

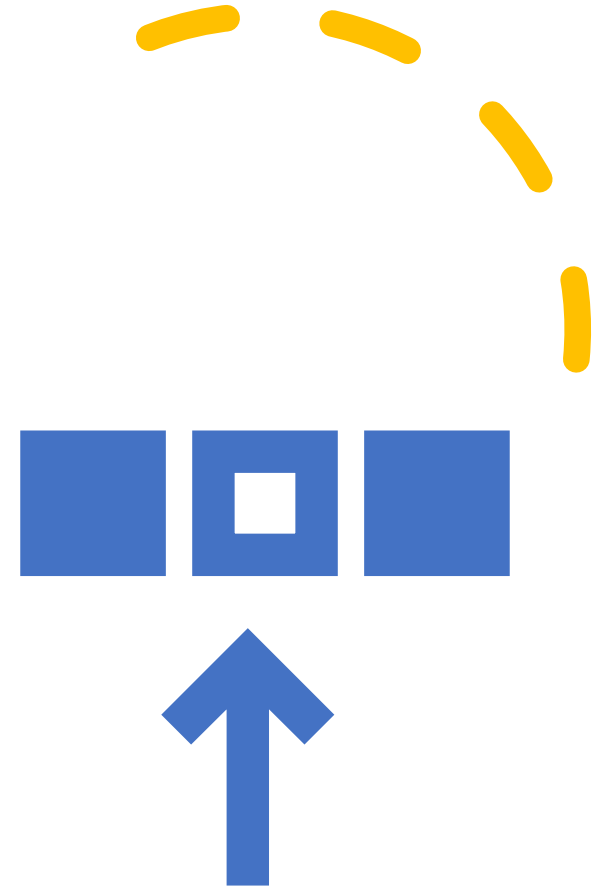
Buying a House Task

By Uddeshya Saini



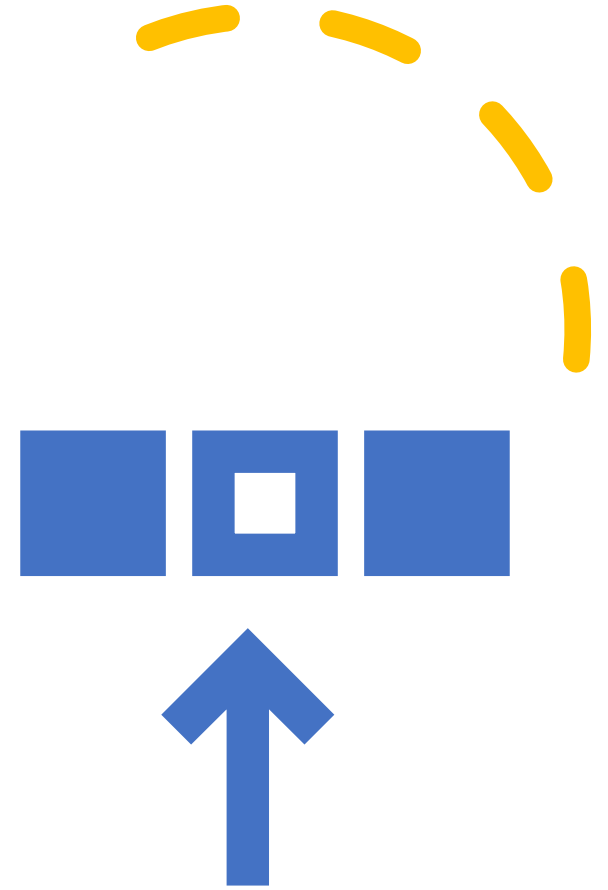
Executive Summary

- Factors used
- Methodology
- Chosen **Hulme** as the area to live
- Additional factors to look into
- Dashboard



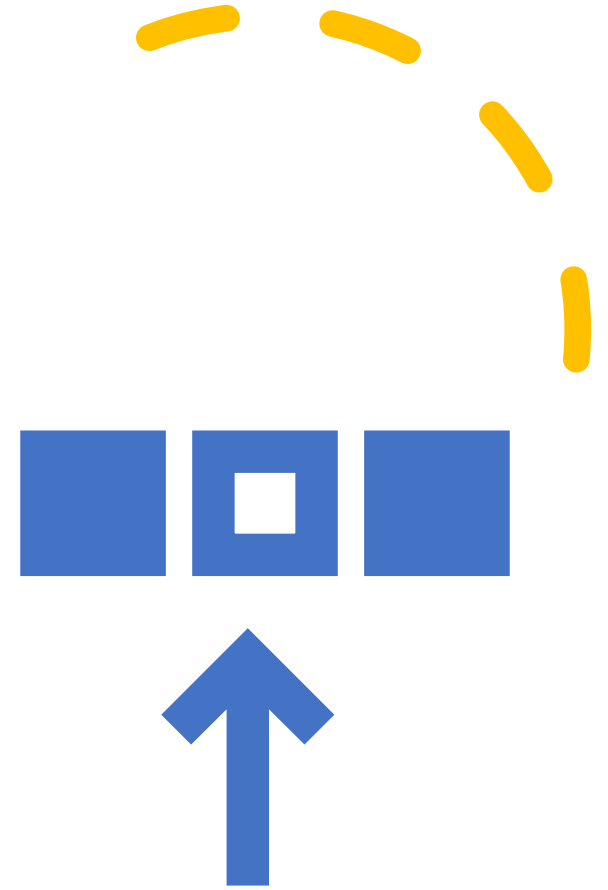
Objective

- Find an area in Manchester to buy a house with a budget of £350,000



Factors considered

- All boroughs of Greater Manchester
- Price of housing – 2022 only
- Noise
- Distance to office
- Proximity to school – those with an Ofsted rating of 'Outstanding'



Map of noise

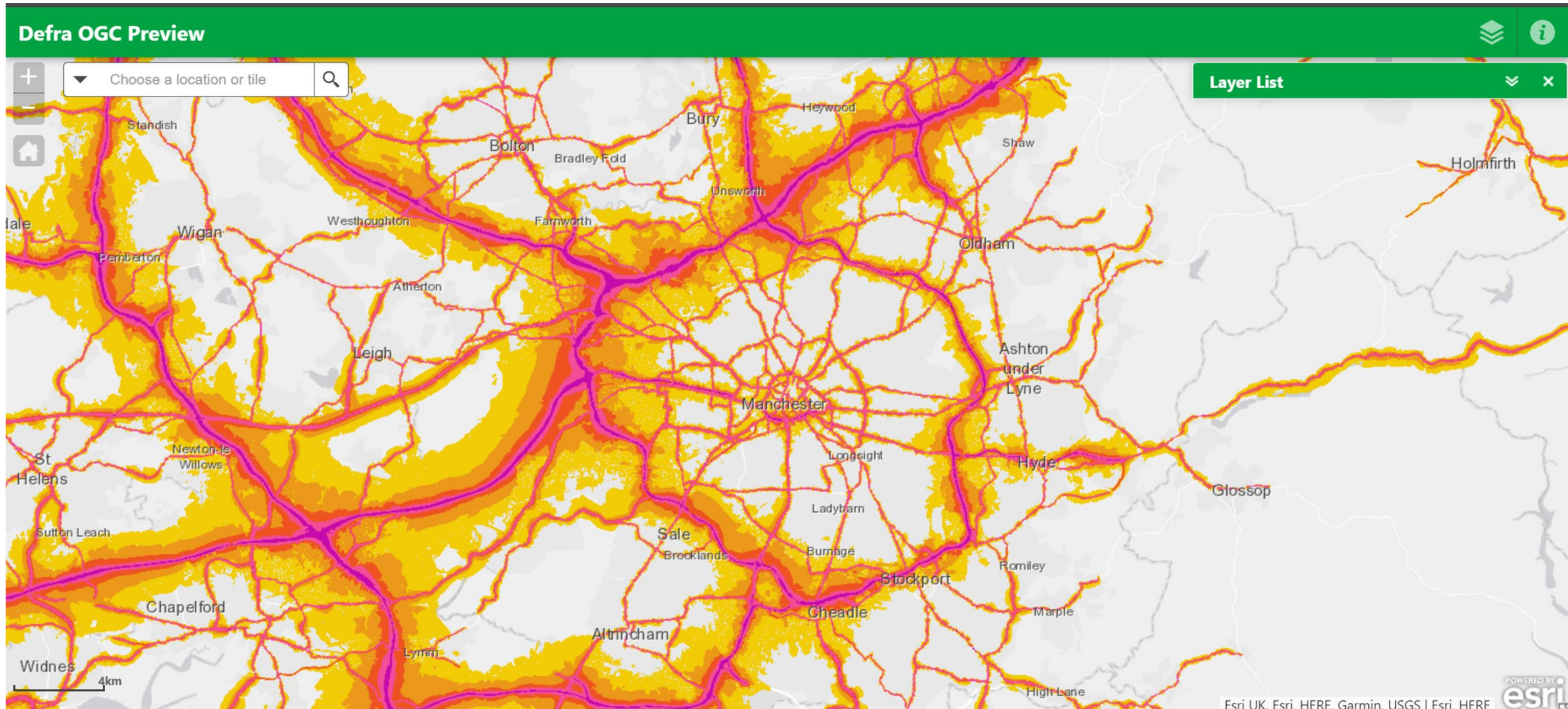


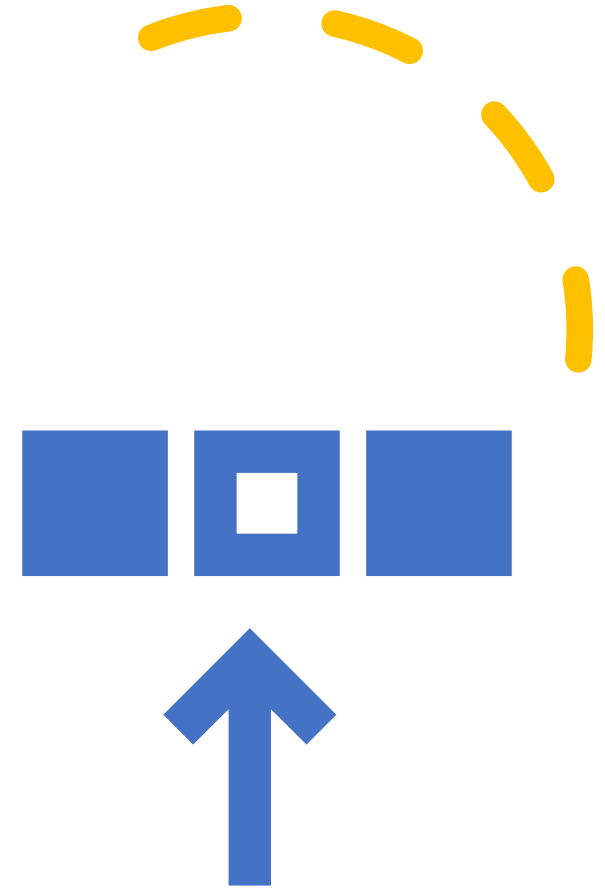
Figure 1: Defra Noise Map 2017

Methodology

- Used SQL to group areas into buckets
- Utilised a weighted average method to find the best areas

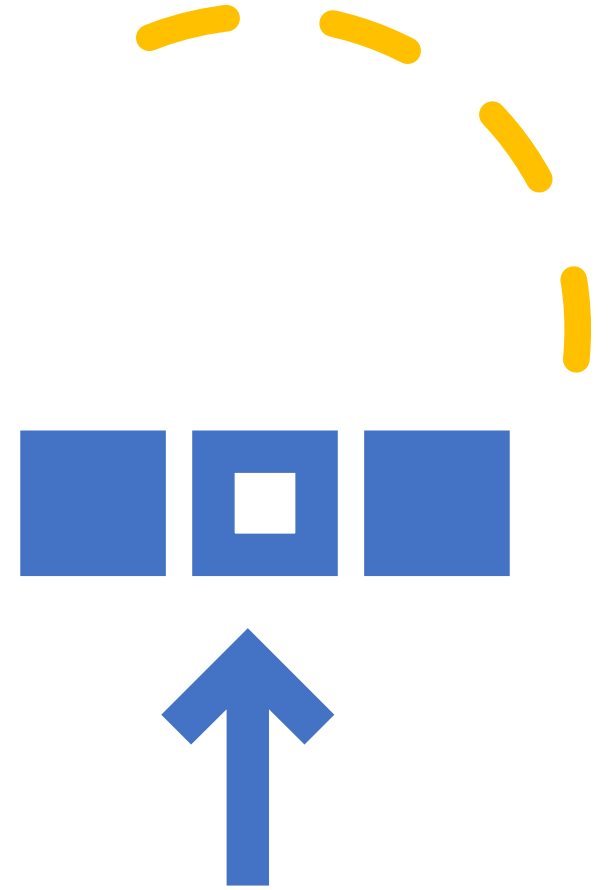
	A	B	C	D	E	F	G
1	Area	Price	Distance	School	cost_rank	distance_rank	Weighted average
2	Hulme	207480	3.2	1	4	6	3.2
3	Gorton	182686	3.9	1	6	5	3.15
4	Hollinwood	153963	4.7	1	6	5	3.15
5	Levenshulme	237285	3.4	1	3	6	3.05
6	Moston	187895	3.4	0	6	6	3
7	Harpurhey	125939	2.5	0	6	6	3
8	Openshaw	171647	3.3	0	6	6	3
9	Newton Heath	171143	3.3	0	6	6	3
10	Blackley	211867	3.7	1	4	5	2.85
11	Drolysdon	217212	3.9	1	4	5	2.85

Figure 2: Weighted Average table



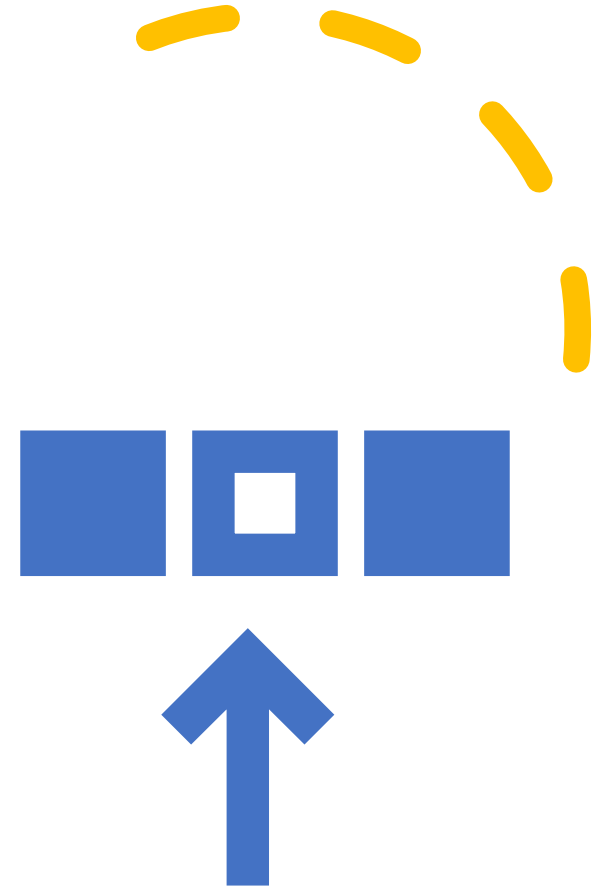
Choice of area - HULME

- Trinity CofE High School is nearby
- Is 3.2 miles away from office
- Average house price is £207,480



Additional factors

- Crime levels
- Cost of living
- Amount of green space



Evaluation of different areas in Manchester

257.08K

Average House Price (£)

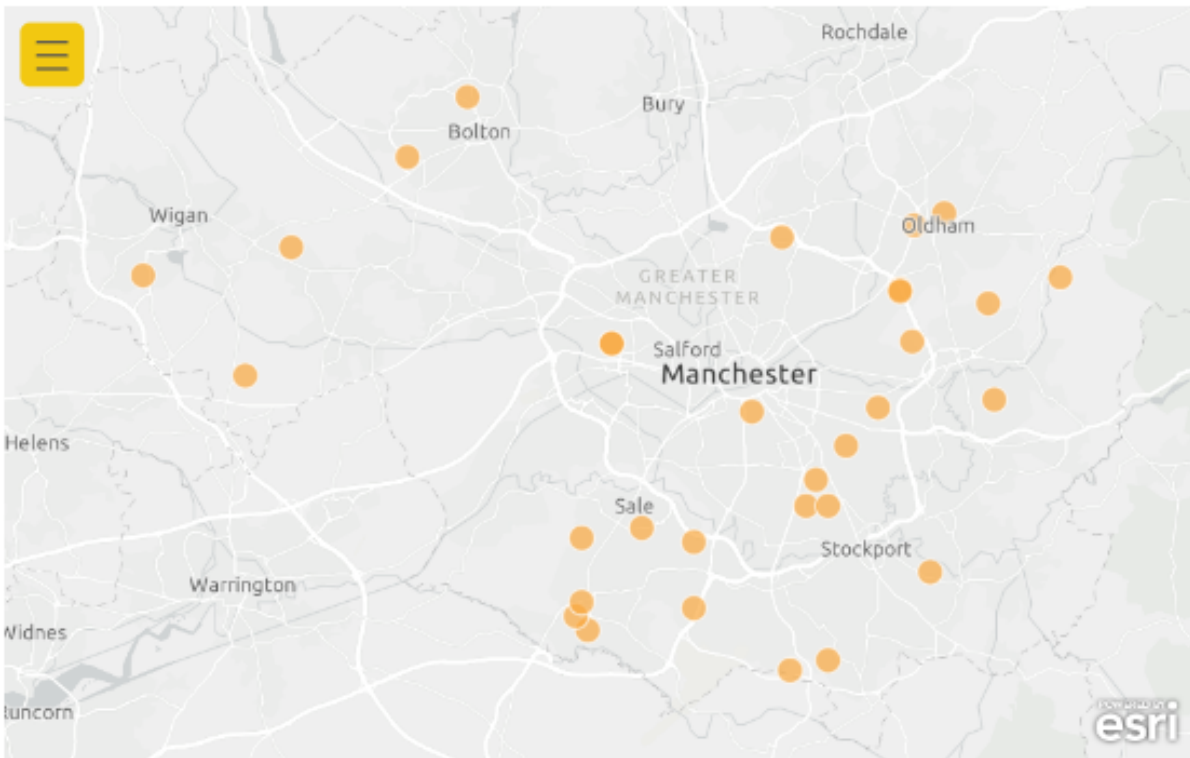
9.24

Average Distance (miles)

Greater Manchester Area

All

Location of Schools



Rankings of different areas

Area	School	House Price Ranking	Distance Ranking	Weighted average
Hulme	1	4	6	3.20
Gorton	1	6	5	3.15
Hollinwood	1	6	5	3.15
Levenshulme	1	3	6	3.05
Harpurhey	0	6	6	3.00
Moston	0	6	6	3.00
Newton Heath	0	6	6	3.00
Openshaw	0	6	6	3.00
Belle Vue	0	5	6	2.85
Beswick	0	5	6	2.85
Blackley	1	4	5	2.85
Bradford	0	5	6	2.85
Cheetham Hill	0	5	6	2.85
Drolysdon	1	4	5	2.85
Stretford	0	5	6	2.85

Thank You! Any Questions?

