Assignment 2 – Individual Chapter – Housing & Built Environment

INTRODUCTION

In its "Core Strategy Development Plan 2012 – 2027," Manchester City Council identifies 6 regeneration areas to focus their objectives (Council, 2012):

- City Centre (including Castlefield, Picadilly, Northern Quarter);
- North Manchester (including Blackley, Crumpsall, Moston, Harpurhey, Strangeways);
- East Manchester (including Clayton, Openshaw, Gorton, Newton Heath);
- Central Manchester (including Hulme, Longsight, Ardwick, Moss Side) ;
- South Manchester (including Chorlton, Didsbury, Withington and Levenshulme); and
- Wythenshawe (including Newell Green, Benchill, and Northenden)

With a predicted population of 581,000 by 2027, the Council aims for a twofold housing strategy to address current and future housing shortages; namely, renewing existing housing stock and building new dwellings (Council, 2012).

The following three themes supplement the Council's current strategy and offer additional insights to further maximise the impact of interventions.

THEME 1 – HOUSING OCCUPANCY RATINGS & ACCESS TO GREENSPACES

This theme analyses the distribution of over-occupied households within Greater Manchester, population density for these given areas, and access to greenspaces as a measure of quality of life.

Through hotspot analysis, we observe clustering of over-occupied households, with the most affected areas being in North and Central Manchester. These inner suburbs are historically deprived neighbourhoods with a density of council estates and privately let tenements. While population density is highest in these areas, they have the lowest ratio of green spaces, a reflection of the area being used predominantly for high-occupancy lodgings. Conversely, cold spots for over-occupancy exist in the farthest edges of every local authority, reflecting these

areas bordering rural areas. South Manchester, in particular, features a large number of greenspace and a relatively low over-occupancy score, given its historical feature as an affluent suburb.
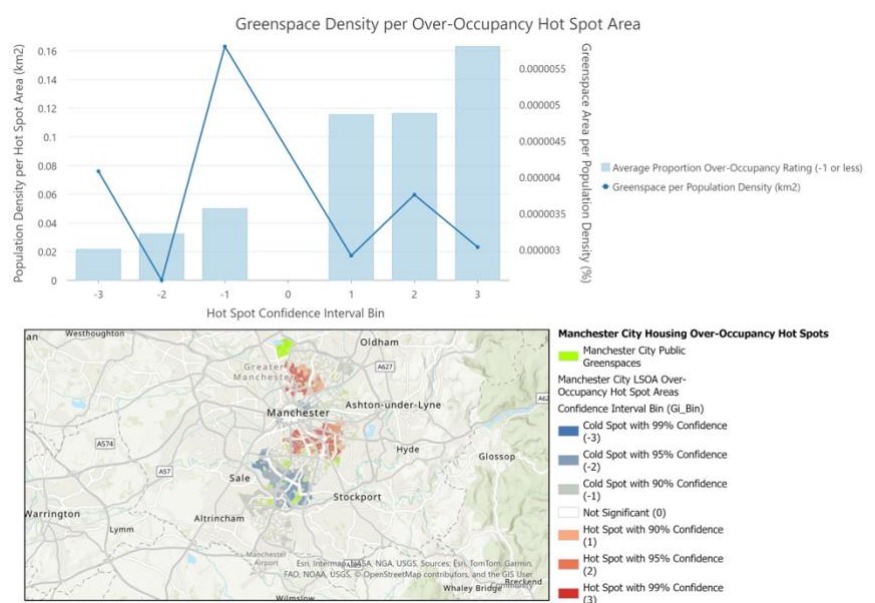
In the most affected areas, over-occupancy occurs in all tenure types (owned, privately let, and social housing), which may suggest the inability of residents to relocate to better housing and surroundings due to financial constraints.

Consequently, the following policy recommendations are to be considered:

- Conservation of existing green spaces
- Consider incorporating new green spaces into new build sites (e.g. park annex, resident courtyard, shared outdoor spaces, etc.)
- Resettlement scheme to encourage residents to displace to less population-dense neighbourhoods with higher quality of life indicators.

HOUSING STOCK OCCUPANCY AND ACCESS TO GREENSPACES GEOPROCESSING FLOWCHART
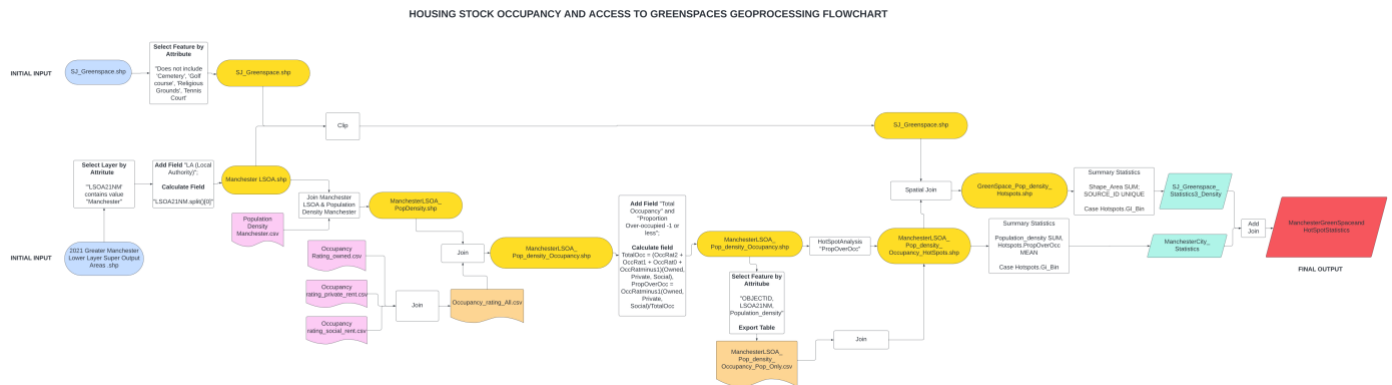
THEME 2 – HOUSING PRICES AND AFFORDABILITY

The above analysis suggests that housing prices and affordability is a possible factor contributing to over-occupancy.

Historical data of annual house sales in Manchester show that highest house prices are found in South Manchester (specifically, Chorlton and Didsbury) while lowest house prices are in North and East Manchester (namely, Blackley and Newton Heath).

In 2020, the lowest annual household incomes are recorded in North Manchester (Blackley and Harpurhey) and Central Manchester (Moss Side and Rusholme), all areas of high deprivation. By contrast, the highest annual incomes are reported in City Centre (Deansgate and Picadilly) and South Manchester (Didsbury and Chorlton).

We can demonstrate the relationship between house prices and household income using two indicators:

- Housing affordability as measured by house price in years of annual income (house price / annual income): higher values indicate less affordable housing

- Proportion of housing costs in annual household income: higher values indicate higher housing costs


When the two indicators are analysed in the accompanying chart, we observe that areas with the highest housing affordability ratios include areas with high as well as low house prices (e.g. while houses are cheaper in Ardwick, lower household incomes in that area result in the highest housing affordability ratio). However, once contrasted with the housing cost indicator, we see a demarcation between low income and high-income areas. In fact, we see an inverse relationship—as housing affordability ratio decreases, the proportion of housing costs to annual income increases—with the most affected areas being in North and East Manchester.
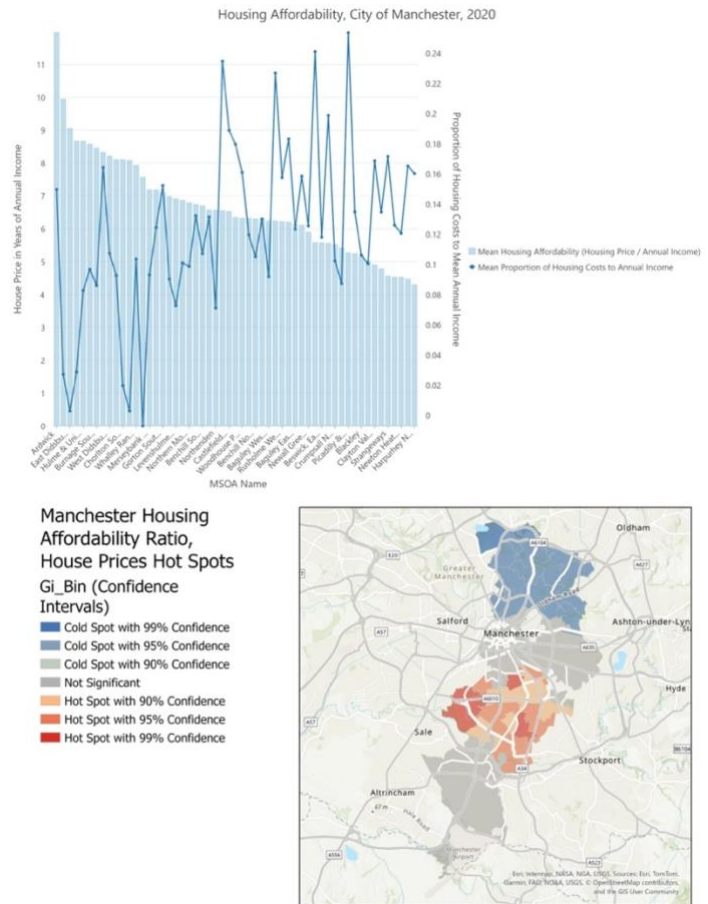
Given that North and East Manchester have already been identified as areas with relatively high rates of over-occupancy, we can confirm that housing affordability is a strong influencing factor in housing stock.

In conclusion, while not related. to housing policy, it is recommended to pursue policy interventions to lower the proportion of housing costs to annual income in the most affected (deprived) areas. While housing costs may not be changed, household incomes could be supplemented through employment or welfare programs.

ANNUAL HOUSE PRICES & HOUSING AFFORDABILITY RATIO GEOPROCESSING FLOWCHART
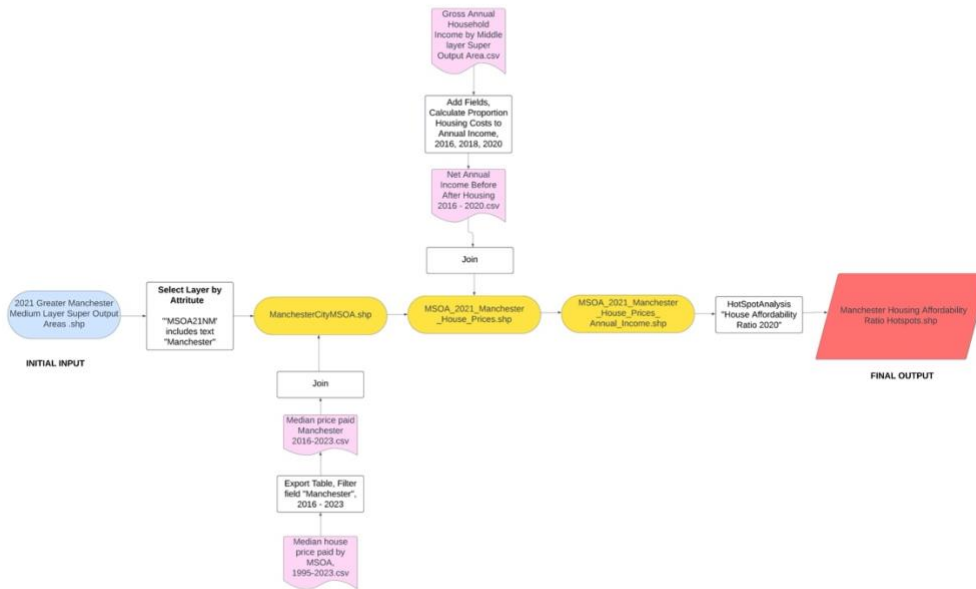
THEME 3 – HOUSING STOCK AGE & ENERGY EFFICIENCY

In line with Manchester City Council's strategy to improve current housing stock as well as build new dwellings, this theme analyses the age of dwellings and their energy efficiency rating.

For Manchester housing stock, we observe that:

- 58% of homes were built before 1945
- 26% of homes were built between 1945 and 1992
- 16% of homes were built after 1993

We also observe their classification according to energy efficiency bands (Band A being most efficient and Band G being least):

- Band A: 0.05%
- Band B: 14.65%
- Band C: 39.23%
- Band D: 34.21%
- Band E: 10.48%
- Band F: 1.18%
- Band G: 0.3%

The majority of homes in Manchester have Band C or D, which correlates with the UK national median score.(Statistics, 2024)

As demonstrated in the accompanying map, we observe through hotspot analysis that there is a correlation between dwelling age and its energy efficiency. The areas identified as hotspots (namely in Central and East Manchester) are also amongst the areas whose housing stock is composed 100% of homes built before 1945 (e.g. Victorian-era terraced homes).

Of the 19 areas with housing stock exclusively built before 1945, we observe a different distribution of energy efficiency ratings:

- Band A: 0.05%
- Band B: 5.96%
- Band C: 29.68%
- Band D: 45.81%
- Band E: 16.81%
- Band F: 1.78%
- Band G: 0.51%
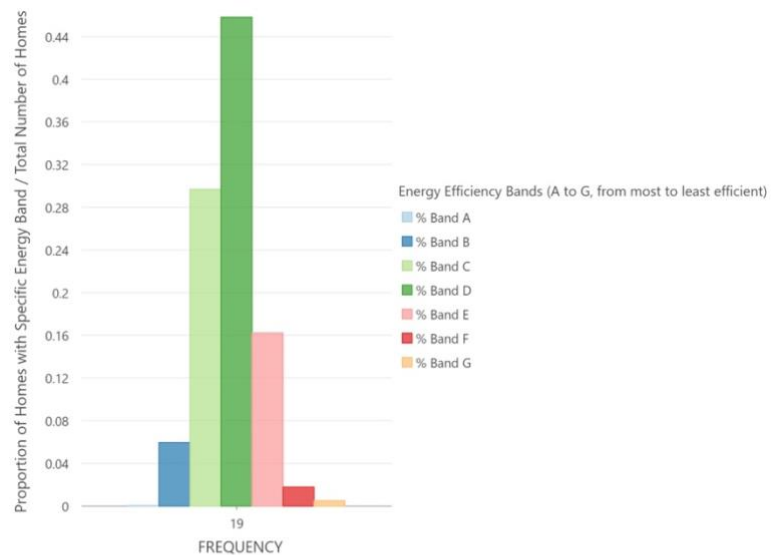
As noted above, the least energy efficient areas include neighbourhoods in Central and East Manchester, which we have previously identified as also being over-occupied and/or characterized by high housing costs. Fuel costs due to poor energy efficiency certainly impacts housing costs, especially as high occupancy homes place greater demands on energy consumption.
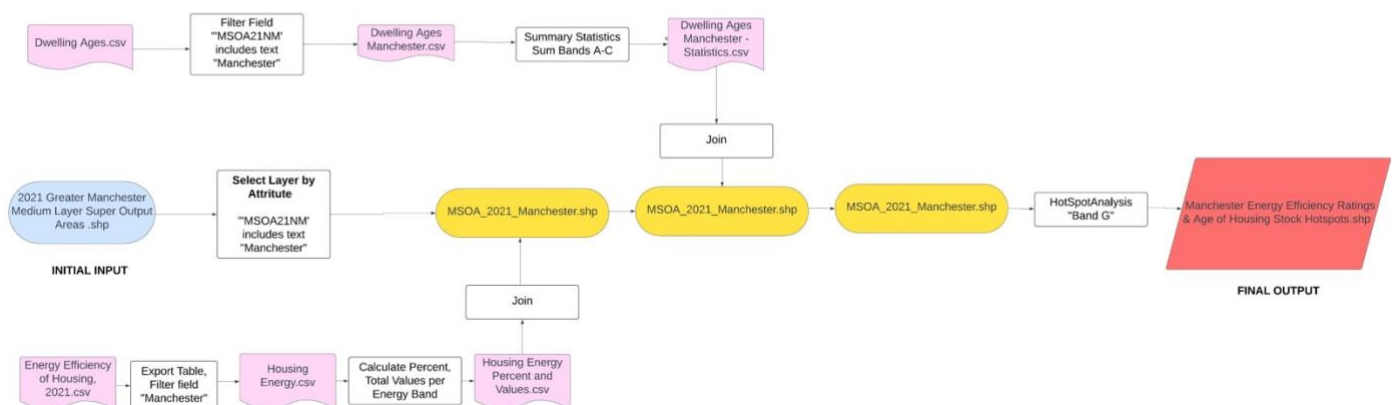
In conclusion, it is recommended to pursue refurbishment initiatives within the most affected areas (namely, Central and East Manchester), in alignment with plans to renew existing housing stock.

ENERGY EFFICIENCY RATINGS & AGE OF HOUSING STOCK GEOPROCESSING FLOWCHART

CONCLUSION

The three thematic analyses—housing occupancy ratings and greenspace access, housing prices and affordability, and housing stock and energy efficiency—elaborate on the key factors identified in the housing strategy of Manchester City Council's 2012-2027 Core Strategy Development Plan.

Moreover, the above analysis has highlighted North, Central and East Manchester from amongst the city's Regeneration Areas as priority areas for housing interventions. These areas are most affected by over-occupancy, household affordability and housing costs, as well as aged housing stock and poor energy efficiency.

REFERENCES

- Council, M. C. Manchester City Council (2012). *Manchester's Local Development Framework - Core Strategy Development Plan Document.* Manchester. Available at: https://www.manchester.gov.uk/download/downloads/id/21363/core_strategy_-_pdf.pdf.

- Statistics, O. f. N. (2024). 'Energy Efficiency of housing in England and Wales' Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/energyefficiencyof housinginenglandandwales/2022#:~:text=Energy%20efficiency%20by%20region,of%2068%20 (band%20D).