

## DRAFT DOCUMENT FOR CONSULTATION

### Chapter 1 - Introduction

#### Introduction

During 2004 the Strategy and Planning team at Salford City Council have produced ***Understanding Change – housing markets in Salford***, the first comprehensive housing market assessment for Salford. The document is used as a basis for discussion in order to increase an understanding of the dynamics of the housing market in Salford and to inform strategy and policy development within the city. ***Understanding Change*** aims to:

- Provide a starting point in helping the City Council and our partners better understand the structure and operation of its housing market(s).
- Consider the various factors that drive the demand or need of different households for different types of housing in different parts/areas of the housing market.
- Inform our understanding of potential future trends in supply and demand.

In order to achieve a more localised overview of the housing market the city of Salford as a whole, the ***Understanding Change*** document set a recommendation for the production of a series of local housing market reports for each of the Community Committee areas within the city. The government guidance also indicates that all local authorities should carry out Local Housing Assessments under Planning Policy Guidance Note 3 (PPG3). The Key Line of Enquiries (KLOE) set by the Audit Commission also underlines the need for this area of work. This report provides an overview of the Little Hulton and Walkden Community Committee Area (CCA) as recommended by the Understanding Change Document. (Refer to *Appendix 1: flow chart outlining the linkages between national, regional, and local strategies.*)

#### The Regional context

The housing market that operates in Salford is in a process of transition. The CURS study ***Changing Housing Markets and***

***Urban Regeneration in the M62 Corridor*** published in 2001, noted an increasing polarisation between 'good' and 'bad' neighbourhoods and highlighted that the suburban and inner-city housing markets are now largely disconnected. In Salford, this is resulting in mounting development pressure in the more affluent parts of the City and a deepening unpopularity of accommodation in some of the City's lower income urban areas and estates.

The main issues from the ***CURS M6 AND M62*** reports were:

- A number of local authorities in the region are having difficulties letting properties and retaining tenants. Conversely the market for new build developments is very robust across the North West.
- Housing Association voids have increased more rapidly than in other tenures / sectors.
- Economic growth across the region has reduced the popularity of social housing – the report found a direct relationship between male unemployment/waiting list size and earnings/void rates
- Across the study area there are areas of privately owned properties which are experiencing low sale prices, low levels of investment, high turnover and in some cases abandonment.
- Home ownership is the preferred tenure amongst movers – between 59% and 79% across the region.
- Council housing in general accommodates both an ageing population and a growing number of young households, which has led to instability, as the younger groups are more mobile.

#### The National Context

The Deputy Prime Minister launched the ***Communities Plan Sustainable Communities: Building for the future*** in February 2003. The Plan sets out a long-term programme of action for delivering sustainable communities in both urban and rural areas. It aims to tackle housing supply issues in the South East, low demand in other parts of the country, and the quality of our public spaces.

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The Plan includes not just a significant increase in resources and major reforms of housing and planning, but a new approach to how and what to build.

This £22 billion programme of action aims to focus the attention and co-ordinate the efforts of all levels of Government and stakeholders in bringing about development that meets the economic, social and environmental needs of future generations as well as succeeding now.

### **A Transformational Agenda: Housing Market Renewal Fund & Central Salford**

One of the key challenges facing many Northern cities, including Salford, is housing market failure. In Salford the problems of low demand and housing abandonment affect public and private sector housing areas, but are associated in particular with the high-density pre-1919 pavement terraces, which are mainly located within the inner wards of Central Salford.

In 2003 Salford and Manchester successfully bid for Housing Market Renewal Funding as part of the low demand pathfinder. The area in Salford covered by the pathfinder is in Central Salford.

The Housing Market Renewal programme will incorporate substantial investment in both existing and replacement housing and in improvements to the physical environment, as well as increased investment in neighbourhood management and proactive enforcement. This will contribute to the implementation of comprehensive local plans for neighbourhood regeneration. Investment will be aligned with programmes in education, health and community safety in order to narrow the gap between neighbourhoods in inner Salford and Manchester and the national average, and to create places where people want to live and invest.

### **North West Regional Housing Strategy 2003**

The North West Regional Housing Board was set up to ensure delivery of the policies set out in the Communities Plan, and specifically to prepare a Regional Housing Strategy as the basis for

advice to ministers on the priorities for strategic housing investment in the region. The board also has the responsibility to ensure the high level strategies (including the Regional Economic Strategy and the Regional Planning Guidance) in the North West are consistent and support the communities Plan and the wider objectives of sustainable development and economic progress. In July 2003, the **North West Regional Housing Strategy** was launched to form the basis for advice to ministers on strategic housing investment priorities and the allocation of the new single pot for housing for 2004/5 and 2005/06.

Launched in February 2004, **Making it happen: the Northern Way**, the second progress report on the communities plan, recognises the challenges faced in the North and the link between low demand housing and lower than national average economic performance. The report outlines the government's aim to lift productivity of the North, bringing jobs, investment, quality housing and addressing problems of crime, social exclusion and health inequality. Key strategies will be developed by the three Northern Regional Development Agencies (RDAs) and their regional partners. Salford will contribute to the development of these strategies through reviews of the **Regional Housing Strategy** and **Regional Spatial Strategy**.

### **'Making the future happen': Our strategy for housing in Salford 2004-2006**

Salford's strategy for housing sets out the vision, priorities, plans and actions for housing in Salford for the next two years. In order to ensure that the strategy reflects and contributes to wider objectives, a comprehensive process of strategy development has been undertaken. This has involved a wide range of stakeholders at all stages of the process.

#### **Strategic housing priorities 2004 - 2006:**

- Enable independent living in all our communities
- Provide a greater choice of homes and housing services
- Bring all homes to a decent standard

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- Ensure equal access to homes and housing services
- Make sure we have the means to deliver our strategy

### Key Changes in Salford

Salford is a city of extremes and the *Understanding Change* document tries to capture these extremes. The following bullet points summarise some of the key changes that have taken place as at February 2004, unless otherwise stated.

- Housing turnover has reduced across all wards within the city, however, turnover within individual wards are still above the national turnover average.
- Housing turnover is highest in Ordsall and lowest in Worsley.
- Benefit rates are high in Salford with an average of 30% of all households claiming. This is echoed across most wards, where in some cases almost a half of the households are claiming housing benefit.
- Broughton has the highest level of benefit dependency in the city.
- Vacancy within Salford has been reducing over recent months, with the rate falling from 7% in October 2002 to 6.4% in September 2003.
- Vacancy rates are highest in Langworthy and lowest in Irlam.
- The main increase in house prices has occurred over the last five years with prices increasing by approximately 70% Nationally and by 60% at a Regional and Greater Manchester level. The interesting fact is that Salford over the same five year period has seen the greatest increase in house prices, as values have increased by approximately 75%, from £55,297 in

1999 to £97,241 in 2003. Hence reducing the disparity between Salford and the National and Regional averages.

- House prices have increased across every ward in Salford. However, these increases have varied across each ward. For example, Ordsall saw a fairly modest 1.4% (£1,000) increase compared to Broughton, which has experienced a 52.7% (£16,000) increase over the same period.
- House prices remain lowest in Langworthy and are highest in Worsley and Boothstown. In spite of these trends in house prices, Salford's are still lower than the regional and Greater Manchester average.
- 9 of the 20 wards in Salford are in the 10% most deprived in the country.
- The age profile for the city's population is very close to the national average.
- It is estimated that £1.45 billion will need to be spent on Salford's public housing stock over the next 30 years.
- Family units are under represented in Salford, so consideration needs to be given to providing housing to attract and retain families.
- Although it is anticipated that the population of Salford is declining the number of households is set to rise.
- A new trend is developing in 5 of the Central Salford wards and in Little Hulton where there is a decline in both households and population.
- The average household size in Salford of 2.32 persons is the smallest in Greater Manchester

*Source: The above information on Key Changes in Salford has been taken from the Understanding Change' document.*

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### Salford West Overview

The **Understanding Change** document provided the following overview of the housing market in Salford West:

*Salford West comprises the remaining 12 wards across the city. The area contains 3 wards that are within the worst 10% nationally, including Barton, Winton and Little Hulton.*

*Salford West is generally perceived to have stable housing markets which do not suffer from the same problems as that in Central Salford. Within Salford West there are a number of wards, particularly Worsley and Boothstown, which are among the most prosperous in the North West. Such Wards are characterised by high house prices, high levels of owner occupation, low out-migration. People want to live in such places and they are popular, so therefore the focus for much of the recent house building in Salford has generally been in Salford West.*

Overall Salford West has the following characteristics:

- *There are significant neighbourhoods where intervention is required to prevent further decline*
- *Compared to Central Salford there are considerable areas of consolidation and stabilisation*
- *Deprivation is widespread across a range of indices, but not as intense as in Central Salford*
- *Priority areas are the Liverpool Road corridor (including the wards of Winton and Barton), Little Hulton, Walkden North, and Swinton North*
- *There are pockets where intervention is required to prevent decline; and*

*Although Salford West does not suffer from housing market failure to the same degree as that in Central Salford, particular areas do suffer from similar problems to those in Central Salford. Although not quite to the same intensity and severity, for Salford West the Index of Deprivation highlights specific problems in terms of social*

*and economic deprivation and it is acknowledged that physical and environmental action is required in some areas to tackle small-scale abandonment. Targeted action rather than major change is needed in these areas.*

*In Salford West the aim is to stabilise the areas where pockets of deprivation exist to prevent any further decline. However, the area does still contain 3 Wards that are within worst 10% nationally, so three distinct clusters have been identified as priorities for future intervention. These are:*

- *Swinton Area – incorporating the Clifton, Poet's and Valley estates;*
- *Little Hulton Area*
- *The Liverpool Road Corridor – incorporating the Mossvale, Patricroft and Brookhouse Estates, and Liverpool Road itself.*

*It is also important to recognise that significant opportunities exist in some areas to build economic prosperity and promote business enterprise and similarly we need to develop strategies to maximise this potential.*

*Salford West differs significantly from Central Salford in that it has the most affluent/high value houses in the city. Average house prices in Salford West are £93,761, compared to only £72,924 in Central Salford. Targeted action rather than major change is needed in Salford West. Our aim is to stabilise the areas where pockets of deprivation exist and to prevent any emerging decline.*

*It is also important to recognise that significant opportunities exist in some areas to build economic prosperity and promote business enterprise and similarly we need to develop strategies to maximise this potential.*

*Source: The above information on Salford West has been taken from the 'Understanding Change' document.*

**Chapter 2 – Little Hulton and Walkden**

**Little Hulton and Walkden Local Housing Market Report**

This local housing market report provides key information relating to the factors that influence the housing market in the Little Hulton and Walkden area. The report highlights statistics that summarise an understanding of the local housing market, which can be used for consultation purposes. By looking at the Community Committee Areas and ward levels, we hope to explore the differences between the different parts of the city to enable us to consider local housing solutions to localised issues as well as identifying strengths and successes.

During the initial stages of the production of this document, a stakeholders' group was formed in order to overview and contribute to the content and format of the document. In addition, a number of other stakeholders have been given the opportunity to comment on the housing market in Little Hulton and Walkden, based on their knowledge of the area. Throughout this report, where reference is made to Little Hulton and Walkden Community Committee Area (CCA), we mean the three wards, Little Hulton, Walkden North and Walkden South.

**Little Hulton and Walkden Community Committee Area**

Walkden and Little Hulton are located in the northwestern edge of the city, and are areas of contrast. Little Hulton has experienced an economic decline and an increase in social and housing problems. Significant attempts have been made to try and arrest this decline through SRB 3, Capital Challenge and private partnerships. This has resulted in a range of improvements to the living and working environment and local skill levels, for example refurbishment of the district centre and the establishment of new training facilities. Walkden boasts a stable community, excellent transport links, a dynamic shopping centre, access to industry and a broad mix of housing tenure. Walkden is popular with families due to the range of housing and well regarded educational facilities.

**Leisure**

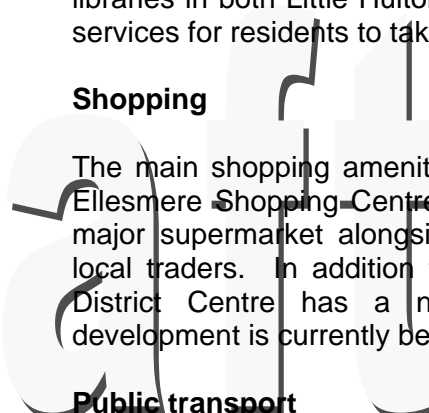
There are a variety of leisure facilities in the Little Hulton and Walkden CCA, with a number of local parks and recreation grounds in the area. In Parr Fold Park there are a number of tennis courts as well as a skateboard park. There is a recreation centre which is in the grounds of Walkden High School, as well as a leisure centre (Fit City Worsley) which is due to be refurbished over the coming months. Other sporting facilities in the area include a cricket club in both Walkden and Little Hulton, a thai boxing and martial arts centre in Walkden, golf clubs in both Walkden and Little Hulton, various bowling clubs and a number of gym and leisure centres. There are libraries in both Little Hulton and Walkden, which have a variety of services for residents to take advantage of.

**Shopping**

The main shopping amenities in the area are concentrated at the Ellesmere Shopping Centre in the centre of Walkden. There is a major supermarket alongside high street shops and independent local traders. In addition to the town centre shops, Little Hulton District Centre has a number of shops and a new retail development is currently being built in Little Hulton.

**Public transport**

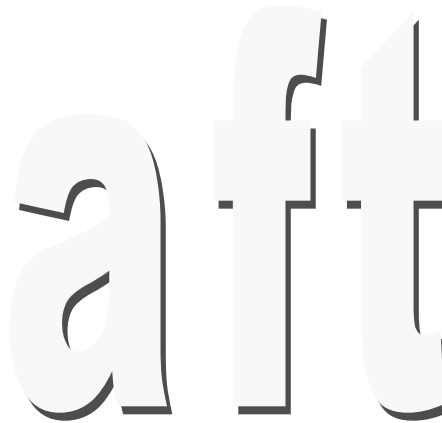
The Little Hulton and Walkden CCA is well supported by transport links. A rail station in Walkden offers a rail service between Manchester and Wigan, and there are a great many bus routes so that residents can reach other parts of Salford, Manchester, Bury and Wigan.



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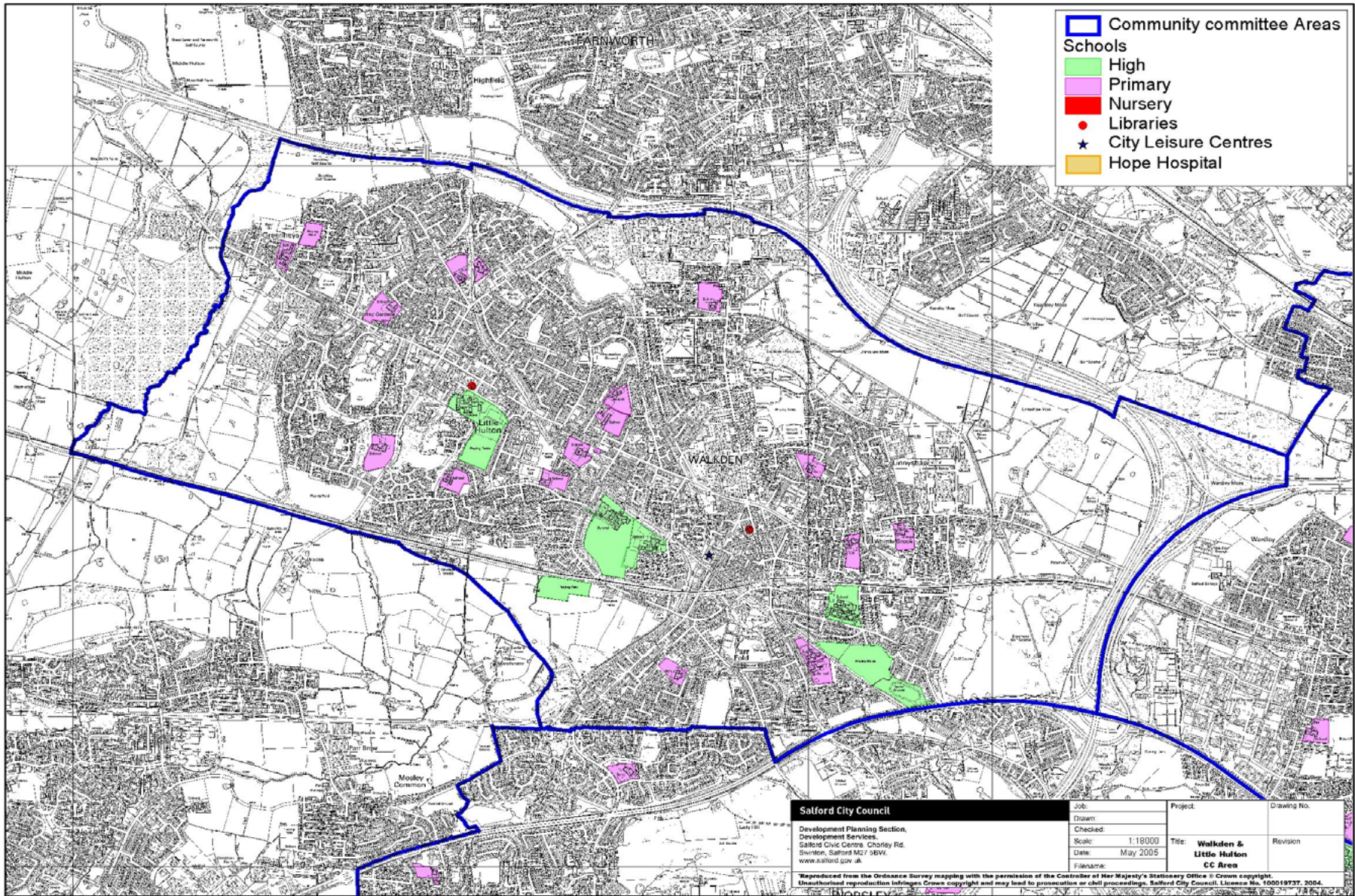
### Summary of Local Amenities in Little Hulton and Walkden CCA

Parks and Open Spaces	
<b>Parr Fold Park</b> , Park Road, Walkden	<b>Peel Park</b> , Manchester Road, Little Hulton
<b>St Mary's Park</b> , St Mary's Road, Walkden	<b>Guild Hall</b> , Guild Avenue, Walkden
<b>Blackleach Country Park</b> , John Street, Walkden	
Primary Schools – Little Hulton and Walkden CCA	
Little Hulton	
Bridgewater Primary School	Dukesgate Primary School
Our Lady and the Lancashire Martyrs C.E. Primary School	St Edmunds R.C. Primary School
Hilton Lane Primary School	Peel Hall Primary School
St Joseph's R.C Primary School	St Paul's Peel Primary School
Wharton Primary School	
Walkden North	
North Walkden Primary School	St Paul's Primary School
Walkden South	
Christ the King Primary School	James Brindley Primary School
Mesne Lea Primary School	St Paul's Crompton Street Primary School
High Schools – Little Hulton and Walkden CCA	
Harrop Fold High School	St George's RC High School
Walkden High School	
Further Education	
Salford College	
Libraries	
Little Hulton Library	Walkden Library
Leisure Centres	
Fit City Worsley	Walkden Recreation Centre
Health	
Nearest Accident and Emergency is at the Royal Bolton Hospital (2-3 miles)	
There are 9 GPs in the Little Hulton and Walkden CCA	
There are 2 dentists in the Little Hulton and Walkden CCA	



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Figure 1 Map showing local amenities in Little Hulton and Walkden CCA



**Key Findings**

- Population in the Little Hulton and Walkden area has increased by 963 people (2.3%)
- However, population in the Little Hulton ward has decreased by 1419 people (-12.1%)
- The average age in Walkden North and Little Hulton is marginally higher than the Salford average.
- Both Little Hulton and Walkden South have an above average concentration of people aged between 60 and 74.
- There is a high proportion of single person households in Walkden North, a high proportion of family accommodation in Walkden South and a good range of different types of accommodation in Little Hulton. This suggests a good spread of accommodation across the area.
- Unemployment is low in Walkden South but high in Walkden North and Little Hulton compared to other areas of the city.
- Housing and council Tax benefit claimant levels are highest in the Little Hulton and Walkden North wards.
- Little Hulton is the most deprived ward in the community committee area and is ranked 2nd in the city.
- Primary Schools generally perform above the national average.
- The high schools in the area have differing levels of performance and this may affect residential choice.
- Key crime levels are lower than the city averages.

The following information is taken from the 1991 and 2001 Census and relates to population change by ward, in the Walkden and Little Hulton community committee area.

**Table 1 Population by ward 1991 to 2001**

Population	1991	2001	Change	%
<b>Little Hulton</b>	11635	10216	-1419	-12.1%
<b>Walkden North</b>	11170	11219	-49	-0.4%
<b>Walkden South</b>	13368	15701	+2333	+17.5%
<b>Little Hulton &amp; Walkden CCA</b>	36173	37136	+963	+2.7%
<b>Salford</b>	230,800	216,103	14, 697	-6.4%

Source: Census 1991 and Census 2001

**Key trends:**

Like many other English cities, Salford has experienced population decline over the last decade. Little Hulton has experienced a large population decline over the last ten years whereas the Walkden area has not experienced the same rate of decline as the inner city wards of Salford. The decline in Walkden North (0.4%) is consistent with the population drop in Salford West (just -0.8%) compared to a drop of -6.7% in Salford Central. Interestingly, Walkden South, a popular residential area, has experienced a population increase of over 17%.

**What are the implications of the changes in population?**

We must monitor population changes to ensure that the right numbers and types of properties are being provided in the Little Hulton and Walkden area. Overall, the Little Hulton and Walkden area has seen a modest increase in population, although this growth is concentrated in Walkden South. Little Hulton requires targeted action to ensure that the decline in population can be combated by retaining current residents and attracting new people to the area.



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### Age & Gender

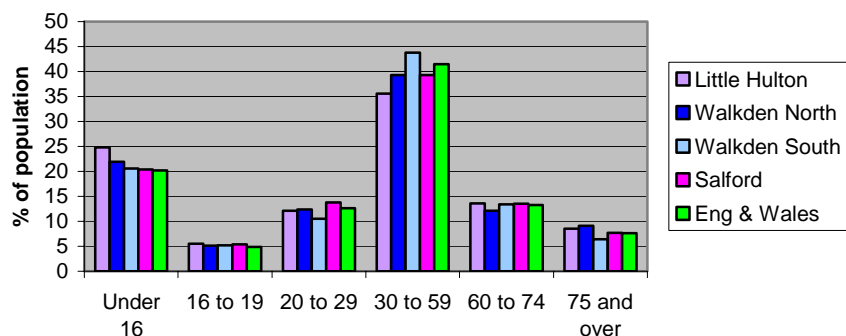
The census data enables us to create an age and gender profile for each of the wards within the Little Hulton and Walkden community committee area, so we can determine the nature and structure of local populations and the implications this may have for housing in the area.

**Table 2 Age profile by ward**

	Little Hulton	Walkden North	Walkden South	Salford	Eng & Wales
<b>%Under 16</b>	24.8	21.9	20.6	20.4	20.2
<b>%16 to 19</b>	5.5	5.1	5.2	5.4	4.9
<b>%20 to 29</b>	12.1	12.4	10.5	13.8	12.6
<b>%30 to 59</b>	35.6	39.3	43.8	39.3	41.5
<b>%60 to 74</b>	13.6	12.1	13.4	13.5	13.3
<b>%75 and over</b>	8.5	9.1	6.4	7.7	7.6
<b>Average age</b>	37.2	38.1	38.5	38.2	38.6

Source: Census 2001- Neighbourhood Statistics

**Figure 2 Age profile of population**



Source: Census 2001 – Neighbourhood Statistics

### Key trends:

The illustrations show the age profile of residents in the Little Hulton and Walkden community committee area. Little Hulton has a larger proportion of under 16s whereas Walkden South has a larger proportion of those aged 30-59. Walkden North has an above average of over 75s, as does Little Hulton but to a lesser extent.

In comparison with the age profile for Salford;

- Little Hulton has a higher proportion of people in the under 16 age group (24.8%).
- Little Hulton has a lower proportion of people in the 30-59 age group (35.6%) whereas the proportion of this age group in Walkden South is significantly higher (43.8%).
- Little Hulton and Walkden North both have a higher proportion of those aged over 75 (8.5% and 9.1% respectively).

- It is difficult to provide key trends in age profiles between the 1991 and 2001 census, as the age categories are collated differently. Only the under 16s and 75+ categories are directly comparable.

According to the 2001 Census:

- Little Hulton ward has the highest proportion of residents aged under 16 in West Salford (24.8%). This is the 2<sup>nd</sup> highest in the city, the highest being in Kersal (27.8%)

1991/2001 Census Key Trends:

- Walkden North ward, along with Barton ward both experienced the 2<sup>nd</sup> largest increase in residents aged under 16 (1.9%) compared with the rest of the wards in the city. The highest increase was 2.2% in Winton, also in West Salford. Walkden South and Little Hulton wards experienced small increases in this age population (0.7% & 0.5%). This was higher than the average, where the overall proportion of under 16's decreased by 0.3%.

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- Little Hulton ward experienced the largest increase in residents aged 75 and over (2.9%) compared with the rest of the wards in the city. Walkden North experienced the 2<sup>nd</sup> highest increase (1.2%). Walkden South had a much smaller increase (0.3%).

proportion of males. Walkden North has the 2<sup>nd</sup> largest proportion of males in the city (52.1%).

1991/2001 Census Key Trends:

- Walkden North experienced the 2<sup>nd</sup> highest increase in females in the city (0.2%), and was the only ward in West Salford that experienced an increase in females, the other wards all decreased. Broughton, with the highest increase was the only other ward to experience an increase (0.3%).
- The increase in males in Little Hulton ward (1.2%) was slightly above the Salford average (0.9%), and the increase in Walkden South was slightly below (0.6%).

**Table 3 Gender profile**

Area	All people	Males	Females
Little Hulton	10216	4868 (47.6%)	5348 (52.3%)
Walkden North	11219	5377 (47.9%)	5842 (52.1%)
Walkden South	15701	7722 (49.2%)	7979 (50.8%)
Salford	216103	106191 (49.1%)	109912 (50.9%)
North West	6729764	3258954 (48.4%)	3470810 (51.6%)

Source: Census 2001

### Key trends:

The gender profile for the Walkden South ward is more or less in line with those for Salford and the North West. Little Hulton and Walkden North have a significantly higher proportion of females than males. Characteristically there are more females than males and given that females tend to have a higher life expectancy than males, it can be expected that a larger proportion of the over 60 population is made up of females.

According to the 2001 Census:

- Little Hulton has the largest proportion of females (52.3%) compared to all wards in the city, and therefore the smallest

**What are the implications of the changes in population?**  
We must monitor population shifts to ensure that the right numbers and types of properties are being provided in the Little Hulton and Walkden area.

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**Ethnic profile**

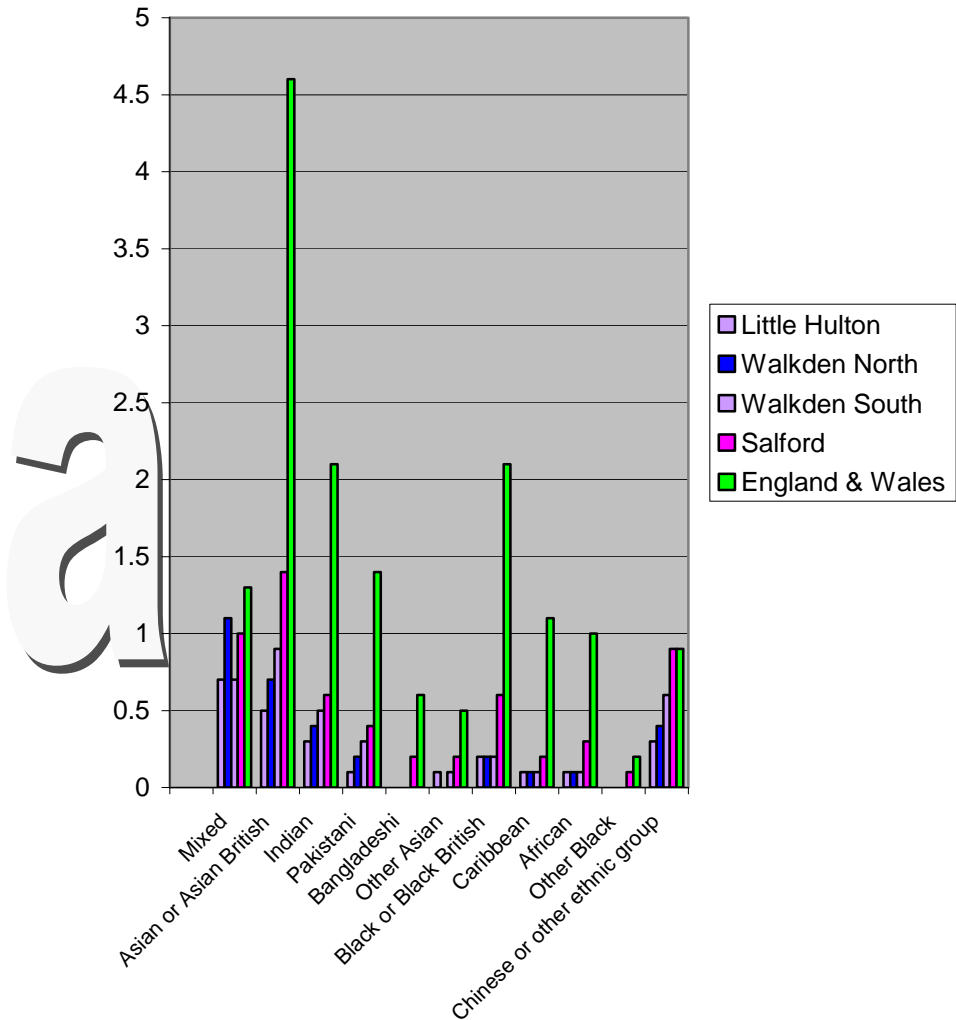
Compared with the average for England (9.1%), there are relatively low numbers of BME households in the Little Hulton and Walkden CCA.

**Table 4 Ethnic Profile (2001)**

Ethnic Group (% of population)	Little Hulton	Walkden North	Walkden South	Salford	England & Wales
White	98.3	97.5	97.6	96.1	90.9
Of which white Irish	1.2	1	0.9	1.8	1.3
Mixed	0.7	1.1	0.7	1	1.3
Asian or Asian British	0.5	0.7	0.9	1.4	4.6
Indian	0.3	0.4	0.5	0.6	2.1
Pakistani	0.1	0.2	0.3	0.4	1.4
Bangladeshi	0	0	0	0.2	0.6
Other Asian	0.1	0	0.1	0.2	0.5
Black or Black British	0.2	0.2	0.2	0.6	2.1
Caribbean	0.1	0.1	0.1	0.2	1.1
African	0.1	0.1	0.1	0.3	1
Other Black	0	0	0	0.1	0.2
Chinese or other ethnic group	0.3	0.4	0.6	0.9	0.9

Source: Census 2001

**Figure 3 Ethnic profile of Little Hulton and Walkden (excluding white population)**



Source: Census 2001

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Overall, there are very low proportions of BME households in The Little Hulton CCA compared with both Salford and England and Wales averages, with no concentrations of any particular ethnic group.

According to the 2001 Census

- Little Hulton ward has the largest proportion of residents who are white ethnic groups (99.2%) compared to all the wards in the city. It therefore has the smallest proportion of BME groups in the city (0.8%).
- Walkden North and Walkden South wards have below the Salford average proportions of BME population.

**Table 5 1991 Census Ethnic Group**

Ethnic group	Little Hulton	Walkden North	Walkden South	Salford
White	99.2	98.6	98.8	97.8
Black group	0.2	0.3	0.1	0.5
Indian/Pakistani/Bangladeshi	0.2	0.6	0.3	0.8
Chinese & other	0.4	0.6	0.8	0.9

*Source: Census 1991*

1991/2001 Census Key Trends

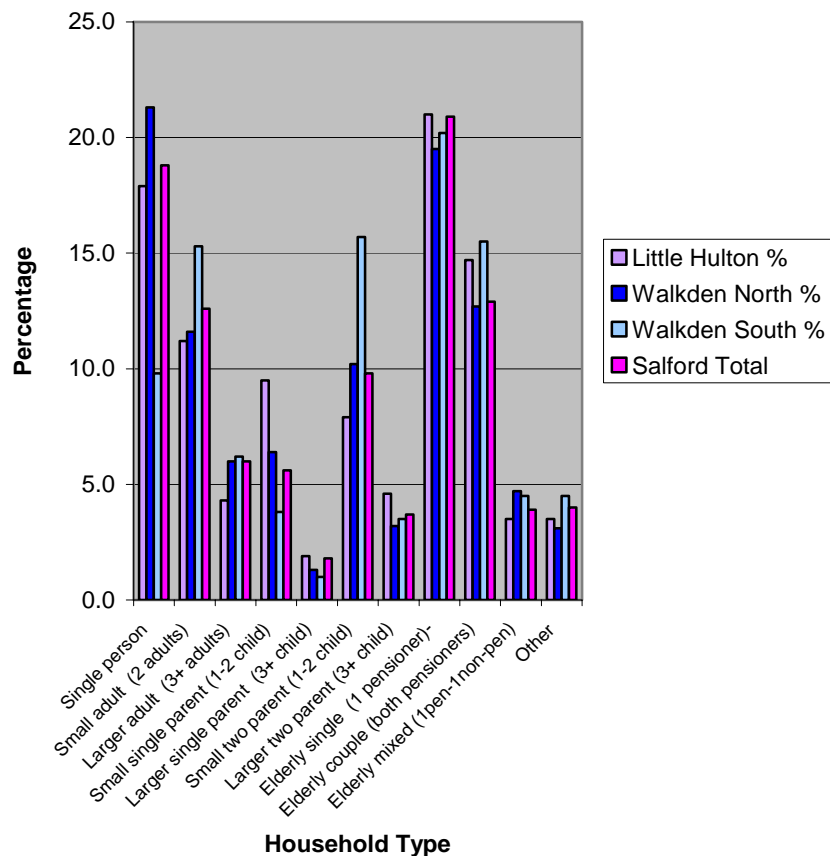
- Due to changes in the way the ethnic profile was grouped in the 1991 and 2001 censuses, it is difficult to provide a comprehensive trend analysis of the ethnic profile.
- According to census information, there has been a slight increase in BME population within all wards in the Little Hulton and Walkden CCA and Salford since the 1991 census.
- All wards within West Salford had increases in their BME population that was below the Salford average. The main increases were experienced in Central Salford.
- The increases within the Little Hulton and Walkden CCA wards in the BME population were fairly similar.

**draft**

**Household Type**

We need to monitor the type of households living within the Little Hulton and Walkden area so that we can determine that the level and type of housing provision is in line with need and demand. Research undertaken by the Housing Market Demand Study indicates the breakdown of household types as follows:

**Figure 4 Household Type by Area**



Source: Housing Market Demand Study

**Key trends:**

**HMDS 2003**

- Little Hulton has the smallest proportion of larger adult households in West Salford (4.3%). Walkden North and Walkden South wards are in line with the Salford average.
- Little Hulton has the largest proportion of small single parent households (9.5%) compared with all wards in the city. It has the highest proportion of all single parent households in West Salford (11.4%).
- Little Hulton ward has the smallest proportion of small two parent households in West Salford (7.9%). Walkden North and South have above the Salford average proportions of this household type.

**According to the 2001 Census**

- Walkden South ward has the 2<sup>nd</sup> lowest proportion of one person households compared with all wards in the city (26.7%). The lowest was Worsley & Boothstown (25.6%). Walkden North and Little Hulton wards are closer to the Salford average (36.7%).
- All 3 wards in the Little Hulton and Walkden CCA have above Salford average levels of households containing dependent children.
- Little Hulton has the highest proportion of lone parent households in the city (13.1%).

**1991/2001 Census Key Trends**

- All wards in Salford experienced an increase in the proportions of one-person households.
- Walkden South has experienced the smallest increase in one-person households in West Salford (2.9%). This is only slightly higher than the smallest increase in the city, in Kersal (2.8%). Little Hulton had the highest increase within the Little Hulton and Walkden CCA (6.2%), and Walkden North increased 4.5%.

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- Walkden North and Walkden South wards both experienced an increase in households containing dependent children (1.3% & 1.2%). Little Hulton experienced a decrease of -2.1%. These differed to the city average, which decreased -1%.
- Walkden North had the highest increase in lone parent households compared with all wards in the city (4.9%). The increase in Little Hulton was in line with the city average (2.7%). Walkden South also increased slightly (2.1%).

### **What are the implications of the changes in household type?**

Changes in household type may well affect the demand for different property types in the future. Monitoring of any change to household type is necessary to ensure that supply of housing adequately matches demand.

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### Economic Activity

The census measures economic activity in a variety of ways. The table at the beginning of the chapter looks at a number of key measures in order to gain a picture of economic activity within the Little Hulton and Walkden community committee area.

Key findings show:

- Lower than average levels of unemployment in Walkden South
- Marginally higher rates of unemployment in Walkden North and unemployment rates almost double the national average in Little Hulton
- A high proportion of the population at a pensionable age in the Little Hulton and average levels of retired people in the two Walkden wards
- A lower proportion of the population in full-time education
- A higher than average proportion of the population claiming Income Support
- Little Hulton and Walkden North have higher proportions of the population with no qualifications

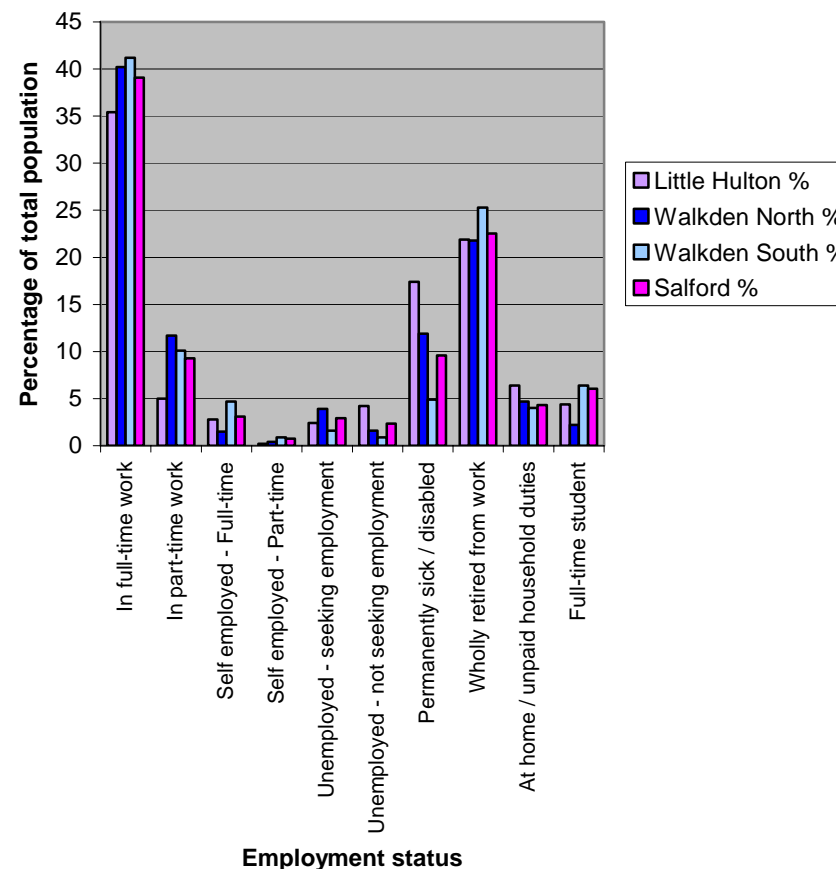
The Housing Market Demand Study also carries out useful analysis of the economic activity in the area and enables us to identify the engagement of the population in the employment market within an area.

#### Key trends:

- Walkden North has the highest proportion of people working part time in West Salford (11.7%). Little Hulton has the smallest proportion of people in part time work compared with all wards in the city (5%).
- Walkden North has the lowest proportion of people that are self-employed full time compared with all wards in the city (1.5%). Little Hulton has the lowest proportion within West Salford of people that are self-employed part time (0.2%).

- Little Hulton has the highest proportion of people that are unemployed- not seeking work in West Salford (4.2%).
- Little Hulton has the highest proportion of residents that are permanently sick or disabled, compared with all wards in the city (17.4%).
- Walkden North has the lowest proportion of people who are full-time students in the city (2.2%).

Figure 5 Economic Activity by Ward



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Source: *Housing Market Demand Study*  
**Mean Household Income**

**Table 6 Household income by ward**

Area	2002	2003	2004	Change 2002-2003	Change 2003-2004	Number of PCUs
Little Hulton	15000	14900	17900	-0.8%	20.6%	319
Walkden North	15400	15600	19700	1.1%	26.8%	277
Walkden South	22700	24000	27300	5.5%	13.8%	232
Salford	18300	19400	23400	5.9%	20.6%	5821
Great Britain	26200	N/A	29000	N/A	N/A	N/A

Source: *CACI Information Solutions: Household Income*

- The mean income in the Walkden South ward is higher than is average for Salford, but lower than the average for Great Britain.
- The mean income in the Little Hulton and Walkden North wards is lower than the average for Salford.
- The mean income for Walkden South is the 5<sup>th</sup> highest within other wards across the whole city and the 4<sup>th</sup> highest within Salford West.
- The change in the mean household income from 2003-2004 for Walkden South ward is below the average change for Salford – the increase in Walkden North is above average for Salford and Little Hulton’s increase is in line with the average.

**What are the implications of the changes in economic activity in the Little Hulton area?**

Unemployment is higher than average in both Little Hulton and Walkden North and high benefit levels in some wards may indicate difficulty with housing costs or a larger proportion of rented accommodation in Little Hulton and Walkden North. Targeted action may be necessary to improve the balance of economic activity in the area. The larger than average retired population is likely to reflect the ageing population in the area.

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Table 7 Unemployment Benefit Claimant Levels for Males and Females September '03 & Sept'04 (%)

WARDS	September '03			September '04		
	M	F	TOTAL	M	F	TOTAL
Little Hulton	9.6	3.6	6.9	8.0	3.7	6.0
Walkden North	5.6	2.0	3.9	5.5	2.5	4.1
Walkden South	2.7	1.4	2.1	2.6	1.4	2.0
Little Hulton & Walkden CCA	6.0	2.3	4.3	5.4	2.5	4.0
City of Salford	5.2	1.8	3.6	5.0	1.9	3.6
Greater Manchester	5.3	2.0	3.7	4.5	1.8	3.3
UK	4.4	1.9	3.3	4.0	1.8	3.0

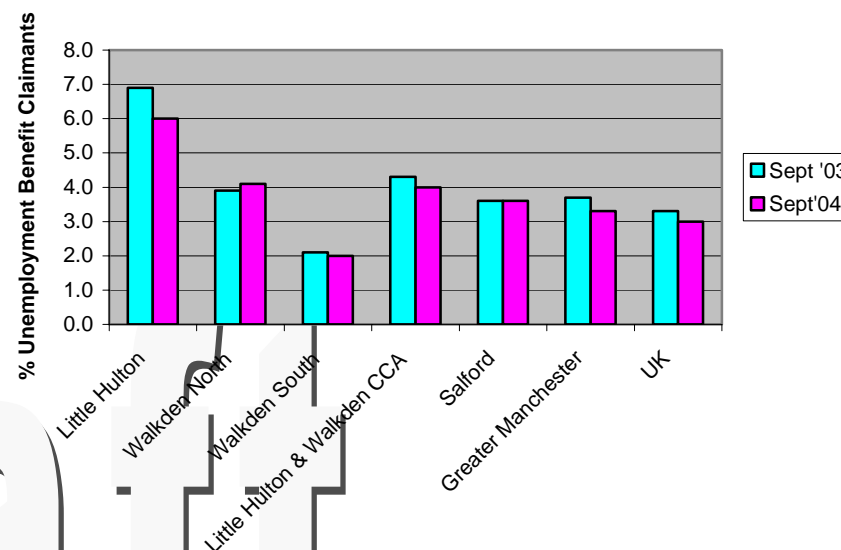
Source: National Statistics NOMIS

According to the levels of unemployment claimants recorded by NOMIS the percentage of people claiming unemployment benefits in the Little Hulton and Walkden South wards has decreased during September '03 –'04 but increased in Walkden North.

Little Hulton has the highest unemployment benefit claimant rate at (6.0%) and is followed by Walkden North at (4.1%).

In September 2004, the Little Hulton and Walkden CCA had a marginally higher percentage of claimants (4.0%) than Salford (3.6%).

Figure 6 Percentage of population claiming unemployment benefits Sept 2003 & Sept 2004

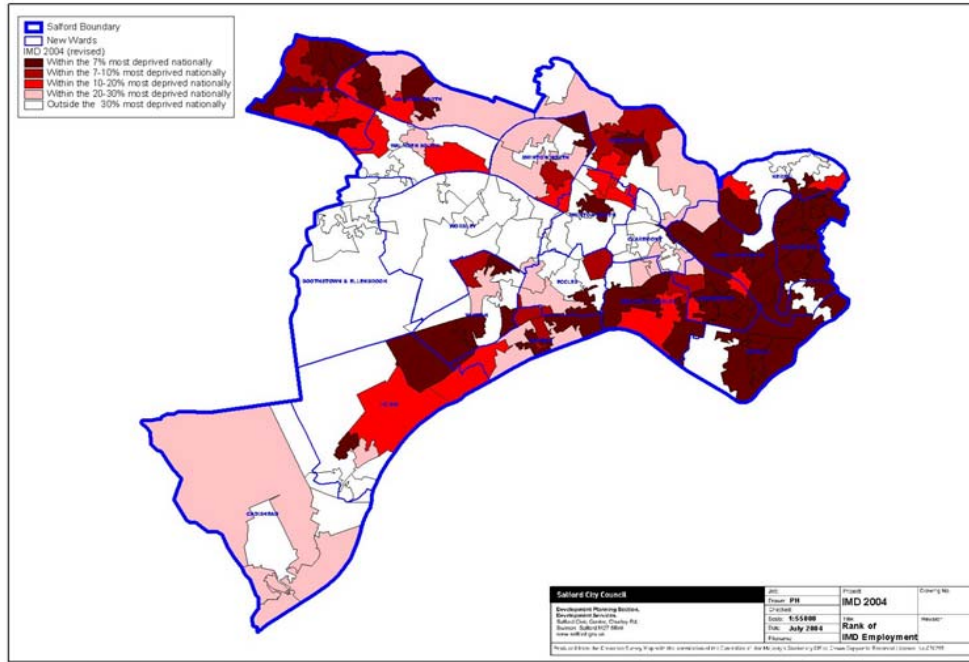


The chart shows that whilst Greater Manchester and the UK as a whole have seen a reduction in the number of unemployment benefit claimants between September '03 and September '04, the Salford average has remained the same, however two of the wards within the Little Hulton and Walkden CCA have witnessed a decrease in the number of claimants.

Overall unemployment in Salford is 3.6%, just above the national average of 3.4%. In terms of unemployment, Little Hulton is highlighted as the most deprived ward in the Little Hulton and Walkden CCA, with a 6.0% unemployment rate. However unemployment is as high as 11.1% in some wards in the city.

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**Figure 7 Map showing 2004 Rank Index of Employment**



Source: Index of Multiple Deprivation 2004

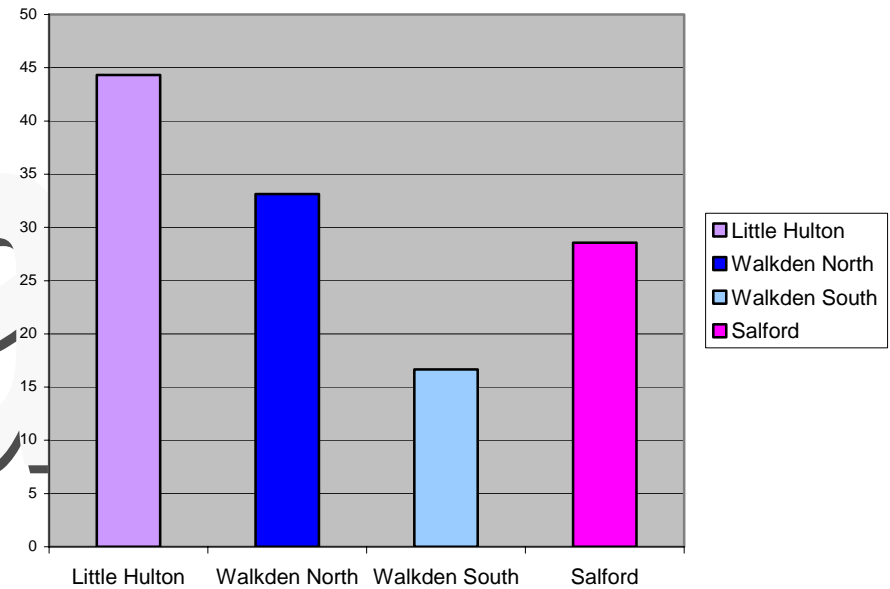
**Employment Deprivation Domain**

This domain measures employment deprivation conceptualised as involuntary exclusion of the working age population from the world of work.

- Unemployment claimant count (JUVOS) of women aged 18-59 and men aged 18-64 averaged over 4 quarters (2001).
- Incapacity Benefit claimants women aged 18-59 and men aged 18-64 (2001).
- Severe Disablement Allowance claimants women aged 18-59 and men aged 18-64 (2001).
- Participants in New Deal for the 18-24s who are not included in the claimant count (2001).
- Participants in New Deal for 25+ who are not included in the claimant count (2001).
- Participants in New Deal for Lone Parents aged 18 and over (2001).

The map shows that parts of Little Hulton and Walkden North are in the 7% most deprived nationally in terms of employment whereas Walkden South is less deprived in this regard.

**Figure 8 Percentage of households receiving Council tax benefit in 2004\***



Source: Council Tax Department Records (Planning Dept)  
\*The figures show an average figure for benefit claimants during the first three quarters of 2004.

The table indicates higher rates of Council tax benefit claimants in the Little Hulton and Walkden North wards. Only the Walkden South ward has a lower rate of benefit claimants (16.7%) than city average (28.6%) .

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Table 8 Distance Travelled to Work

Distance travelled to work	Little Hulton %	Walkden North %	Walkden South %
<b>All people</b>	<b>3233</b>	<b>4521</b>	<b>7546</b>
Works mainly at or from home	6.2	6.6	8.1
Less than 2km	17.5	21.7	14.1
2km to less than 5 km	18.2	17	15.1
5km to less than 10 km	22.3	24.8	26
10km to less than 20km	24.6	19.8	24.5
20km to less than 30km	5.4	3.5	4.1
30km to less than 40km	0.8	0.9	1.4
40km to less than 60km	0.3	0.6	1.0
60km and over	1.4	1.4	2.0
No fixed place of work	3.2	3.5	3.5
Working outside the UK	0.1	0.1	0.1
Working at an offshore installation	0.0	0.1	0.1

Source: Census 2001 UV35 Distance travelled to work

- The vast majority of the population living in the Little Hulton and Walkden CCA travel between 0km and 20km to work.
- There is a larger percentage of people working from home in the Walkden South ward (8.1%) than the Walkden North (6.6%) or Little Hulton ward (6.2)

Table 9 Industry Type

Industry	Little Hulton %	Walkden North %	Walkden South %
<b>All people</b>	<b>3235</b>	<b>4523</b>	<b>7546</b>
A. Agriculture; hunting and forestry	0.59	0.49	0.53
B. Fishing	0.00	0.00	0.00
C. Mining and quarrying	0.09	0.07	0.11
D. Manufacturing	15.52	16.47	14.33
E. Electricity; gas and water supply	0.53	0.91	1.06
F. Construction	9.09	8.73	6.75
G. Wholesale and retail trade; repair of motor vehicles	21.64	22.13	17.47
H. Hotels and catering	5.13	4.0	4.12
I. Transport; storage and communications	7.76	8.14	6.80
J. Financial intermediation	3.06	3.60	5.67
K. Real estate; renting and business activities	10.26	10.19	13.05
L. Public administration and defence; social security	4.33	3.91	5.43
M. Education	5.87	5.42	8.84
N. Health and social work	10.88	11.08	11.09
O. Other	5.26	4.86	4.76

Source: Census 2001 UV34 Industry

- The largest proportion of the population in the Little Hulton and Walkden CCA are employed within the wholesale and retail trade.

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### Social change and other neighbourhood statistics

The Index of Multiple Deprivation is a national composite ranking, which takes into account a number of social and economic measures, in order to determine an area's economic status in relation to other areas.

**Table 10 Key Neighbourhood Statistics\***

	Little Hulton	Walkden North	Walkden South
<b>IMD 2000 Rank Index (out of 8414 wards)</b>	138	880	3043
<b>Child Poverty Index</b>	276	913	3368
<b>Total Unemployment Rate</b>	6%	9.4%	2.7%
<b>Standard Mortality Rate (UK=100)</b>	148	136	110

Source: *Neighbourhood Renewal Strategy and 2001 Census*

\*Table 10 depicts the findings from the 2000 Index of Deprivation

According to the 2000 Index of Deprivation:

- Salford is placed the 4th most deprived local authority area in the North West and 28<sup>th</sup> nationally.
- Fifteen out of twenty wards in the City are within the worst 20% nationally.
- Little Hulton is ranked as the 2nd most deprived ward out of 20 within Salford and the most deprived within the Little Hulton and Walkden community committee area.
- In contrast Walkden South is ranked 19<sup>th</sup> in the City which suggests that this ward is more affluent and is one of the least deprived wards in Salford.
- Walkden North stands 10<sup>th</sup> in the city rankings.
- This ranking suggests that Little Hulton and Walkden CCA is a diverse area with pockets of deprivation set in contrast with much more affluent areas.

Overall unemployment in Salford is 3.8%, just above the national average of 3.4%. In terms of unemployment, Walkden North appears to be the highest within the area with 9.4% of people unemployed. However unemployment is as high as 11.1% in some wards in the city.

The information on the Standard Mortality Rate shows that Walkden South's rate is only slightly higher than that of the UK but Walkden North's rate is marginally higher and Little Hulton's mortality rate is substantially higher. The large gaps in the mortality rate between wards could be due to health inequalities but may also be caused by the concentration of an elderly population (e.g. large number of care homes).

### The English Indices of Deprivation 2004

The IMD 2004 contains seven domains of deprivation, including: income deprivation, employment deprivation, health deprivation and disability, education, skills and training deprivation, barriers to housing and services, living environment deprivation and crime.

### Index of Multiple Deprivation Geography

The Index is no longer based on wards and is therefore not directly comparable to the 2000 Index in order to find key trends. Instead, the 2004 Index uses smaller geographical areas called Super-Output Areas (SOAs) based on analysis from the 2001 Census. One of the benefits of the new Index is that deprivation is now measured at a more localised level compared to the ward level based approach of IMD 2000. This means that 'pockets' of extreme deprivation previously 'masked' by the relative affluence of other areas within the same ward are now better highlighted.

### Table 11 2004 Ward Level IMD Data

The 2004 IMD does not provide any ward level IMD scores. However, there has been score analysis on the concentrations and

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therefore the table below indicates those wards that have the highest concentrations of deprivation within Salford.

\*\*Table is ranked so that the most deprived area is ranked as 1 and the least deprived 20.

**Table 11 2004 Ward Level Index of Multiple Deprivation Data**

Ward	Ranking **	% of ward pop in 7% most deprived nationally	% of ward pop in 30% most deprived nationally
Langworthy	1	75.0	100
Irwell Riverside	2	50.0	100
Broughton	3	50.0	100
Ordsall	4	75.0	75.0
Little Hulton	5	55.5	100
Winton	6	37.5	87.5
Barton	7	42.9	100
Walkden North	8	28.6	100
Weaste and Seedley	9	28.6	85.7
Irlam	10	25.0	62.5
Swinton North	11	25.5	62.5
Swinton South	12	14.3	71.4
Pendlebury	13	14.3	71.4
Kersal	14	14.3	57.1
Eccles	15	14.3	57.1
Cadishead	16	0	57.1
Walkden South	17	0	33.3
Claremont	18	0	25.0
Worsley	19	0	0
Boothstown & Ellenbrook	20	0	0
<b>Salford</b>	<b>-</b>	<b>31.3</b>	<b>68.8</b>

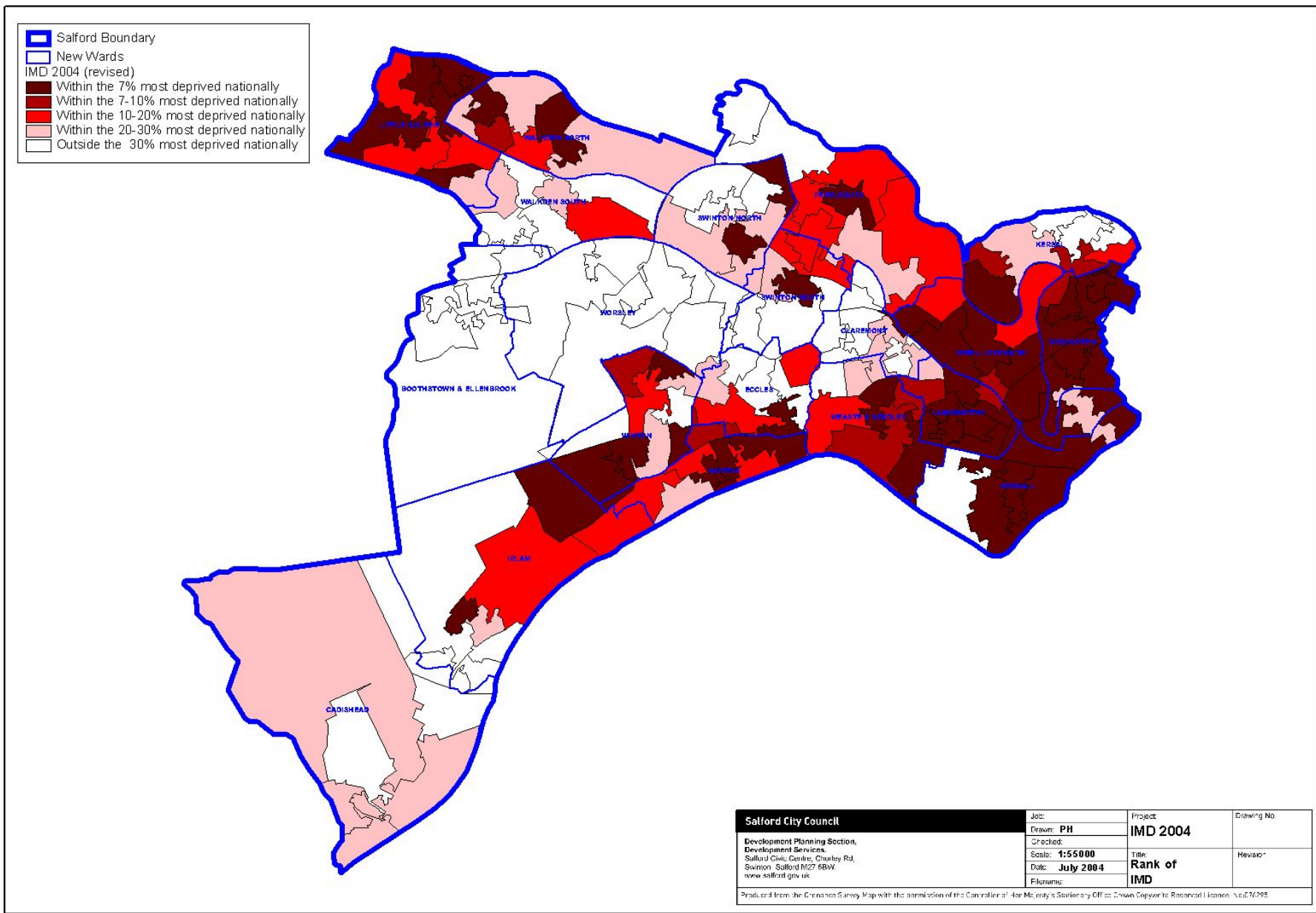
- According to the Indices of Multiple Deprivation 2004, there are areas within the Little Hulton and Walkden CCA which are comparable to the most deprived areas of Central Salford
- Little Hulton is the most deprived ward within the CCA and is ranked 5<sup>th</sup> in the city, followed by the Walkden North ward (ranked 8<sup>th</sup>)
- Little Hulton is the most deprived ward in Salford West, with 100% of the population in the most deprived nationally.
- Walkden South is one of the least deprived wards, ranked 17<sup>th</sup>

**What are the implications of social change?**  
 Targeted action may be required in certain areas to combat health inequalities, high benefit dependency, and poverty within those areas that appear to be most deprived. In order to build sustainable communities we must look at the wider issues that may affect people's housing choices.

**Figure 9 Summary Results from the Rank Indices of Deprivation**

Source: 2004 Index of Multiple Deprivation

\*Figures shown for population affected are estimated figures (building up SOAs to the best fit at ward level).



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**Educational Attainment**

**Table 12 Attainment levels: Little Hulton & Walkden primary schools**

Primary School	Ward	No. of pupils	English %	Maths %	Science %	Aggregate 2004
Bridgewater	Little Hulton	289	60	65	85	210
Dukesgate		179	71	71	81	224
Hilton Lane		225	96	96	100	293
Our Lady and the Lancashire Martyrs		126	71	54	79	204
Peel Hall Primary		233	46	54	57	157
St Andrews Methodist		223	92	92	96	279
St Edmunds R.C.		187	83	69	90	241
St Joseph's R.C.		116	69	77	62	208
St Paul's Peel		318	91	97	100	288
Wharton		277	62	62	85	208
North Walkden	Walkden North	216	50	70	57	177
St. Paul's (Heathside)		219	55	59	62	176
Christ the King R.C		194	89	84	95	268
James Brindley	Walkden South	239	89	80	89	257
Mesne Lea		279	91	80	78	250
St Paul's Crompton Street		240	94	71	87	252
Salford average		N/A	75	73	82	230
English average	N/A	78	74	86	237	

Source: DFES School and College Performance tables, [www.dfes.gov.uk](http://www.dfes.gov.uk), 2004

At the end of Key Stage 2, pupils are tested in English, maths and science. Level 4 is the level of achievement expected of pupils at the end of key stage 2. The results show the percentage of pupils who reach level 4 by the end of Key Stage 2.

**Table 13 Attainment levels: Little Hulton and Walkden high schools**

Secondary School	Total no. of pupils	5GCSE passes A*-C	Half day missed Authorised absence	Half day missed Unauthorised absence
Harrop Fold School	1289	20	12.2	4.0
Walkden High School	1215	65	6.3	0.1
St Georges R.C High School	543	53	8.0	0.1
Salford average	N/A	38.3	N/A	N/A
English average	N/A	53.7	N/A	N/A

Source: DFES School and College Performance tables, [www.dfes.gov.uk](http://www.dfes.gov.uk)

The examination results show the percentage of pupils gaining five or more GCSEs with Grades A\*-C.

**Key trends:**

The majority of primary schools in the Walkden and Little Hulton area perform above the national average. The differing performance of high schools in the area may affect residential choice.

**What are the implications of varying educational attainment levels?**

The differing performance of high schools in the area may impact on residential choice in the area. This is believed to be a major factor in the outward migration from central Salford.

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### Crime levels

**Table 14 Key facts: crime**

Ward	Domestic Burglary Per 1000 h'holds		Vehicle Crime Per 1,000 pop		Juvenile nuisance per 1000 pop	
	2002	2003	2002	2003	2002	2003
L H	65	65.5	25.6	24.3	65.8	59.6
W North	53	59.5	34.5	33.3	45.5	47.2
W South	41.4	33.9	22.7	17.0	41.6	32.1
Salford	46.1	43.9	35.9	32.9	47.0	41.6
England & Wales	19.9	20.2	18.9	18.7	N/A	N/A

Source: Salford City Council Draft Early Warning System Report – Jan 2004 – Original data collected from Police records (via Community Safety Unit).

#### Key trends:

Domestic Burglary rates are higher in Little Hulton and Walkden North compared to the rest of the city. Rates of burglary are lower than average for the city in Walkden South but still substantially higher than the national average. There are high levels of juvenile nuisance in Little Hulton and Walkden North.

From the crime data relating to 2002 & 2003, Domestic Burglary rates are higher in the Little Hulton and Walkden North wards compared to the rest of the city but lower in Walkden South. Little Hulton has the highest level of recorded juvenile nuisance.

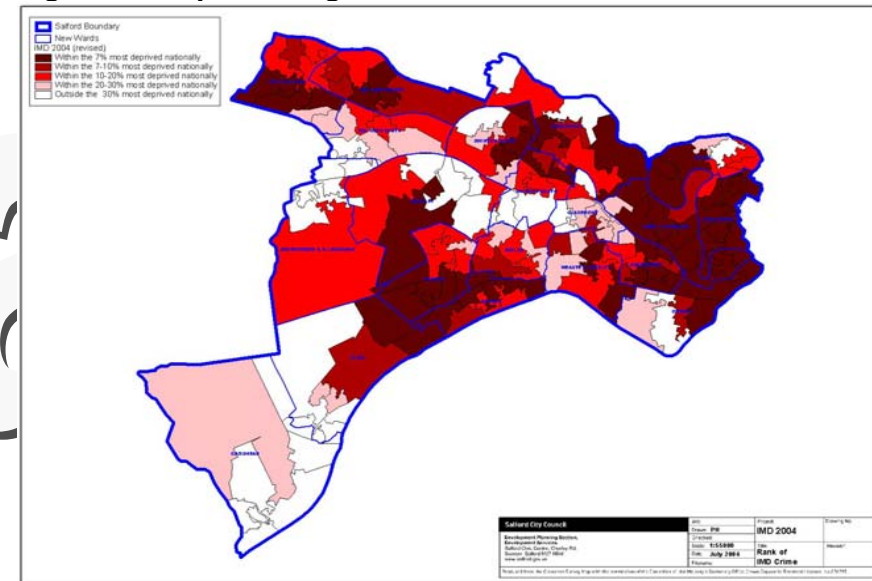
It is difficult to compare trends with crime statistics from 2004, to those of 2003 & 2002 as crime statistics are now collected at beat patrol level and are therefore not directly comparable.

### Crime Domain

This Domain measures the incidence of recorded crime for four major crime themes, representing the occurrence of personal and material victimisation at a small area level.

- Burglary (4 recorded crime offence types, April 2002-March 2003).
- Theft (5 recorded crime offence types, April 2002-March 2003, constrained to CDRP level).
- Criminal damage (10 recorded crime offence types, April 2002-March 2003).
- Violence (14 recorded crime offence types, April 2002-March 2003).

**Figure 10 Map showing Rank Index of Crime**



#### What are the implications of crime levels on housing choice?

Crime and perceived levels of crime may affect a person's decision when considering moving into the area. In certain areas of the community committee area there may be a higher incidence of crime, which may influence migration patterns within the city. However, perceptions of crime in different parts of Little Hulton and Walkden will affect local neighbourhoods and contribute to its success or decline.



### Early Warning System

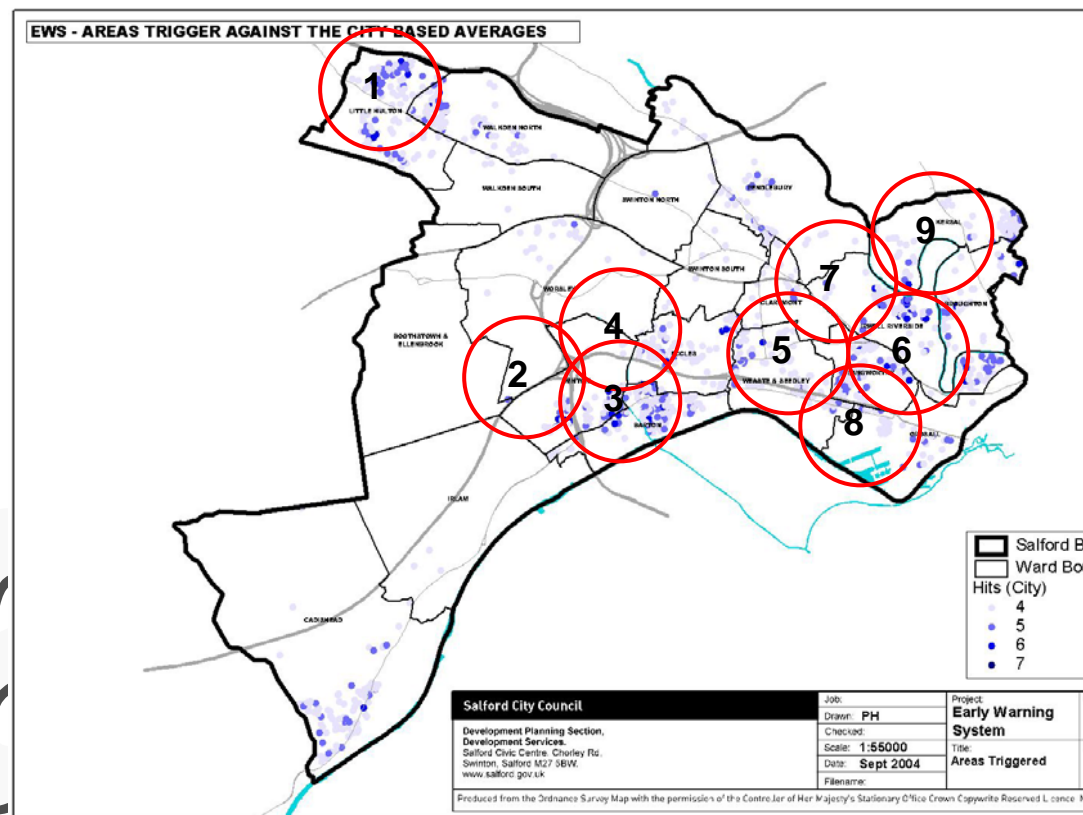
The Early Warning System has been set up by the Planning Information Group to provide information on city based and local level triggers as set out below.

### City Based Assessment

The plan below demonstrates those areas of the city that have been highlighted against the city level triggers. This plan therefore provides us with Early Warning of those areas that are currently performing poorly against city averages.

As we may have expected there have been areas highlighted within Central Salford (around Broughton, Irwell Riverside, Langworthy, Ordsall) and within Little Hulton. The main issue across most of the highlighted areas of the city relates overwhelmingly to the crime triggers. A high level of benefit claimants are also significant areas for concern.

Figure 11 – Early Warning System City Based Assessment



### Local Based Assessment

The plan below demonstrates those areas of the city that have been highlighted against the ward level triggers. This plan therefore provides us with more localised Early Warning of those areas that are currently performing poorly against local averages.

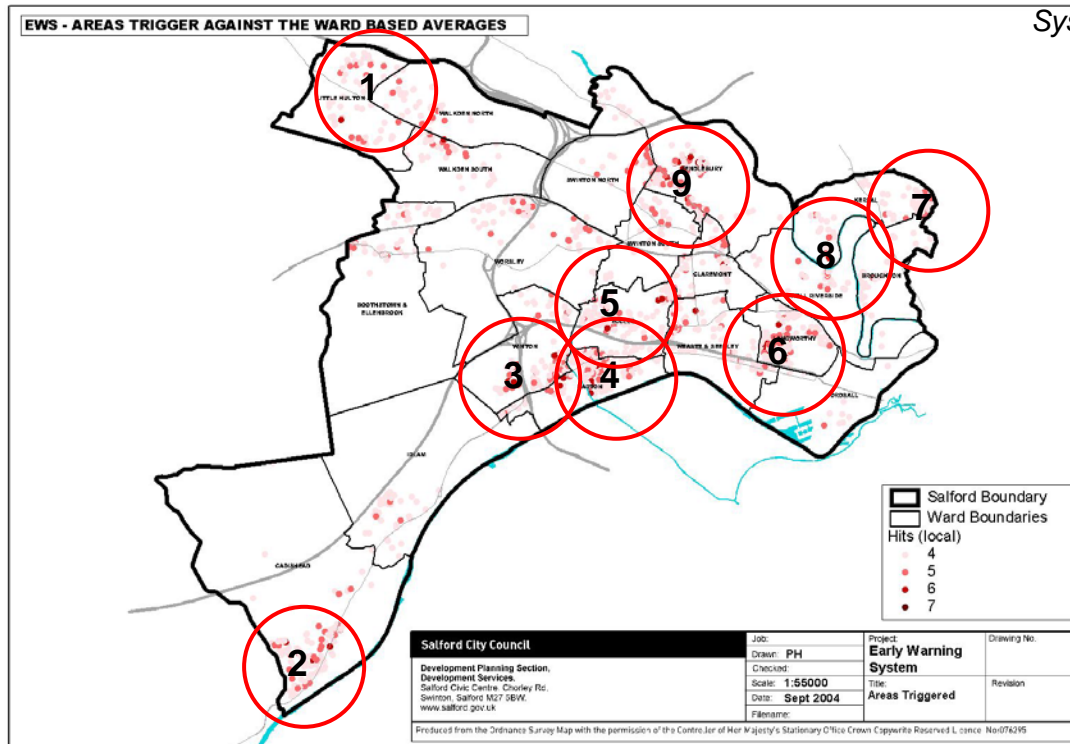
When considering the concentration of areas on this plan it is interesting to note that there are more areas highlighted in Salford West than within Central Salford, which is against what might have been expected. This therefore demonstrates that although Central

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Salford may perform poorly against a city average, the issues are fairly uniform across the whole area and subsequently there are only a couple of localised areas of greater concern. In contrast, Salford West (with the exception of Little Hulton & Eccles) generally performs okay in the city context, and therefore the areas highlighted here represent localised pockets of poorer performance.

- There are also significant issues surrounding high [vacancy](#) and [turnover](#) rates, where half of the area has been highlighted as poorly performing against the local average.
- The main focus for the areas that have been triggered is around the north of Manchester Road in Little Hulton.

Figure12 Early Warning System Local Based Assessment



Information taken from Salford City Council Early Warning System



### Area 1 – Little Hulton

- The main issues within this highlighted area of the city relates overwhelmingly to the [benefits](#) and [juvenile nuisance](#) triggers.

Chapter 4 - Housing Market Analysis

Housing Stock

**Key Findings:**

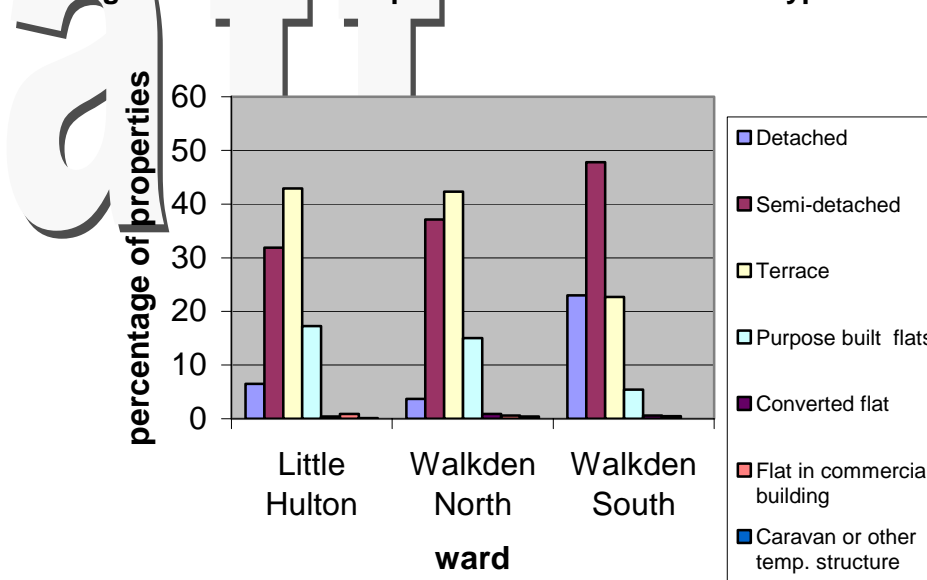
- There is a large concentration of council stock in the Little Hulton and Walkden North area. However, a general trend over the last 10 years is the reduction of households in Little Hulton and Walkden that are renting from the Local Authority.
- Levels of owner occupation vary across the community committee area. The level of owner occupation identified in the 2001 census was much higher than the city's average in Walkden South (75.5% to 56.4% respectively), but lower in Walkden North (52.2%) and much lower in Little Hulton (36%).
- There is a growth in the private rented sector in Little Hulton and Walkden in line with the national trend.
- The level of RTB ownership on local authority estates varies across the different wards but is reasonably high. Walkden North in particular displays a high incidence of Right-to-Buy sales.
- There are pockets of high turnover/void levels in certain parts of the community committee area.
- RSL provision concentrated mainly in Little Hulton.
- The age of the housing stock shows that much of the stock was built in the immediate post-war period
- Private Sector Stock Condition survey indicated that rates of unfit and disrepair are significantly lower than the average for Salford.
- House prices are on the increase in all wards within the Little Hulton and Walkden CCA, but most noticeably in the Walkden South ward
- Migration patterns show a strong local connection with most anticipated movement shown to be within the Little Hulton and Walkden area.
- Equally movement outside the city is strongest regionally and to neighbouring boroughs.

According to the Private Sector Stock Condition Survey 2001, there are currently 70,999 dwellings in Salford that are privately owned or owned by a Registered Social Landlord. A further 27,323 dwellings are owned by the Local Authority. The Little Hulton and Walkden CCA itself contains 9836 private sector dwellings and 5560 Local Authority-owned dwellings.

**Dwelling Types**

There is a diverse mix of housing across the area, in both the public and private sector, ranging from traditional pre-1919 terraced housing, to low-rise flats, to larger traditional housing, to larger new build detached residences.

**Figure 13 Household spaces and accommodation type**



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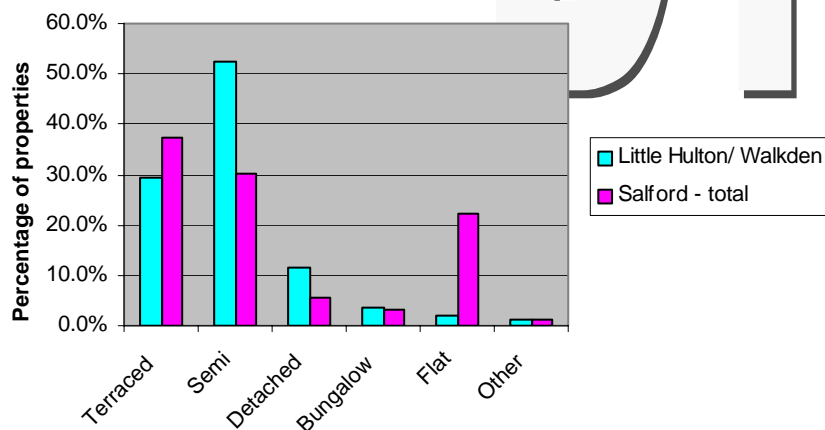
- Walkden South ward has the 2<sup>nd</sup> highest proportion of households living in detached properties compared with all wards in the city (23%). The highest is in Worsley & Boothstown (29.8%). Little Hulton and Walkden North have levels of detached properties below the city average.
- Walkden South has the 2<sup>nd</sup> lowest proportion of households living in purpose built flats in the city (5.4%). The lowest was in Worsley & Boothstown ward (4.5%). In all 3 Little Hulton and Walkden CCA wards the level of households in purpose built flats was below the Salford average (19%).
- Walkden North ward has the highest proportion of caravan or other temporary structures in West Salford (0.4%). Walkden South has none, and Little Hulton has just 0.1% of households in this dwelling type.
- In Little Hulton and Walkden North, terraced houses are the most common type of property whereas in Walkden South, semi-detached properties are the most common.

From the graph it is evident that the Little Hulton and Walkden area contains a larger proportion of semi-detached and detached properties than other areas of the city. In contrast there is a smaller proportion of terraced properties in Little Hulton and Walkden than citywide and the percentage of flats in the area is very small in comparison to the Salford average (1.9% compared to 22.4%).

### Implications

We need to monitor the type of housing that is offered in the Little Hulton area to ensure that supply meets demand as far as possible. If there is significant change in the household type, e.g. a growing number of single person households, then the type of housing stock available should largely reflect this change.

**Figure 14 Housing stock by type**



(Source: Adamson's Private Sector Stock Condition Survey and Salford City Council's Saffron Database)

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**Figure 15 Tenure 2001**

**Tenure**

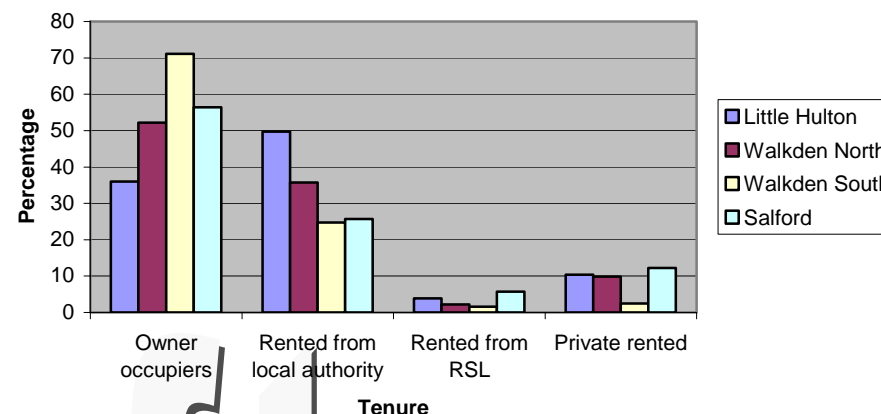
An important factor when examining housing markets is the tenure distribution. The census provides us with key information about the relative proportions of different tenure types for both Salford as a whole and for individual wards. This information is presented in table 15.

**Table 15 Changes in Tenure 1991 – 2001**

WARD	% Owner Occ	% LA Rented	% HA/RSL Rented	% Private Rented or Rent free
Little Hulton 1991	25.2	68.8	3.2	2.9
Little Hulton 2001	36.0	49.7	3.9	10.4
Walkden North 1991	49.1	47.2	1.0	2.8
Walkden North 2001	52.2	35.7	2.2	9.9
Walkden South 1991	71.1	24.7	1.6	2.5
Walkden South 2001	75.5	17.2	1.7	5.7
Salford 1991	52.7	35.2	5.4	6.7
Salford 2001	56.4	25.7	5.7	12.2

Source: Census 1991 and 2001 – Neighbourhood Statistics

The table shows that Local Authority housing is dispersed throughout the Little Hulton and Walkden area, however there is a higher concentration of council owned accommodation in Little Hulton and Walkden.



The level of owner occupation identified in the 2001 census was much higher than the city's average in Walkden South (75.5% to 56.4% respectively), but lower in Walkden North (52.2%) and much lower in Little Hulton (36%).

The table also highlights a general trend over this period in the reduction of households in Little Hulton and Walkden that are renting from the Local Authority. This trend is reflective of the average figures for Salford and larger than reductions elsewhere in the region. This may have been affected by the modest rationalisation of council stock in the area, particularly in Little Hulton, and the increase in Right to Buy activity.

The figures relating to the provision of private rented accommodation in Little Hulton and Walkden mirror the national picture with private renting on the increase. In Salford West the proportion of privately rented properties has increased dramatically over recent years. The percentage of households renting a private property in all wards in the area has more than doubled between the 1991 and 2001 census, with a significant increase in Little Hulton and Walkden North. These figures suggest that renting from a private landlord is becoming increasingly popular in Salford West and Little Hulton and

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Walkden in particular. Owner occupation has also risen in all wards within the Little Hulton and Walkden CCA.

According to the 2001 Census, in comparison with West Salford:

- Little Hulton ward has the lowest proportion of households in owner-occupied tenure (36%) in West Salford.
- Little Hulton ward has the highest proportion of households renting from the council in West Salford (49.7%). Walkden North ward has the 2<sup>nd</sup> highest in West Salford (35.7%). Walkden South has a lower proportion in this tenure (17.2%).
- The levels of households renting from a housing association in Salford are split with the highest being in Central Salford and the lower levels in West Salford.
- Little Hulton (3.9%), Walkden North (2.2%) and Walkden South (1.7%) wards all had below the Salford average levels (5.7%) of households in housing association tenure.
- Wards in Central Salford, with the exception of Claremont ward, had the higher levels of households in the private rented tenure, and West Salford had the lowest levels.
- Little Hulton (10.4%), Walkden North (9.9%) and Walkden South (5.7%) wards all had a lower than the Salford average (12.2%) proportion of households in the private rented tenure.

### 1991/2001 Census Key Findings

- Little Hulton experienced the highest increase in households in owner occupation, compared with all wards in the city (10.8%). The increase in Walkden South (4.4%) was higher than the city average (3.7%), and lower in Walkden North (3.1%).
- Little Hulton experienced the largest decrease in households renting from the council in West Salford (-19.1%). Walkden South and Walkden North wards decreased to lesser extents (-7.5% and -11.5%). The average decrease in Salford was -9.5%.

- All three wards in the Little Hulton and Walkden CCA experienced slight increases in households renting from housing associations.
- Little Hulton experienced the largest increase in households renting privately (7.5%) and Walkden North had the 2<sup>nd</sup> highest increase (7.1%) in West Salford. The highest increase in the city was in Ordsall (16.4%). The increase in Walkden South (3.2%) was below the city average (5.5%).

### What are the implications of changes in tenure?

There appears to be a tenure imbalance in the Little Hulton ward. This may suggest limited residential choice or affordability issues in this area.

The increase in the private rented sector requires further monitoring. This may be as a result of new private apartment developments in the area or reduction in the council-owned property available due to Right to Buy sales and clearance.

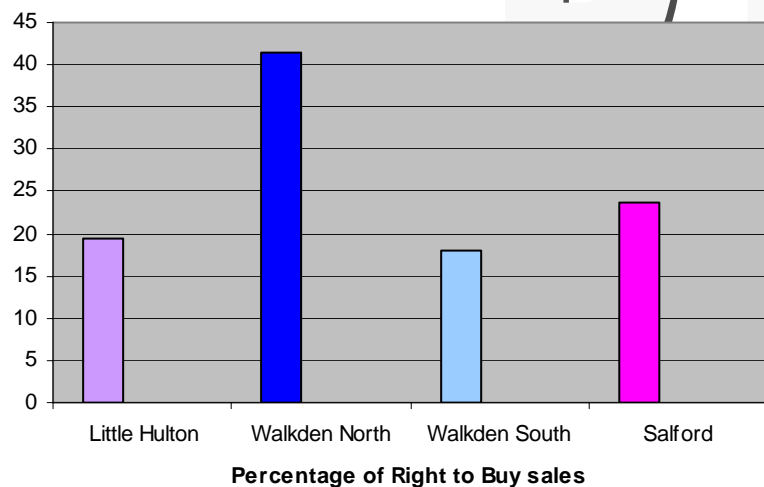
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### Stock owned by the council and managed by New Prospect

New Prospect Housing Limited manages approximately 5560 council owned properties in the Little Hulton and Walkden area. The main developments of city council accommodation occurred during the 1950s. During this time, large developments of council accommodation formed in the Little Hulton area to re-house people decanted from Victorian housing in the Central Salford area. Four large council estates were developed in the Little Hulton area, totalling in excess of 2500 units of accommodation. In the Walkden area, much of the council stock of over 4500 units was developed during the 1950s and 1960s. Despite some recent improvement schemes there is a recognised need for major investment to the majority of the stock in order to raise its condition to meet the Decent Homes standard by 2010. Despite this, demand for accommodation in the area remains stable apart from in pockets of low demand and abandonment.

Both across Salford and England and Wales, a significant proportion of Local Authority dwellings have been sold to tenants under the Right to Buy Act. The Salford average for percentage of Right-to-Buy sales is 18% (HIP 2003). Sales in Walkden South reflect the average for Salford whereas sales in Little Hulton are slightly higher (19%). Walkden North has seen a huge take up of the right-to-buy with 41.5% of council houses being sold to tenants. Overall, the figures suggest that Little Hulton and Walkden are stable residential areas in which people wish to remain and live.

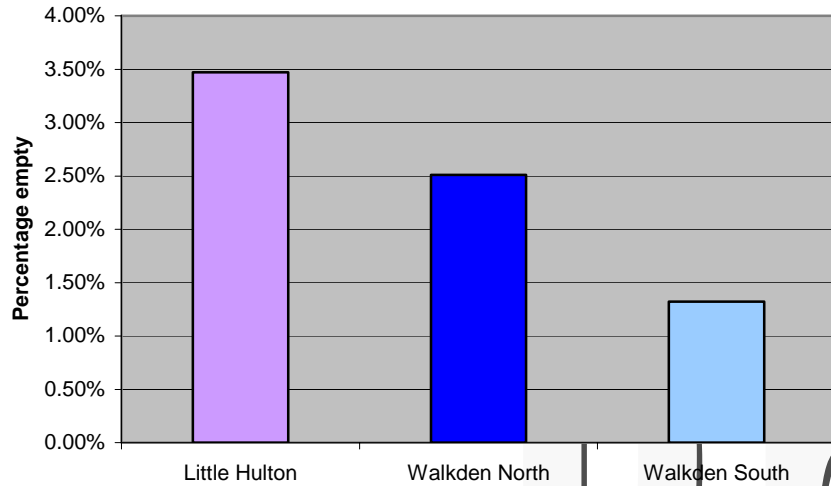
**Figure 16 Percentage of sold properties by ward**



Source – Salford City Council Saffron Database October 2004

Turnover and Void levels in council owned stock

Figure 17 Percentage of Void Properties by estate



Source – Salford City Council Safron Database October 2004

The graph highlights the percentage of empty properties in the Little Hulton and Walkden area by ward. Walkden South has the lowest proportion of void properties within the area. Little Hulton has the highest number of void properties within the area at just under three and a half percent.

**What are the implications of varying sustainability?**  
There is a need to carry out further work regarding sustainability within local authority stock in the Little Hulton and Walkden CCA. Turnover and void levels will become available through the Housing Options process over the coming months. We need to carry out void analysis over time and comparisons to BVPI/regional and national comparisons in order to put our information into context. This then needs to be assessed in terms of the impact on the neighbouring housing markets.

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### Registered Social Landlord (RSL) Stock in the Little Hulton and Walkden Community committee area

There are approximately 409 properties within the Little Hulton and Walkden area that are owned and managed by RSLs. Of the three wards within the Little Hulton and Walkden CCA, Little Hulton contains significantly more RSL properties than the Walkden wards (68%). Lower numbers of RSL stock in the other wards may suggest limited choice and availability for people wanting to access this accommodation in this area.

#### Implications

Affordability implications and low RSL stock numbers in the area suggests we need to work to redress the balance in tenure in this area.

**Table 16 Provision of RSL stock in the Little Hulton and Walkden Area**

Housing Association	Little Hulton	Walkden North	Walkden South
Collingwood Housing Association	-	-	32
Irwell Valley Housing Association	-	68	68
Manchester Methodist Housing Association	64	2	10
Northern Counties Housing Association	6	3	4
Space New Living	13	1	-
St Vincents Housing Association	112	10	-
Stonham Housing Association	-	16	-
<b>TOTAL</b>	<b>195</b>	<b>100</b>	<b>114</b>

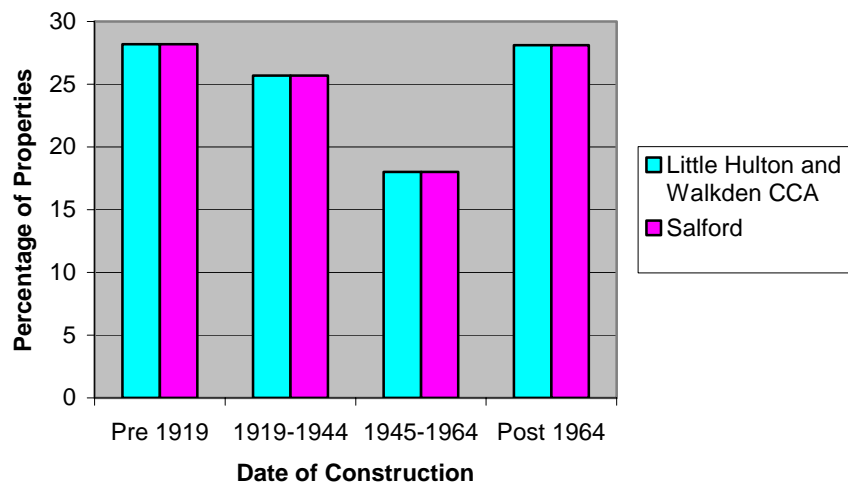
Source: Salford City Council RSL Database 2003

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Private Sector Stock

Figure 19 Property age by ward

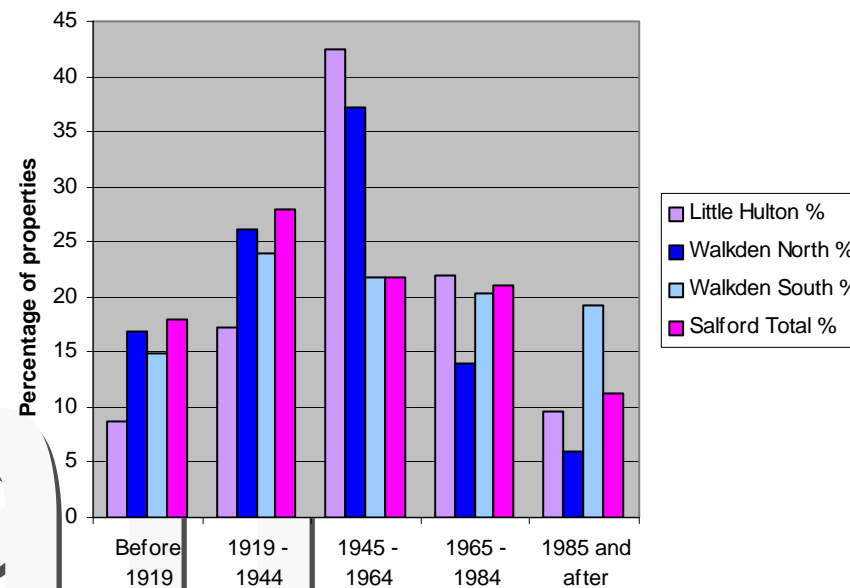
Figure 18 Property age by area



Source: Private Sector Stock Condition Survey: D. Adamsons 2001

The Private Sector Stock Condition Survey provided the age distribution of the housing stock across the city. The report shows that much of the accommodation was built prior to the Second World War.

The available data shows that the age of properties in the Little Hulton and Walkden CCA are in line with property ages across Salford as a whole.



Source: HMDS 2003

The Housing Market Demand Study indicates the age of properties, broken down to a ward level. A large proportion of properties in both Little Hulton and Walkden North were built in the immediate post-war period. Walkden South has a more even balance of property ages. However, Walkden South does have a higher than average proportion of properties built since 1985, perhaps suggesting popularity with developers or the availability of land in this area.

- Little Hulton has the lowest proportion of properties built 1919-1944 in West Salford ( 17.3%). The lowest proportion in the city was in Blackfriars ward (9.8%).

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- Properties built between 1945 and 1964 have the highest percentages in West Salford, with the exception of Weaste & Seedley.
- Little Hulton has the largest proportion of 1945-1964 built properties compared to all wards in the city (42.4%). Walkden North has the 2<sup>nd</sup> highest in the city (37.2%).
- Walkden South has the largest proportion of properties built after 1985 in West Salford (19.2%).

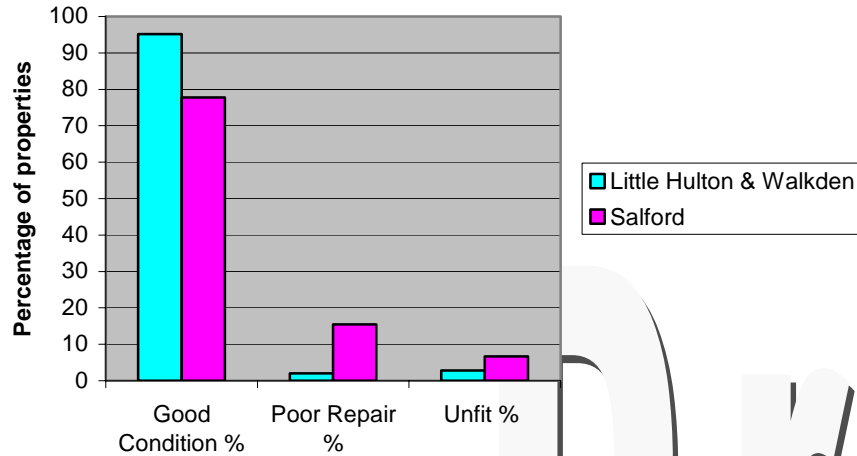
### **What are the implications of the age of private housing stock?**

It would be useful to map the information to show the concentration and location of older properties and new properties spatially. This will enable trends between the age of stock in relation to tenure, turnover and prices to be monitored.

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**Figure 20 Private Sector Stock Condition – Little Hulton and Walkden**



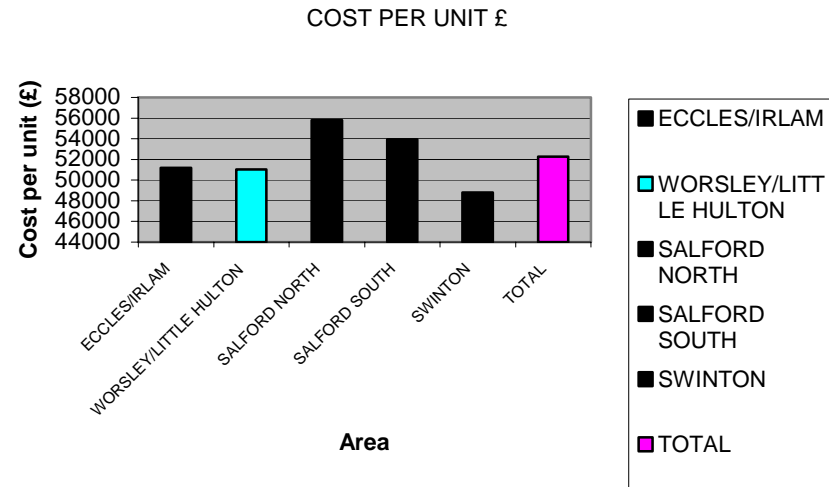
The Private Sector Stock Condition survey indicated that rates of unfitness and poor repair are below the City average.

**What are the implications of private stock condition?**  
 The figures suggest that in terms of stock condition, the Little Hulton and Walkden area does not require targeted action at present. However, stock condition should be monitored.

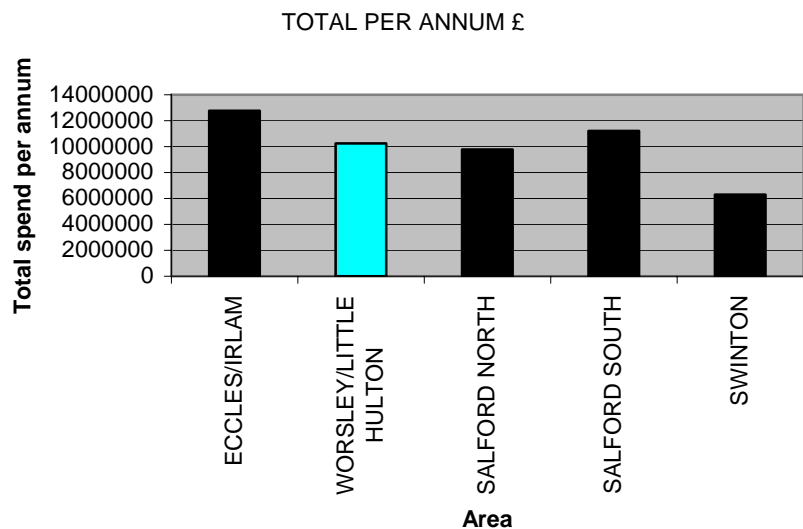
**Public Sector Stock Condition**

A 17% stock sample citywide was carried out in order to ascertain stock condition of council-owned stock. The results of this survey indicate that a total of £253 million investment is required in the Walkden and Little Hulton Community Committee Area to give the stock a 30-year lifespan at an average of £10.2m per year. This equates to a unit cost of £48, 260.

**Figure 21 Public Sector Stock Condition (Cost Per Unit)**



**Figure 22 Public Sector Stock Condition (Total Per Annum)**



### Housing Options Review

The council is looking again at the options available to tenants for the future management and investment in their homes and neighbourhoods.

The review is essential not least to overcome the investment issues but also to recognise the broader contribution that housing makes to communities and neighbourhoods.

Consultation with residents started in June 2004 and is continuing throughout Salford throughout the most part of 2005. A steering group consisting of tenants and elected members has appointed an Independent Tenant Advisor to provide support to tenants throughout the consultation process to ensure that it is balanced, effective and inclusive.

The outcome of this process and preferred options may have some impact on the housing market in this area.

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### Resident Satisfaction

**Table 17 Level of satisfaction with state of repair of property**

Level of Satisfaction	Little Hulton	Walkden North	Walkden South	Salford Total
<b>Very satisfied</b>	21.4	18.7	33.5	26.2
<b>Satisfied</b>	58.0	57.9	55.3	55.1
<b>Dissatisfied</b>	15.4	18.7	8.7	14.6
<b>Very Dissatisfied</b>	5.2	4.7	2.5	4.1

In comparison with remaining wards in West Salford;

- Walkden North had the lowest proportion of people ‘very satisfied’ in West Salford.
- Walkden South had the 2<sup>nd</sup> highest proportion of people that were either ‘satisfied’ or ‘very satisfied’ combined, compared with all wards in the city. (88.8%) The highest was in Worsley & Boothstown ward (91.8%).
- Little Hulton had the largest proportion of residents that were ‘very dissatisfied’ with the state of repair of their property in West Salford (5.2%).

- Walkden South had the 2<sup>nd</sup> largest proportion of people ‘very satisfied’ with their neighbourhood (35.7%) in the city, after Worsley & Boothstown (55.6%). Little Hulton had the lowest proportion in West Salford.
- Walkden South had the 2<sup>nd</sup> highest proportion of people that were either ‘satisfied’ or ‘very satisfied’ combined, compared with all wards in the city. (84%) The highest was in Worsley & Boothstown ward (95%).
- Little Hulton had the largest proportion of people ‘dissatisfied’ in West Salford.

The tables above show the level of satisfaction with housing by ward in the Little Hulton and Walkden community committee area. The greatest numbers of those ‘very satisfied’ with their housing situation reside in the Walkden South ward, which may reflect the higher levels of owner occupation. The greatest numbers of those ‘dissatisfied’ or ‘very dissatisfied’ with the state of repair of property are concentrated in the Walkden North ward. The greatest numbers of those ‘dissatisfied’ or ‘very dissatisfied’ with their neighbourhood are concentrated in the Little Hulton ward, which contains the highest levels of deprivation and highest numbers of social rented stock.

**Table 18 Satisfaction Levels by neighbourhood**

Level of Satisfaction	Little Hulton	Walkden North	Walkden South	Salford Total
<b>Very satisfied</b>	15	17.2	35.7	24.7
<b>Satisfied</b>	42	48.6	48.3	44.9
<b>Neither satisfied nor dissatisfied</b>	23.1	23.2	11.8	18.1
<b>Dissatisfied</b>	12.5	6.5	3.7	8.3
<b>Very Dissatisfied</b>	7.4	4.5	0.5	4.0

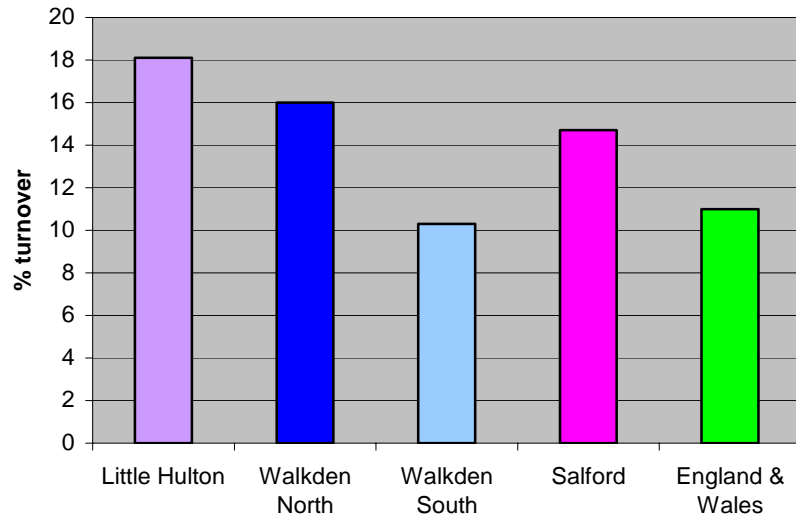
(Source: HMDS)

**Market Change**

There are a number of factors that could indicate change within the operation of the housing market in Walkden and Little Hulton. The following provides analysis on these key indicators beginning with changes in turnover rates.

**Turnover Rates**

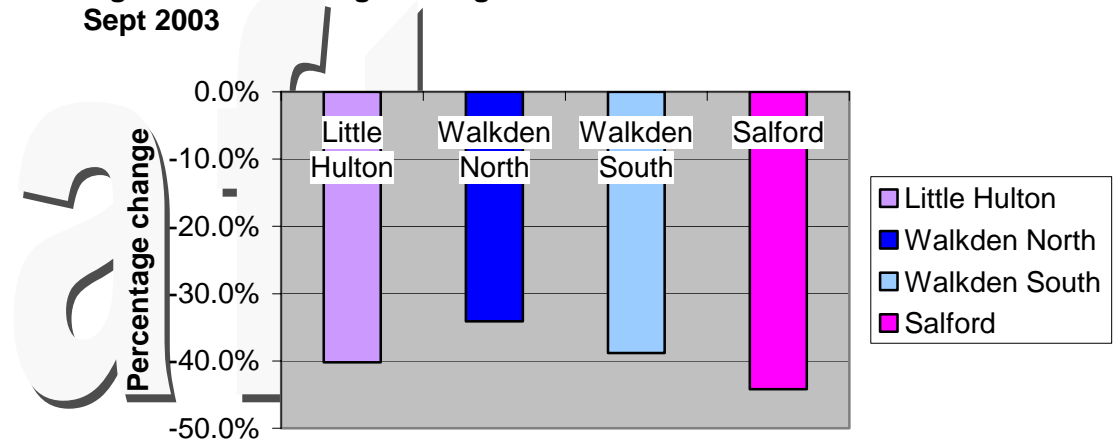
**Figure 23 Turnover Rate Little Hulton and Walkden Wards September 2003**



Turnover has decreased more markedly in Little Hulton than the other wards in the Little Hulton and Walkden CCA. However, the turnover in this ward is the highest in the community committee area.

When the turnover rates are plotted against the city average spatially on the plan of the CCA then small pockets of high turnover can be identified.

**Figure 24 Percentage Change in Turnover Over 12 months to Sept 2003**

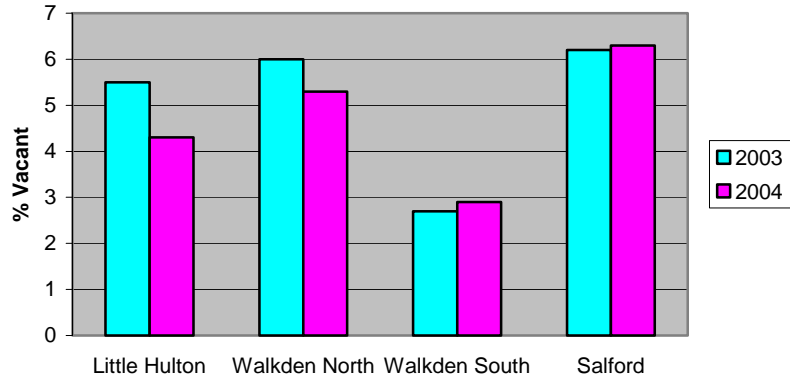


Source: Salford City Council Early Warning System

Turnover relates to the occurrence of people moving out of properties and new occupants moving in - essentially it notes the number of properties changing hands. The charts above shows the turnover rates for Little Hulton and Walkden wards compared to the average for Salford. During the previous 12 months there has been a decrease in turnover across the whole of Salford, suggesting perhaps that the market is stabilising.

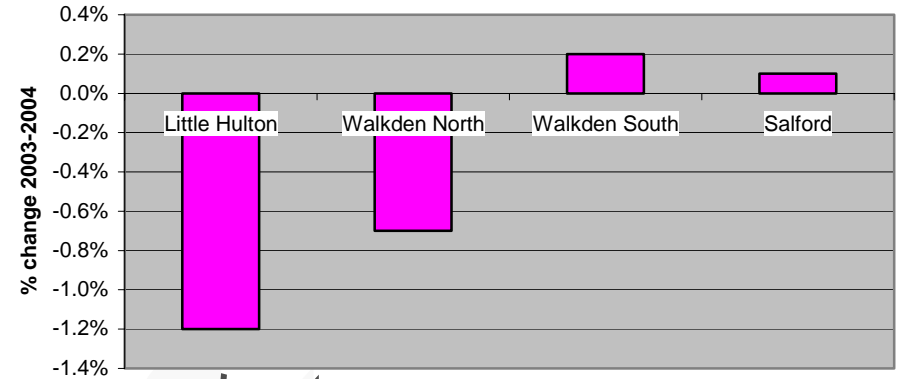
Vacancy Rates

Figure 25 Annual Household Vacancy Rates by Ward 2003 & 2004



Source: Council Tax Records

Figure 26 Percentage Change - Annual Household Vacancy Rates 2003 & 2004



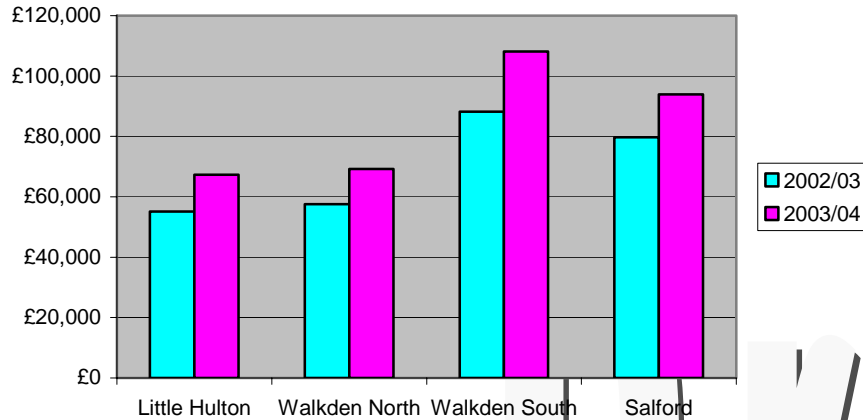
Source: Council Tax Records

The vacancy rates across the Little Hulton and Walkden CCA have changed marginally over the year between 2003 and 2004. Vacancy rates in Little Hulton and Walkden North have decreased over this period. Walkden South has the lowest number of vacancies, which perhaps suggests its desirability, although vacancy rates have increased slightly in this ward between 2003-2004.



House Prices

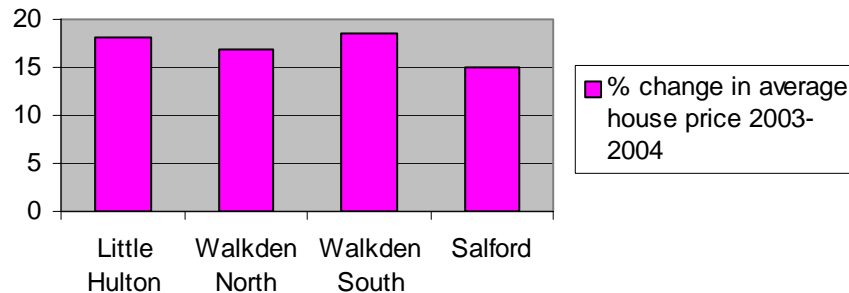
**Figure 27 Average House Prices by ward October 02/ Sept 03 & Oct 03-Sept 04**



Source: Land Registry Records (received by SCC planning department)

**Figure 28 Percentage Change in House Prices 2003-04**

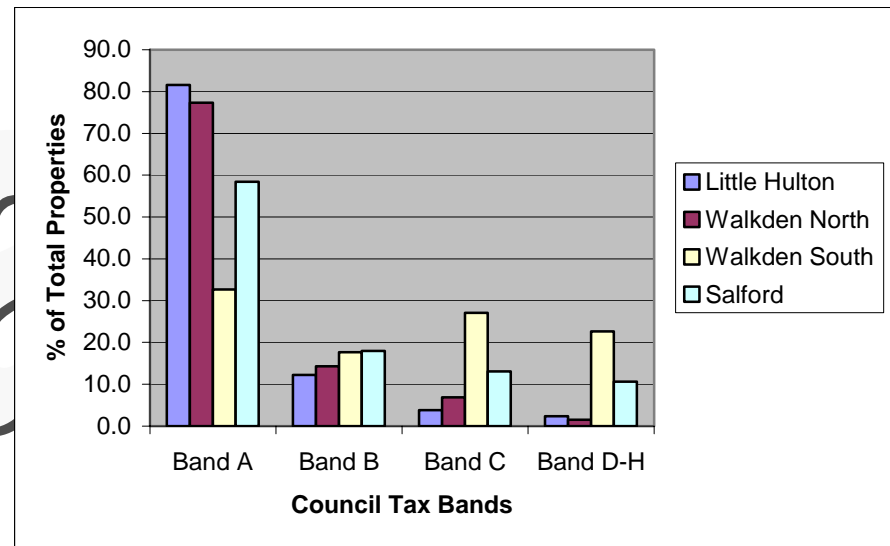
% change in average house price 2003-2004



Source: Salford City Council Early Warning System

House prices have risen across Salford and across the Little Hulton and Walkden CCA. The highest house prices within the CCA are to be found in the Walkden South ward that incidentally has seen the highest percentage price rise of the three wards. Values in Little Hulton and Walkden North wards have risen over and above the average percentage rise for Salford as a whole over the given time period.

**Figure 29 Council Tax Bands**



Source: Council Tax Records (3<sup>rd</sup> quarter 2004), supplied by SCC Planning Team

Key Findings:

- The Little Hulton and Walkden CCA is predominantly made up of properties within Council Tax band A.

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- The Little Hulton and Walkden North wards have a higher percentage of properties within Council Tax band A than the Salford average.
- The Little Hulton and Walkden North wards have a low percentage of properties within Council Tax Band D-H.
- Walkden South ward has a higher proportion of Band C and Band D-H properties and lower proportions of Band A properties compared to other wards and the Salford average.

### **What are the implications of market change?**

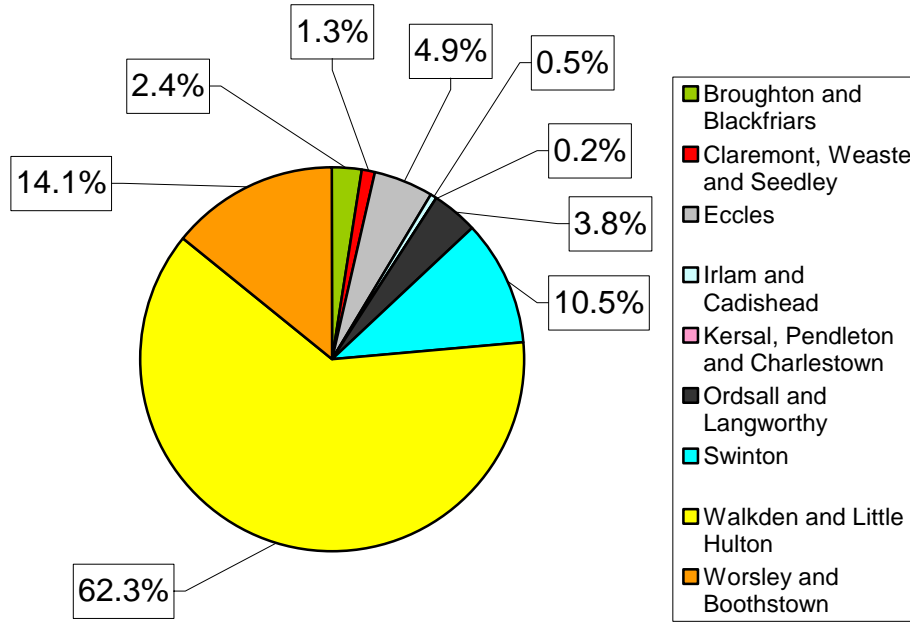
This data helps us identify pockets of high and low demand that may have normally been masked within ward level data. There are some quite defined price brackets across the Little Hulton and Walkden CCA, with the highest values mainly in Walkden South. Conversely, the lowest values are concentrated in pockets in the Little Hulton and Walkden North wards. This is reflected in the vacancy and turnover rates and suggests that further study and monitoring and targeting of resources in these areas is needed.

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**Residential Mobility and Migration Patterns**

**Migration into Little Hulton and Walkden**

**Figure 30 Origin of households moving to Little Hulton and Walkden from Salford locations over the past 5 years**



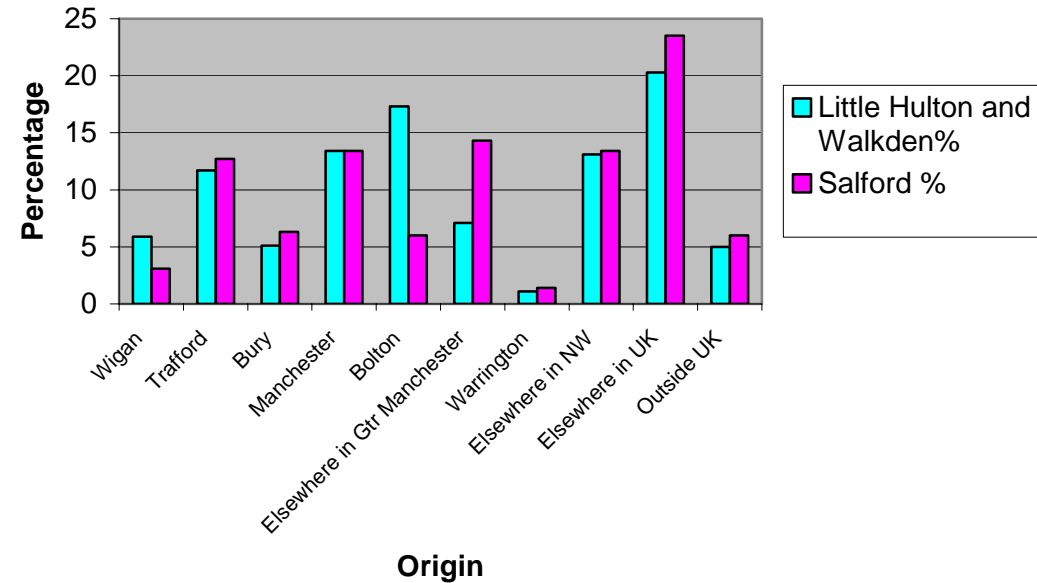
Source: Housing Market Demand Study

The pie chart illustrates the origin of households moving to the Little Hulton and Walkden CCA over the past 5 years. Comparable with other areas of the city, the information suggests that people tend to move within the same locality as their current home. This is illustrated within Little Hulton and Walkden as over 60% of people moving into property originate from within the Little Hulton and Walkden area itself and the remaining larger percentages are linked

to neighbouring areas such as Swinton CCA and Worsley and Boothstow CCA.

Only 8% of people moving in to Little Hulton and Walkden originate from the Central Salford area.

**Figure 31 Showing Origin of Migrants moving into Little Hulton and Walkden from areas other than Salford**



Source: Housing Market Demand Study

The above graph shows the origin of households moving into Little Hulton and Walkden from outside the Salford area. It indicates that the largest number of people have moved into Little Hulton and Walkden from elsewhere in the UK (20.3%). However, this compares to the 75% of residents coming from the North West region as a whole and over 62% coming from within nearby Greater Manchester

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authorities. Also, of the neighbouring boroughs, Bolton figured strongly suggesting a link due to its proximity to the area.

**Migration out of Little Hulton and Walkden CCA**

**Anticipated destination of out-migrant households over the next year**

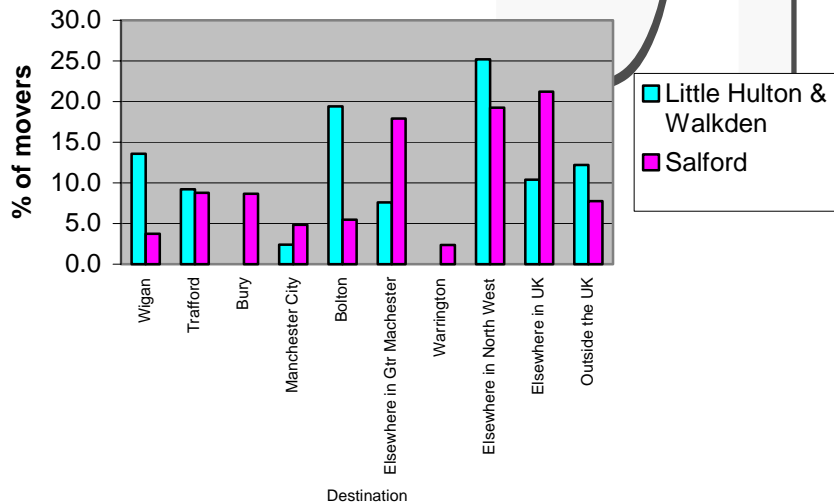
The North West region features strongly in the anticipated destinations of out migrant households in Little Hulton and Walkden over the next year when looking outside the city boundaries. The most likely destination of residents is again elsewhere in the North West but again the most popular choice is likely to be the North West as a whole, and neighbouring authorities. Neighbouring Bolton again features strongly as an anticipated destination of households in Little Hulton.

*Source: Housing Market Demand Study*

When looking at the anticipated destination of out migrants broken down on a ward basis it can be seen that most residents intend to move within the Little Hulton and Walkden CCA, then to elsewhere in the UK. Worsley & Boothstown feature strongly as an anticipated destination of Little Hulton and Walkden residents although this may be an indication of resident's aspirations.

**What are the implications of migration patterns?**  
 The trend identified is that people generally move within the same area when considering moving home. We need to ensure that the Little Hulton and Walkden area offers the most possible choice of type and tenure available within the area people want to move, in order to keep existing residents and attract new people to the area.

**Figure 32 Anticipated destination of households in Little Hulton and Walkden intending to move within the next twelve months including destinations within Salford**



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**New Provision of Housing**

**Table 19 New Build Completions 1996 – 2003**

Ward	Total dwellings	Conversions /Change of use	Total additions	Clearance/ demolition
Little Hulton	239	5	244	170
Walkden North	157	-1	156	85
Walkden South	361	16	377	0
Little Hulton & Walkden CCA	757	20	777	255

Source: Residential Development and Land Supply in Salford 2003-2004

The table above shows the number of newly built homes in each of the three electoral wards in the Little Hulton and Walkden community committee area between 1996 and 2004. Walkden South has had the most new properties built within its boundaries. 14.5% of all new builds in Salford were within the Little Hulton and Walkden CCA.

In the *Residential Development and Land Supply in Salford* document, Residential Completions by Brownfield split (new build only) highlights that 100% of all newly built properties within the Little Hulton and Walkden CCA were completed on Brownfield sites – that is, land within an urban area on which development has previously taken place.

**Additions to Residential Stock**

**Table 20 Residential Completions April 2003-March 2004**

Ward	New Build Completions	Net Conversions	Total Additions
Little Hulton	38	-1	37
Walkden North	19	1	20
Walkden South	15	2	17
Little Hulton and Walkden CCA	72	2	74

Source: Residential Development and Land Supply in Salford 2003-2004

**Table 21 Completions 2003-2004 by House Type (new build only)**

Ward	House or Bungalow (No of beds)					Flat, Maisonette or Apartment (No of beds)				
	1	2	3	4+	Total	1	2	3	4+	Total
Little Hulton	0	3	35	0	38	0	0	0	0	0
Walkden North	0	4	10	5	19	0	0	0	0	0
Walkden South	0	0	0	6	6	0	9	0	0	9
Little Hulton and Walkden CCA	0	7	45	11	63	0	9	0	0	9

Source: Residential Development and Land Supply in Salford 2003-2004

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### **Unitary Development Plan Information – potential sites for new housing within the Little Hulton/Walkden CCA**

#### **Policy H9/14 Land at Amblecote Drive, Little Hulton (3.2ha)**

This allocation consists of several vacant sites within the Amblecote estate that are available for redevelopment for housing. Any development would need to achieve a minimum net density of 30 dwellings per hectare.

#### **Policy H9/21 Land at Moss Lane, Linnyslaw Industrial Estate, Walkden North (12.6ha)**

The relocation and rationalisation of employment uses on the Linnyslaw Industrial Estate has led to a number of vacant and underused sites. This, coupled with new residential development on adjoining sites, has changed the character of the area, now making it an appropriate location for housing development. Approximately 3.2 hectares of the site is greenfield. It is considered that its development is acceptable in order to secure the redevelopment of a major area of brownfield land, in accordance with Policy ST11 but only if a significant area of high quality open space is provided within the site as part of any development.

The site benefits from a large frontage onto the Green Belt, the openness and visual amenity of which must be protected by any development. A minimum net density of 35 dwellings per hectare would need to be achieved, incorporating a significant element of family accommodation, and the relocation of any active uses remaining on the site would need to be provided for. Positive consideration would be given to the expansion of the site into other parts of the industrial estate if more land becomes vacant.

#### **Policy H9/31 Land at Colesbourne Close, Little Hulton (0.4ha)**

The residential redevelopment of this site in Amblecote would complement development on the larger site to the south at Amblecote Drive (allocation H9/14). Development should achieve a minimum net density of 30 dwellings per hectare.

#### **Policy H9/34 Land at Whitehead Street/Hill Top Road, Walkden North (0.6ha)**

This site occupies an important location at the entrance to Blackleach Country Park, and has the potential for a high quality residential development. The design of the frontages to Bolton Road and the country park will be particularly important, and development should achieve a minimum density of 35 dwellings per hectare.

#### **Policy H9/35 Land at Worsley Road North and Thorpe Street, Walkden North (1.0ha)**

Part of the site is currently occupied, but has potential for residential development, taking advantage of the location adjoining Bolton Road and Blackleach Country Park. Development should achieve a minimum density of 35 dwellings per hectare.

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### 3. Housing Need in Salford

#### Introduction

During the first half of 2003, a comprehensive survey (Housing Market Demand Study) was conducted in Salford to explore the housing needs, aspirations and requirements of those living in Salford, those currently sharing with someone else, and as far as possible, households who may move into Salford.

The overall aim of the study was to provide an accurate assessment of the future housing requirements in Salford across all areas and tenures, and to assess the current housing situation of all client groups.

#### Housing Need

**Table 22 Number of households in need by area**

	Frequency	%	As % of all households
Broughton and Blackfriars	1345	11.4	16.7
Claremont, Weaste and Seedley	1008	8.5	10.3
Eccles	1940	16.4	12.5
Ham and Cadishead	957	8.1	12.2
Kersal, Pendleton and Charlestown	1648	14.0	17.6
Ordsall and Langworthy	1106	9.4	16.0
Swinton	1542	13.1	9.4
<b>Walkden and Little Hulton</b>	<b>1887</b>	<b>16.0</b>	<b>12.0</b>
Worsley and Boothstown	379	3.2	6.5
Total	11812	100	12.4

The table above denotes the frequency and percentage of housing need across Salford by community committee area. 16% of people in Salford with a housing need reside in Little Hulton and Walkden,

#### Key Findings:

- Citywide around 32% of people in need have a mortgage or 32% rent from the council.
- However, nearly 40% of the private rented sector is in housing need.
- Little Hulton has a higher rate of overcrowding than the city average.
- Walkden South ward has higher rates of under occupation compared to Little Hulton and Walkden North and the city average.
- Little Hulton and Walkden North wards have higher proportions of people who are permanently sick or disabled or have a long-term limiting illness than compared to the city average
- The largest proportion of people with an illness or disability live in accommodation rented from the local authority, closely followed by those living in a property that is owned outright.
- More people in Little Hulton and Walkden North have difficulty with their housing costs than the city average.
- There is further detailed study needed to identify need for other groups such as Young people and Teenage Parents.
- Further work needs to be done to identify the needs of older people living within the Little Hulton and Walkden CCA

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which represents the 2<sup>nd</sup> largest portion in the city. However, this only represents 12% of the total number of households in Little Hulton and Walkden, which is below the city average.

Most people with a housing need own property or rent from council. Although only a relatively low number, almost 40% of private rented households are in housing need.

### Homelessness

The 'Understanding Change' document identifies the need to break down the homeless information into a ward level.

The Housing Market Demand study suggests that, in Salford, some 611 households were homeless (under notice to quit and in temporary accommodation). However since the completion of the study in 2003, the number of households accepted as homeless in Salford has increased drastically. The annual statistics for the period 1998/99-2003/04 are summarised below.

**Table 23 Homelessness applications accepted in Salford**

Year	Number of households
1998/99	828
1999/00	519
2000/01	483
2001/02	687
2002/03	778
2003/04	1278

Source: ODPM/P1E form

A large proportion of homeless households in Salford are within priority need, i.e. one female parent households.

Further research is required to establish the reasons for this increase. The introduction of the Homelessness Act 2002, issues of choice and access to dwellings, and market change may have had an impact on the level of homelessness. .

The analysis of the households presented as homeless, indicates that over the period of April 2004 to March 2005, in total 1,916 cases presented as homeless in the city including 157 cases in Little Hulton, and 51 cases in Walkden. These represent (8.2%), and (2.7%) of the Salford total respectively. Eccles with (17.2 %), and Swinton (10.2%) show a higher level within the city, and the rest of West Salford.

### Overcrowding

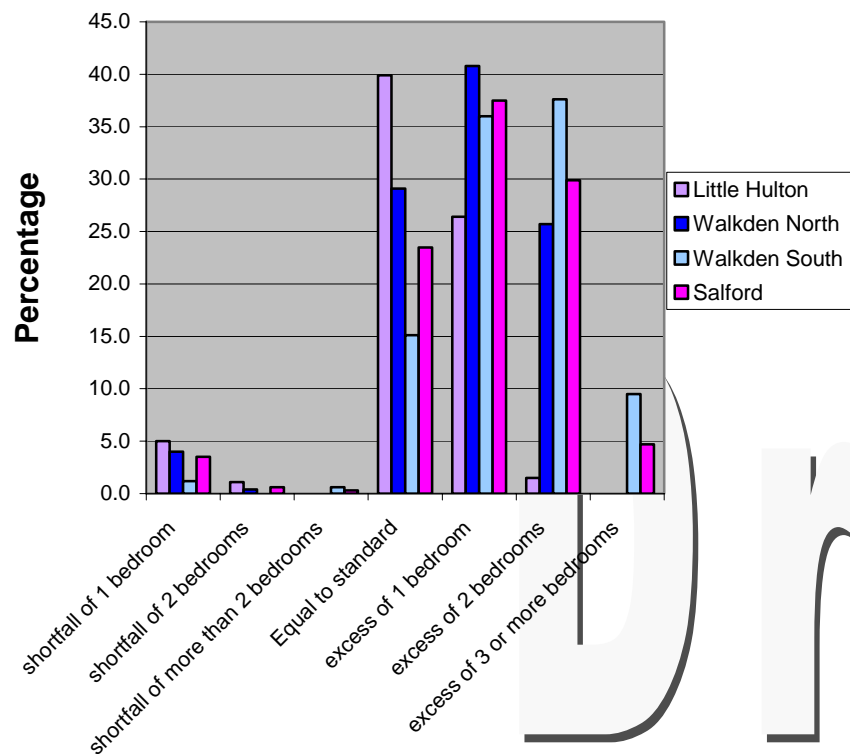
Citywide it is thought that 4.4% of properties are over-crowded whereas 72.1% of homes are under-occupied. In the Little Hulton and Walkden OCA, Little Hulton ward has a higher rate of overcrowding than the Salford average and a lower rate of under-occupation. Conversely, Walkden South ward has a much lower rate of overcrowding than the average for Salford and significantly higher rates of under-occupation.

This would suggest that in the more stable residential parts of Little Hulton and Walkden, there is a tendency for owners to remain in family accommodation when children leave and under occupy the property. Overcrowding in Little Hulton may also be reflected in the higher proportion of rented stock here.



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**Figure 3 Overcrowding and under occupancy by area**



- Walkden South had the 2<sup>nd</sup> highest proportion of properties that had an excess of 3 or more bedrooms in the city (9.6%), after Worsley & Boothstown (13.6%). Walkden North was the only ward in the city that had no properties with an excess of 3 or more bedrooms.

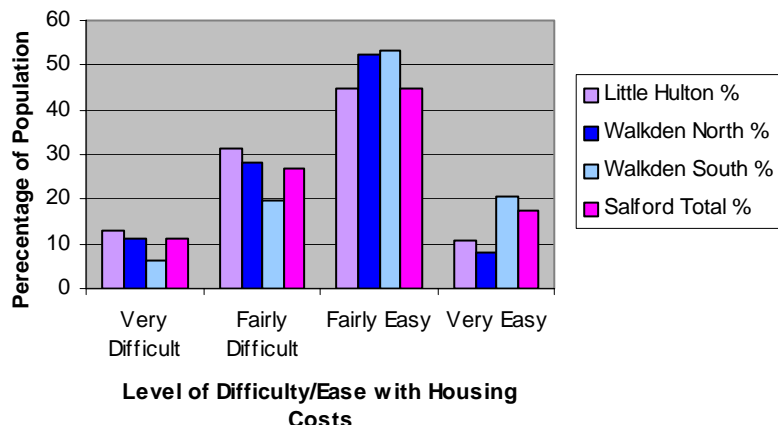
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- Little Hulton ward has the largest proportion of overcrowded properties that have a shortfall of 2 bedrooms in West Salford (1.2%).
- Little Hulton has the highest proportion of properties equal to standard in West Salford (39.9%), followed by Walkden North (29.1%). Walkden South has the 2<sup>nd</sup> lowest proportion in the city (15.3%).
- Walkden South has the 2<sup>nd</sup> highest proportion of properties that are under-occupied (84.2%) compared with all wards in the city. The highest was Worsley & Boothstown ward (88.1%). Walkden North had the lowest proportion in West Salford (66.5%).

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### Affordability

**Figure 34 Difficulty with Housing Costs by area**



Source : Housing Market Demand Study

As expected this indicates that more people in Little Hulton have difficulty with their housing costs than in Walkden North & South. More people in Walkden South find it fairly easy or very easy to pay for housing costs compared to city average.

In comparison with other wards in West Salford;

- Little Hulton has the highest proportion that find housing costs 'fairly difficult' in West Salford (31.2%). It also has the highest overall proportion in West Salford of the population that find housing costs difficult.
- Walkden South ward has the highest proportion that find housing costs 'fairly easy' compared with all wards in the city (53.4%) Overall it has the 3<sup>rd</sup> highest proportion of population that find housing costs easy (73.8%).
- Walkden North has the lowest proportion that find housing costs 'very easy' in West Salford, and the 2<sup>nd</sup> lowest in the city.

**Table 24 Location of households living in unaffordable accommodation**

Area	Frequency	%	As % of households in area
<b>Broughton and Blackfriars</b>	110	9.8	1.4
<b>Claremont, Weaste and Seedley</b>	29	2.6	0.3
<b>Eccles</b>	208	18.5	1.3
<b>Irlam and Cadishead</b>	70	6.2	0.9
<b>Kersal, Pendleton and Charlestown</b>	248	22.1	2.6
<b>Ordsall and Langworthy</b>	74	6.6	1.1
<b>Swinton</b>	169	15.1	1.0
<b>Walkden and Little Hulton</b>	172	15.3	1.1
<b>Worsley and Boothstown</b>	42	3.7	0.7
Base 1,241 Households within unaffordable accommodation			

Source: Housing Market Demand Study

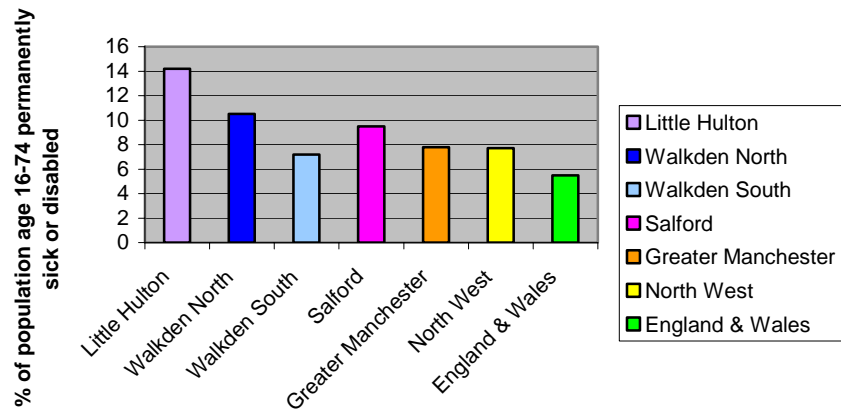
- It is apparent that Walkden and Little Hulton has a minor issue with the supply of affordable housing, with 1.1% of households living in unaffordable accommodation.
- It has been suggested that the majority of those households are owner-occupied.

**What are the implications of affordability issues?**

Further monitoring of affordability is needed to identify where and what type of households are affected

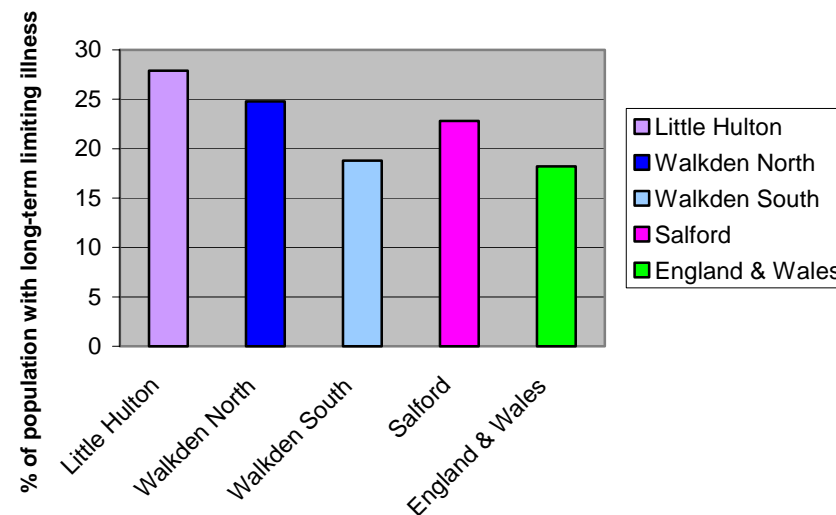
Disability and Impairment

Figure 35 Percentage of the population aged 16-74 permanently sick/disabled (economically inactive)



The illustration suggests that there are higher proportions of permanently sick or disabled people in both Walkden North and Little Hulton compared to the average for Salford. Further, Salford does have higher proportions of permanently sick and disabled compared to other parts of the country. However, Walkden South has relatively low proportions of people from this group – only marginally higher than the national average.

Figure 36 Percentage of the population with a long-term limiting illness



Again, Little Hulton and Walkden North have marginally higher proportions of people with a long-term limiting illness when compared to Salford as a whole whereas Walkden South has slightly lower levels. Similarly, Salford has higher proportions of those with such an illness than is average nationally.

In comparison with other wards in West Salford;

- Little Hulton ward has the highest proportion of residents with a limiting long-term illness in West Salford (27.9%). This is the 2<sup>nd</sup> highest in the city, after Weaste & Seedley (28.3%).
- Walkden South ward has the 2<sup>nd</sup> lowest proportion (18.8%) in the city, the lowest being Worsley & Boothstown (16.2%).

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### Health Deprivation and Disability Domain

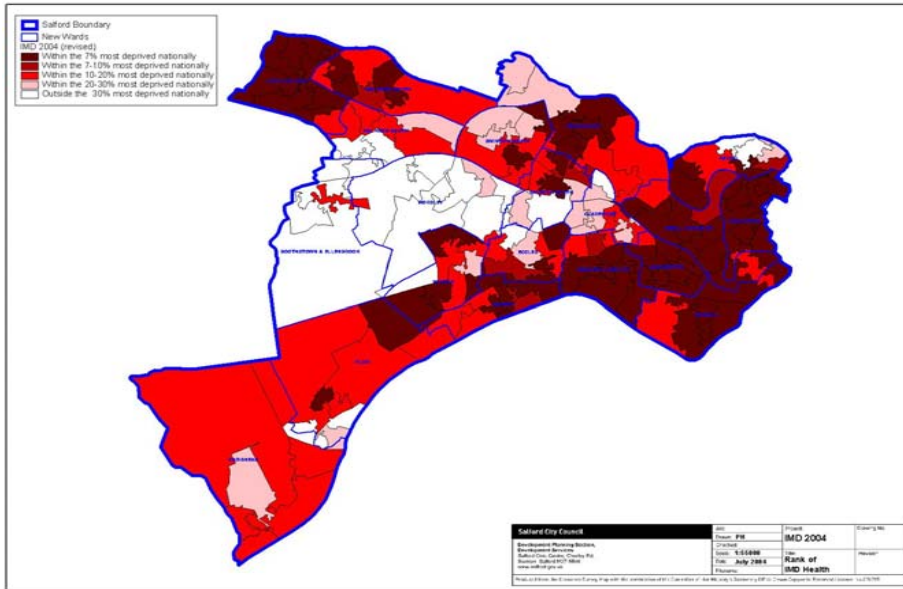
This domain identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health or who are disabled, across the whole population.

- Years of Potential Life Lost (1997-2001).
- Comparative Illness and Disability Ratio (2001).
- Measures of emergency admissions to hospital (1999-2002).
- Adults under 60 suffering from mood or anxiety disorders (1997-2002).

### What are the implications of disability and illness with regard to housing?

It is imperative that we monitor the proportions of disabled people living in the area. Those with disabilities may have increased need when it comes to housing and may need an adapted property. The council must ensure that the area has sufficient provision and also ensure that the designs of new developments are consistent with the needs of the community.

Figure 37 Map showing Rank Index of Health



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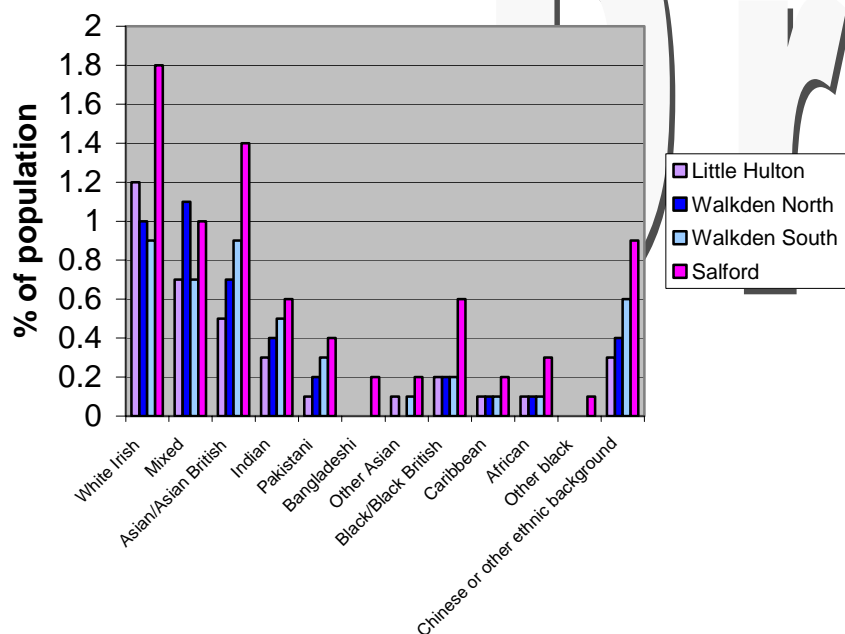
**SPECIFIC GROUPS**

**BME**

There are relatively low numbers of BME households in the Little Hulton and Walkden area but there has been a steady increase in all 3 wards over a 10 year period.

Research suggests BME households wish to remain in already established ethnic communities, and there appears to be no pull for BME households to move to Little Hulton and Walkden.

**Figure 38 BME groups within the Little Hulton and Walkden CCA**



**What are the implications of a multi-cultural community?**

In a changing society, we must recognise the needs and cultural differences of residents in relation to housing. Further detailed work is being carried out to assess the implications of a diverse community on the citywide housing market.

**Asylum Seekers**

Research suggests uneven dispersal of asylum seekers throughout the city – with a disproportionately low number of placements in Salford West – of which Little Hulton and Walkden is part.

**Older People**

We have already identified that there is an ageing population in the Little Hulton and Walkden CCA. We need to look into ways of providing accommodation for older people which meets their needs, perhaps focusing on the concept of independent living rather than reliance on re-housing in sheltered accommodation in the area.

The council in conjunction with partners has been exploring the concept of an elderly village in Salford. We have some detailed information which is being used to inform an older persons strategy.

**Young people**

The Supporting People shadow strategy identifies that further research / Young Persons Housing Strategy is needed. There are multi-faceted needs of young people and although this a small proportion of people these needs need to be focussed on. There is no area specific information available.

**Teenage Parents**

Again, accommodation based support for teenage parents highlighted as a priority for research.

### People with Learning Difficulties

There is no area specific information available. These households are dispersed throughout the city and the majority appear to reside in social rented accommodation.

### People with Mental Health Difficulties

There is no area specific information available. These households are dispersed throughout the city and the majority appear to reside in social rented accommodation.

### Student Accommodation

There is no purpose built student accommodation in the Little Hulton and Walkden CCA as the area is a reasonable distance from Further Education colleges and universities. Student numbers within the area are not significant.

The University have suggested that the Government policy on Student finance is likely to mean a decline in number of students seeking accommodation in Salford from out of the city with a greater proportion of students coming from the local area rather than further afield.

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#### **What are the implications of levels of housing need?**

The issues surrounding housing need appear most evident in the Little Hulton ward. This suggests that action may be required in the future to support residents affected by these issues.

Despite an ageing population in the Little Hulton and Walkden area there appears to be differences in the supply of suitable properties for older persons between the three wards. Further work is being carried out to identify the differences in supply in this area.

There is also detailed study needed to identify issues affecting other groups such as young people and teenage parents in the city.

#### 4. Future Housing Requirements

Key findings:

- The HMDS suggests that there will be an increase in demand for accommodation in the Little Hulton and Walkden area over the next 5 years.
- There will be increased demand for 1, 3 and 4 bedroom properties. This is particularly noticeable for one-bedroomed properties.
- There will be an increase in demand for owner-occupier properties, properties owned by the local authority and those rented from Registered Social Landlords.
- Research implies that demand for bedsits, maisonettes and detached properties will diminish.
- Similarly, it is thought that there will be decreased demand for privately rented properties and shared ownership properties.
- There is a minor issue with affordable housing supply, with 1.1% of Little Hulton and Walkden's total population living in unaffordable accommodation.

#### Introduction

A key element of the Housing Market Demand Study was to ascertain current and future demand for properties across the city, and more specifically according to area, tenure and house type and size. Analysing demand for accommodation based on household flows and emerging demand from those households likely to move over the next 5 years resulted in an assessment that 53 additional households will require accommodation in Little Hulton and Walkden over the coming 5 years.

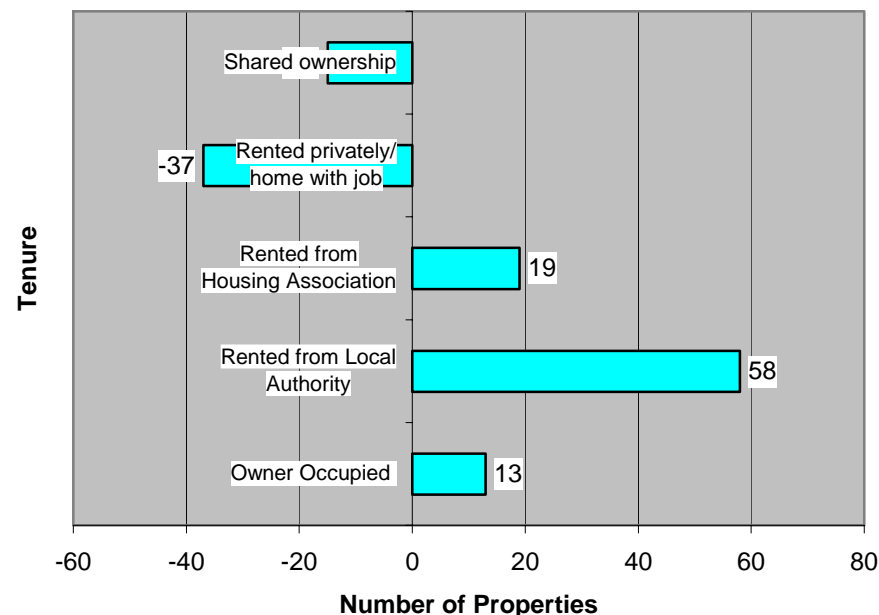
However, we feel that further work is needed, in order to confirm and validate research within this study. Since the Housing Market Demand Study was commissioned, there have been major changes

in the housing market in this area. Also, some of the research is based on people's aspirations and therefore, may not be wholly accurate.

**Household Demand Forecast of Little Hulton and Walkden CCA**  
 Research undertaken as part of the Housing Market Demand Study has suggested that there will be an increased overall demand for properties in the Little Hulton and Walkden area over the next five years. It is thought that an additional 53 households will require accommodation between 2003 and 2008.

#### Housing Requirements by Tenure

Figure 39 Little Hulton and Walkden Projected Demand by Tenure



Source: Housing Market Demand Study

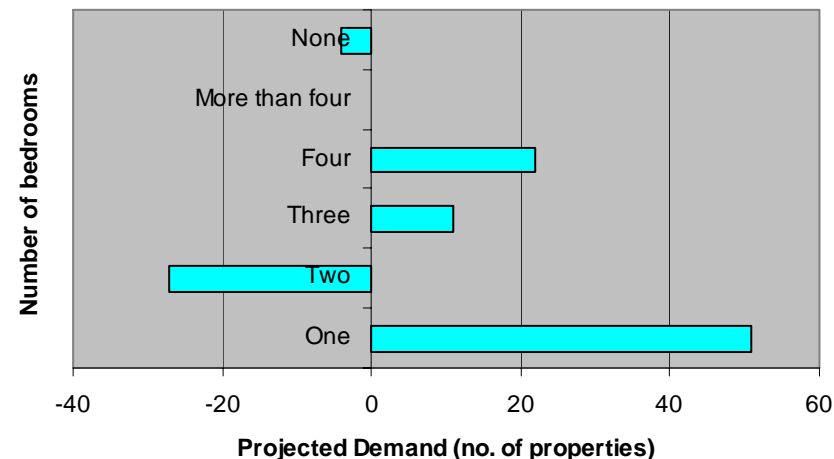
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- The graph highlights the need for owner-occupied properties, with demand for 13 additional units over the next 5 years, either through new-build or better use of current void properties.
- There is also a demand for additional properties owned by the local authority. However, this may be an unrealistic expectation due to the fact that local authorities are no longer able to build new properties and there is evidence of a fall in demand for local authority stock, potentially for specific types of properties.
- Additionally, there is demand for an extra 19 properties to be rented from a registered social landlord or housing association.
- The research suggests a decrease in demand for privately rented properties, perhaps because people aspire to own their property rather than rent from a landlord.
- Also implied is a fall in demand for properties with shared ownership.

### Housing Requirements by Property Size

**Figure 40 Little Hulton and Walkden – Projected Demand by Property Size**

- The graph demonstrates a projected increase in demand for properties with one, three and four bedrooms within the Little Hulton and Walkden area.
- The demand increase is particularly noticeable for one-bedroomed properties.
- A fall in demand for properties with two bedrooms, and particularly bedsits is expected over the coming years.
- It could be surmised that the increase in demand for properties in Little Hulton and Walkden is mainly made up of medium-sized households i.e. couples and small families



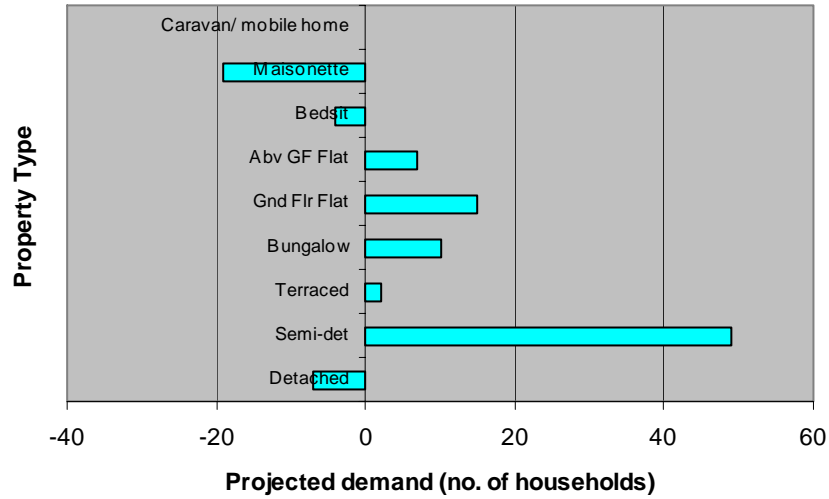
Source: Housing Market Demand Study

### Housing Requirements by Property Type

- The research mainly suggests a rise in demand for semi-detached properties and ground-floor flats.
- Also expected is a modest rise in demand for flats above the ground floor, bungalows and terraced properties.
- It is suggested that demand for bedsits maisonettes and detached housing will diminish over the coming years, perhaps as peoples aspirations and lifestyles change.



Figure 41 Little Hulton and Walkden - Projected Demand by Property Type



Source: Housing Market Demand Study

