Introduction and Tenure Mix
Owner occupation has been the majority tenure type in Greater Manchester since 1971, increasing in each census year until peaking in 2001. Private renting saw a decline to 1991, then increased to above its 1971 level in 2011. Levels of social renting have been falling since 1981, and in 2011 levels were only slightly higher than that of private renting. 96% of household growth between 2001 and 2011 was in the private rented sector.

Source: Census 1971-2011
Almost 700,000 homes - over 60% of all properties - are owner occupied across Greater Manchester as a whole, with 307,000 of those being owned outright. Only in Manchester are less than half of properties owned, with 15% owned outright. Stockport and Trafford have the highest levels of outright ownership, both above the national average of 30%. Manchester and Salford have significantly higher proportions of social and private rented stock than both the Greater Manchester and England averages.
Owner occupation is particularly low in the regional centre. Owner occupation is comparatively more common and widespread across Stockport and the outer areas of Greater Manchester.
Private renting is most common in the regional centre. Private renting is clustered in the city centre areas of the various districts around GM and less common in the surrounding areas. The exception is Manchester, where private renting is prevalent throughout the district.

Source: Census 2011
Social renting is most common in the regional centre. Social renting is generally at its most common in the town centre areas of the various districts, but is relatively widespread in most districts, and being at its most frequent across the district of Manchester. It is comparatively less common outside of district city centres, particularly in Stockport, Oldham and Rochdale, where owner occupation rates are higher.
Social Renting
At a GM level, 85% of Registered Provider (RP) owned social housing stock is general needs, 10% of stock is housing for older people, 3% is supported housing and 2% shared ownership. Bury, Stockport and Wigan retain the majority of their housing stock (Bury and Stockport managed through an ALMO, Wigan by the Local Authority), figures are not broken down by type of stock.

Source: HCA. Private Registered Provider Social Housing Stock in England: Statistical Data Return dataset 2016
At a GM level, 95% of general needs stock is let at social rent levels, and 5% is at affordable rent levels. The highest levels of social rented stock are in Wigan, Manchester, Bury and Stockport, all with 4% (or less) of general needs stock let at an affordable rent. Trafford has the highest level of affordable rental properties at 11.5%, with Bolton having 10.5% and Oldham and Stockport each over 6%.

<table>
<thead>
<tr>
<th></th>
<th>Social rent</th>
<th>Affordable rent</th>
<th>Total general needs stock</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
</tr>
<tr>
<td>Bolton</td>
<td>20,850</td>
<td>89.5%</td>
<td>2,454</td>
</tr>
<tr>
<td>Bury</td>
<td>11,777</td>
<td>97.1%</td>
<td>347</td>
</tr>
<tr>
<td>Manchester</td>
<td>63,016</td>
<td>97.0%</td>
<td>1,923</td>
</tr>
<tr>
<td>Oldham</td>
<td>19,361</td>
<td>93.9%</td>
<td>1,258</td>
</tr>
<tr>
<td>Rochdale</td>
<td>18,763</td>
<td>94.8%</td>
<td>1,022</td>
</tr>
<tr>
<td>Salford</td>
<td>28,488</td>
<td>95.6%</td>
<td>1,301</td>
</tr>
<tr>
<td>Stockport</td>
<td>15,387</td>
<td>96.0%</td>
<td>647</td>
</tr>
<tr>
<td>Tameside</td>
<td>19,864</td>
<td>93.2%</td>
<td>1,454</td>
</tr>
<tr>
<td>Trafford</td>
<td>11,747</td>
<td>88.5%</td>
<td>1,520</td>
</tr>
<tr>
<td>Wigan</td>
<td>23,871</td>
<td>98.0%</td>
<td>477</td>
</tr>
<tr>
<td>GM</td>
<td>233,124</td>
<td>94.9%</td>
<td>12,403</td>
</tr>
</tbody>
</table>

Source: HCA, Private Registered Provider Social Housing Stock in England: Statistical Data Return dataset 2016
Local Authority Housing Statistics dataset (including imputed data), England 2015-16: Section A - Dwelling Stock
Since 1998, Right to Buy sales were at their highest in GM between around 2002 and 2005. At the policy's peak, the most sales took place in Manchester, but in recent years Wigan has seen the highest number of sales.

Source: Live Tables of Social Housing Sales: Table 685: Annual Right to Buy Sales by Local Authority
New Affordable Homes
The number of additional dwellings increased steadily to a peak in 2007/2008, until there was a decrease in the additional dwellings in 2008/09 onwards following the financial crisis. However the highest number of affordable completions in Greater Manchester were in 2014/15 with around 2,000 affordable dwellings completed.

and DCLG Live Table 1008 Total additional affordable dwellings provided by local authority area, England – Completions [1](https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply)
The table shows that additional affordable completions have fluctuated over the period, with the highest level of delivery in 2014/15, and a lower level in 2015/16, due to the fact that the 2011-15 Affordable Homes Programme (AHP) came to an end in this year. Manchester and Salford saw the highest numbers of additional affordable dwellings over the period, accounting for almost 40% of GM’s total additional affordable homes. Bury, Wigan and Trafford saw the lowest levels of affordable completions in the period.

Source: DCLG Live table 1008c, Total additional affordable dwellings by Local Authority District [https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply]
The 2011-2015 Affordable Homes Programme (AHP) delivered 3,350 affordable homes in Greater Manchester, 82% of which were for affordable rent and 12% of which were delivered through the empty homes programme. A third of completions over the period were in Manchester and Salford.
2015-18 Affordable Homes Programme: schemes that have reached grant confirmation stage as at end of September 2016

Across Greater Manchester, a total of £44m of funding has been secured to deliver 1,971 homes through the 2015-18 Affordable Homes Programme, administered by the HCA. 84% of homes delivered will be affordable rent, with the remainder of homes being available for affordable home ownership products. As at September 2016 Salford and Manchester had the highest level of grant funding and number of homes confirmed.

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Affordable Home Ownership</th>
<th>Affordable Rent</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Funding (£)</td>
<td>Homes</td>
<td>Funding (£)</td>
</tr>
<tr>
<td>Bolton</td>
<td>£2,032,000</td>
<td>108</td>
<td>£2,032,000</td>
</tr>
<tr>
<td>Bury</td>
<td>£1,301,000</td>
<td>49</td>
<td>£1,913,000</td>
</tr>
<tr>
<td>Manchester</td>
<td>£5,792,267</td>
<td>277</td>
<td>£7,343,267</td>
</tr>
<tr>
<td>Oldham</td>
<td>£15,300</td>
<td>1</td>
<td>£33,300</td>
</tr>
<tr>
<td>Rochdale</td>
<td>£2,644,500</td>
<td>113</td>
<td>£2,644,500</td>
</tr>
<tr>
<td>Salford</td>
<td>£11,138,155</td>
<td>417</td>
<td>£12,473,155</td>
</tr>
<tr>
<td>Stockport</td>
<td>£3,695,000</td>
<td>142</td>
<td>£4,764,000</td>
</tr>
<tr>
<td>Tameside</td>
<td>£2,747,608</td>
<td>111</td>
<td>£2,747,608</td>
</tr>
<tr>
<td>Trafford</td>
<td>£2,137,438</td>
<td>106</td>
<td>£2,456,088</td>
</tr>
<tr>
<td>Wigan</td>
<td>£8,060,522</td>
<td>340</td>
<td>£8,060,522</td>
</tr>
<tr>
<td>GM</td>
<td>£39,563,790</td>
<td>1,664</td>
<td>£44,467,440</td>
</tr>
</tbody>
</table>

Rental and homeownership affordability
Monthly rent prices in Greater Manchester are higher than in the North West, but lower than England as a whole. The mean monthly rent within Greater Manchester is £628, compared to £584 in the North West and £852 in England as a whole. The upper quartile rent in Greater Manchester is £700, which is still significantly lower than the England mean rent. The upper quartile rent in the North West is £650 and £950 in England as a whole. The average price in England is inflated due to high rents in London.
This chart shows the mean, median and lower quartile rents across Greater Manchester districts, and 30% of the mean, median and lower quartile monthly household incomes. Across Greater Manchester as a whole, lower quartile rents are less than 30% of lower quartile incomes; this is the case in all but Manchester, Salford and Trafford. Similarly, in all districts all rents are affordable to those on mean incomes. In Manchester, only lower quartile rents are affordable to those on a median income or less. Wigan is the only district for which all three rents are affordable to those on lower quartile incomes.
This chart shows the mean, median and lower quartile rents across Greater Manchester districts, and 30% of the mean, median and lower quartile monthly household incomes. Across Greater Manchester as a whole, lower quartile rents are less than 30% of lower quartile incomes; this is the case in all but Manchester, Salford and Trafford. Similarly, in all districts all rents are affordable to those on mean incomes. In Manchester, only lower quartile rents are affordable to those on a median income or less. Wigan is the only district for which all three rents are affordable to those on lower quartile incomes.

OACI Paycheck 2017 https://www.caci.co.uk/products/product/paycheck
This chart shows the number of property sales in Greater Manchester by price band. Assuming 85% LTV mortgage repayments of no more than 30% of monthly income, this model shows what value of property is affordable for those on the median Greater Manchester household income, the mean household income, and those which are only affordable for those on above the average income.

Most of the houses sold within Greater Manchester are under £210,000, with the number of houses sold decreasing steadily as the price increases above the £120,000-£129,999 price band, with the exception of the £500,000 and above band, though this is as it is a wider band and still contains less than 1,000 sales in the year 2016. 39.71% of homes sold were affordable based on the 2016 mean income, whereas only 26.75% were affordable based on the 2016 median income.

The chart on the left shows the ratio of lower quartile house prices to lower quartile incomes. Manchester and Trafford have the highest prices, at 6.6 and 6.2 times income respectively; for Greater Manchester as a whole the figure is 5.2. The lower quartile price paid for a home in Greater Manchester was £101,000 in 2016, with a lower quartile household income of £19,500.
Housing Benefit and Universal Credit
In Greater Manchester there were almost 250,000 households claiming Housing Benefit (HB) or the Housing Element of Universal Credit (UC) in December 2016 (latest UC data available). Almost 164,000 of those were HB claimants living in social rented housing (66%), with 43,000 living in Manchester and 8,000 in Bury. A quarter of these households are HB claimants in the Private Rented Sector (63,000). Similarly, Manchester has the highest number of these households (15,000), whereas Trafford accounts for the lowest numbers (2,000). Households claiming UC Household Element account for 8% of these households (19,000). There is currently no tenure breakdown for these claimants.

HB claimants may also be claiming out of work benefits, for example Income Support, Jobseekers Allowance, Disability Living Allowance. Of the social renters claiming HB in GM, 70% were also claiming an out of work benefit. Of those claiming HB in the private rented sector, 55% were also claiming out of work benefits, indicating that a higher proportion of people in the private rented sector work while claiming HB than in the social rented sector.

For HB claimants that are in work, the most common amount awarded is higher for those living in private rented properties than those in the social rented sector. £75-100 is the most common award amount for private tenants, as opposed to £50-100 for social rented tenants, and over four times as many claimants in the private sector are awarded £100-125 than in the social sector. This suggests that rents are higher in private rented sector properties, and that wages are not necessarily sufficient to keep pace with rents in GM. The average weekly award amount in Greater Manchester across all tenures and working patterns is £81.

Housing Availability, Need and Vacant Properties
In Greater Manchester there were over 84,000 households on the housing register in 2015/16 - around 7% of households. Of these households, almost 25,000 (30%) were in reasonable preference, meaning they were in identified housing need; this includes people who were homeless, living in overcrowded households, and people who need to move on medical or welfare grounds. There are variations in the housing registers across the conurbation; in Bolton there were 23,000 households on the housing register, of which 6% were in reasonable preference. Similarly, Tameside had only 150 households in reasonable preference on their register. In contrast Bury had almost 1,400 households on the housing register, of which 54% were in reasonable preference.

In Greater Manchester there were over 84,000 households on the housing register in 2015/16—around 7% of households. Of these households, almost 25,000 (30%) were in reasonable preference, meaning they were in identified housing need; this includes people who were homeless, living in overcrowded households, and people who need to move on medical or welfare grounds. In Greater Manchester, over half of those on the registers are in need of a 1 bedroomed home (52%), with a further 28% requiring a 2 bedroomed home. However only 40% of lets were to those in one bedroomed homes in 2015/16, with 38% of lets to those in 2 bedroomed homes, and 20% to those needing three bedroomed homes.

Owner occupiers are far more likely to under occupy than those in other tenure types, with over 80% having at least one more bedroom than they need. They are also less likely to over occupy or to have only as many bedrooms as they need. Whilst there are more in raw numbers for over occupation, lower proportions of owner occupiers live in overcrowded accommodation.

Occupancy rating measures whether a house has more or less rooms than would be required for the number of people living there, giving a measure of over or under crowding. I.e. +1 means that a dwelling has one more bedroom than its occupants require.
A concealed family is a family that does not include the household reference person that shares a household with another family. Overall there were 13,643 concealed families reported across Greater Manchester in the 2011 Census. The majority of these were in Manchester, with 2,814 concealed families reported as present. The district with the least concealed families was Bury, with 828 concealed families reported.

Concealed families information is useful as it is an indicator that a family is unable to afford their own accommodation and may indicate overcrowding.

Source: Census 2011
Table LC1110EW
Oldham and Bury have the highest proportion of their properties listed as vacant, both at 3.2%. Manchester has by far the lowest at 1.7%. Across all of Greater Manchester, 2.5% of properties are listed as vacant.

Oldham and Bury have the highest proportion of their properties listed as long term vacant (empty for over 6 months) at 1.3%, followed closely by Bolton at 1.2%. Manchester has the lowest with 0.6% of its properties categorized as long term vacant, followed by Trafford at 0.7%. Overall 0.9% of properties in GM are marked as long term vacant.

From 2004 the number of vacant properties rose steadily from 48,573 to a peak of 57,837 in 2008. Since 2008 the number of vacant properties in Greater Manchester has decreased every year, with 2016 representing the lowest number of vacant properties since 2004 with 30,423. Long term vacant properties (properties empty for more than 6 months) have reduced significantly since 2008, from 25,000 to around 11,000 in 2016.

Source: DCLG Table 615 All vacant dwellings by local authority district, England, from 2004
The number of people sleeping rough in Greater Manchester has increased every year since 2010, with the most pronounced increase in rough sleeping being seen in Manchester. The data on rough sleepers is an estimate based on the number of people counted sleeping rough on a given night and as such likely represents and underestimation of the true number of rough sleepers.

Source: Rough Sleeping Statistics England Autumn 2016: Tables 1 and 2
The rate of homelessness prevention and relief saw a sharp increase from 2011/12 to 2013/14, where the rates have remained more stable over the past few years. Around 2010 the rate in Greater Manchester was similar to the rate in England, but has been higher since 2012/13.