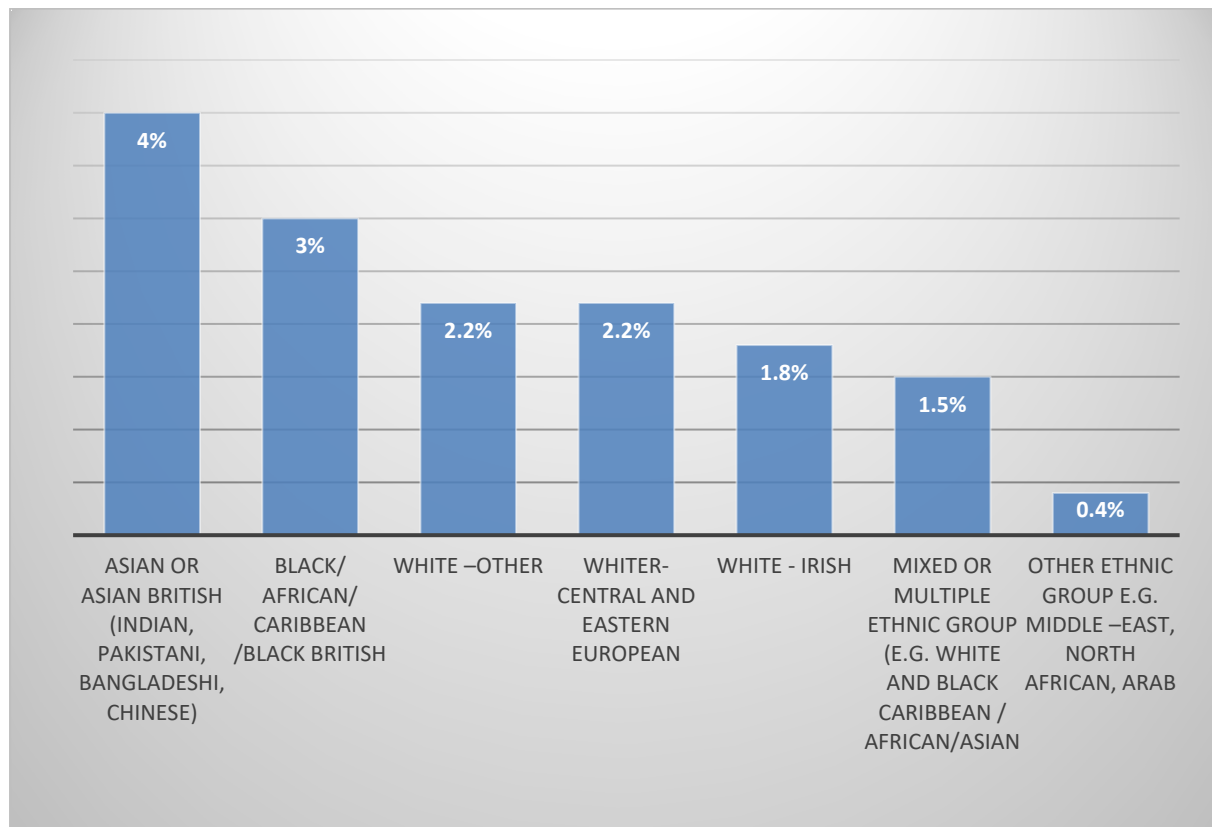
The HNA evidence base is prepared in accordance with the requirements of the February 2019 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). The findings from the study provide an up-to-date, robust and defensible evidence base for policy development, in accordance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

## BME DEMOGRAPHICS

**Figure 1: Breakdown of Ethnic Groups in Trafford Borough Excluding White British**

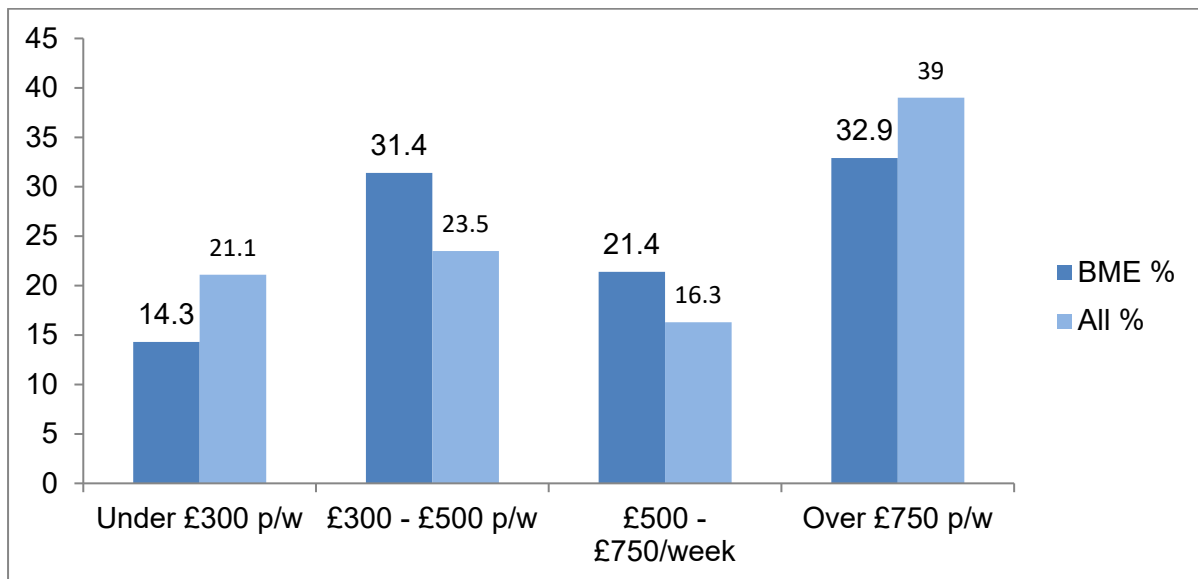


The 2019 household survey indicates that 84.9% of Household Reference People (HRP) in Trafford describe themselves as White British and 15.1% describe themselves as having other ethnicities. Figure 1 displays the breakdown of ethnic groups in Trafford Borough, excluding White British.

Sub-area	All Households	BME households	Percentage of households BAME
Atrincham	23024	2807	12.2%
Old Trafford	11486	3672	32.0%
Partington and Carrington	4568	313	6.9%
Rural Communities	4112	577	14.0%
Sale	29527	3907	13.2%
Stretford	10115	2435	24.1%
Urmston	18154	1092	6.0%
<b>TOTAL</b>	<b>100,986</b>	<b>14,803</b>	<b>14.7%</b>

26.4% of BME households across Trafford borough live in Sale and 24.8% live in Old Trafford. BME households account for 32% of all households in Old Trafford.

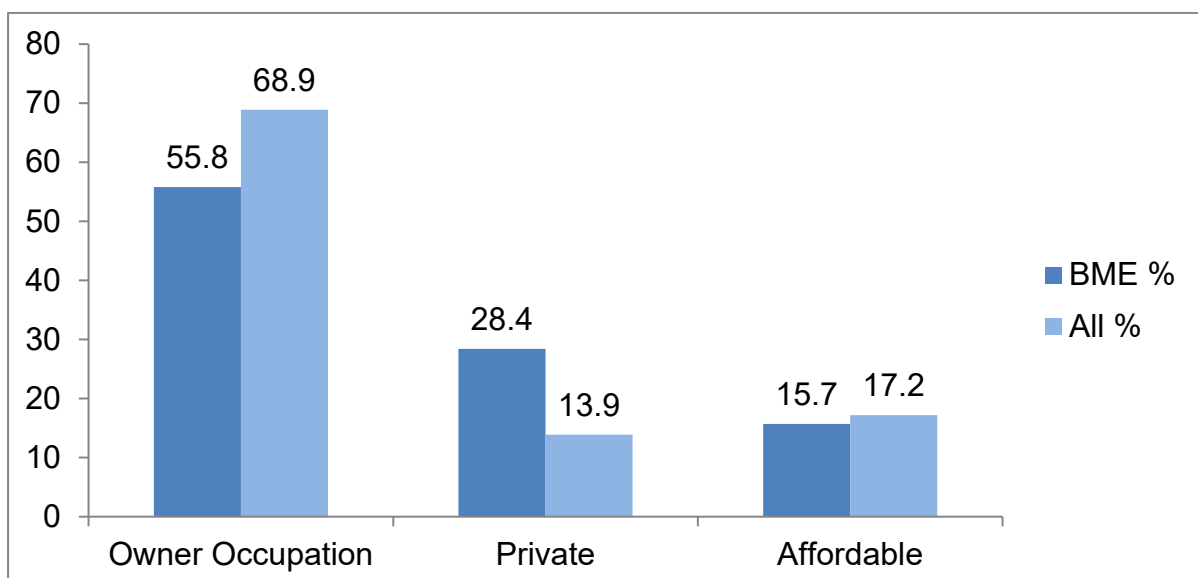
**Figure 2: Income per Week**



Household incomes tend to be lower, with 47% of BME households receiving less than £300 each week compared with 33.2% across the total population.

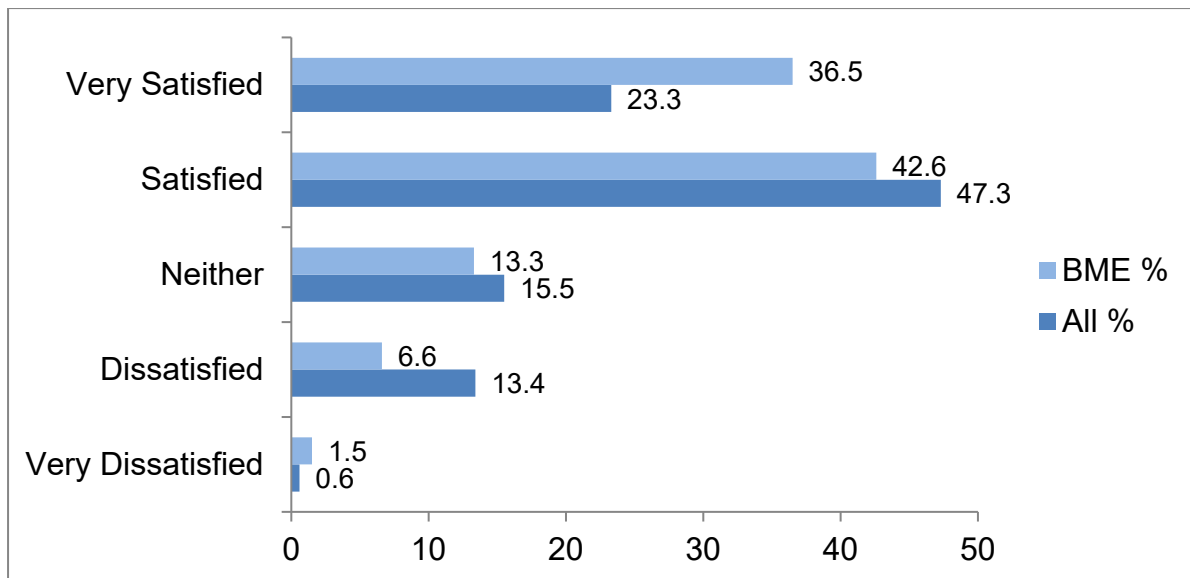
## BME HOUSEHOLD'S CURRENT ACCOMMODATION

**Figure 3: Tenure**



Although the majority are owner occupiers, BME households are more likely to rent privately than live in affordable housing.

**Figure 4 Satisfaction with Repairs**



The majority of BME households are either very satisfied or satisfied with the standard of repair in their current accommodation.

<b>Table 2: Breakdown of Household Type by Ethnicity</b>		
<b>Type</b>	<b>BME %</b>	<b>All %</b>
Single Adults <65	21.5	18.2
Single Adults >65	5.5	11.2
Couple only <65	12.6	15.4
Couple only>65	4.5	13.6
Couple 1/2 children<18	29.2	17.9
Couple 3+ children <18	6.3	3.3
Couple with children >18	4.9	8.8
Lone parent with 1/2 children <18	6.8	3.4
Lone parent with 3 children <18	0.1	0.7
Lone parent with children >18	6.4	4.2
Other types	2.2	3.3
<b>Total</b>	<b>100</b>	<b>100</b>

The majority of BME households are couples with one or two children under 18.

<b>Table 3: Breakdown of accommodation type by ethnicity</b>		
<b>Type</b>	<b>BME % age</b>	<b>All % age</b>
1/2 bedroom house	0.9	0.4
3 bedroom detached house	2.7	5.4
4+ bedroom detached house	11.2	9.9
1/2 semi-detached house	3.1	2.6
3 bedroom semi-detached house	23.7	28.9
4+ bedroom detached house	7.2	9.2
1/2 bedroom terraced house	10.4	7
3 bedroom terraced house	13.2	8.7
4+ bedroom terraced house	1.9	3.3
1/2 bedroom bungalow	0.3	2.8
3 bedroom bungalow	0	1.4
1 bedroom flat	12.5	8.8
2 bedroom flat	12.4	10.6
3+ bedroom flat	0.6	0.9
Other	0	0.1
<b>Total</b>	<b>100</b>	<b>100</b>

Larger numbers of BME households live in terraced housing compared to all households across Trafford Borough

In addition 6.1% of all households have had adaptations carried out to their properties compared to 3% of BME households.

## FUTURE NEED

<b>Table 4: Housing need amongst BME households</b>			
<b>Housing need factor</b>	<b>BME households %</b>	<b>All Households %</b>	<b>% all households who are BME</b>
N1: Under notice, real threat of notice or lease coming to an end	9.1	13.2	18.1
N2: Too expensive, and in receipt of housing benefit or in arrears due to expense	26.2	20.2	34.1
N3: Overcrowded according to the bedroom standard model	39.8	33.6	31.1
N4: Too difficult to maintain	6.4	26.6	6.3
N5: Couples, people with children and single adults over 25 sharing a kitchen, bathroom or toilet with another household	10.1	3.9	68.9
N6: Household containing people with mobility impairment or other special needs living in unsuitable accommodation	20.4	16.4	32.6
N7: Lacks a bathroom, kitchen or inside toilet and household does not have resources to make fit	3.6	1.0	100.0
N8: Subject to major disrepair or unfitness and household does not have resources to make fit	3.6	4.6	20.8
N9: Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved expect through a move	1.6	4.5	9.3
% with one or more housing need	13.2	7.4	26.2
Base (all households with one or more housing needs)	1,947	7,423	
Base (all households)	14,803	100,986	

In terms of housing need, 13.2% of all BME households were in some form of housing need compared with 7.4% of all households (Table 4) and overall 26.2% of all households in need were BME. Overcrowding was the most frequently mentioned reason for being in need (39.8% of BAME households). 68.9% of households in need as they were sharing a kitchen or other facilities were BME households along with all households lacking a bathroom, kitchen or inside toilet.

## SUMMARY

- The 2019 household survey indicates that 84.9% of Household Reference People (HRP) in Trafford describe themselves as White British and 15.1% describe themselves as having other ethnicities.
- 26.4% of BME households live in Sale and 24.8% live in Old Trafford. BME households account for 32% of all households in Old Trafford.
- Household incomes tend to be lower, with 47% of BME households receiving less than £300 each week compared with 33.2% across the total population.
- Although the majority are owner occupiers, BME households are more likely to rent privately than live in affordable housing.
- The majority of BME households are either very satisfied or satisfied with the standard of repair in their current accommodation.
- Larger numbers of BME households live in terraced housing compared to all households across Trafford Borough.
- 6.1% of all households have had adaptations carried out to their properties compared to 3% of BME households.
- In terms of housing need, 13.2% of all BME households were in some form of housing need compared with 7.4% of all households and overall 26.2% of all households in need were BME.
- Overcrowding was the most frequently mentioned reason for being in need (39.8% of BME households). BME households made up 68.9% of households who were in need because they were sharing a kitchen or other facilities along with all households lacking a bathroom, kitchen or inside toilet.