

Wigan Council Housing Strategy



Wigan Housing Market Update

Issue 3 May 2010

September 2009 – March 2010



- 1 Housing market overview**
- 2 House Prices**
 - 2.1 Overall**
 - 2.2 Wigan's Housing Market**
 - 2.3 Housing market indices**
- 3 Affordability**
- 4 Cross Tenure Affordability**
- 5 Housing market pressures – court activity**
 - 5.1 Action against owner occupiers**
 - 5.2 Action of landlords against tenants**
- 6 Empty Properties**
- 7 Economic Indicators**
- 8 Feedback and contacts**

1) Housing Market Overview

Welcome to the third edition of Wigan Council's Housing Market Update.

The overall trend for Wigan's housing market over the last 12 months has seen house price growth return with average prices increasing by 4.2% between March 09 and March 2010. Whilst growth has returned annually this has slowed between December and March 2010, with average prices rising by just 0.7%. House prices in the United Kingdom have seen something of revival over the year when comparing most of the house prices indices but, as with Wigan's Hometrack data, this growth has reduced or become negative over the first three months of the year. Whilst annual house price growth has been experienced, as detailed later in the update, this does not always give a true picture of what is happening in the market. Higher value properties have seen the largest price gains over the year, whilst lower quartile property price growth has been more subdued. The lower quartile end of the market is where you would expect to see newly forming households entering the market. The subdued price growth in this market may indicate that prices have reached a static level for new entrants to the housing market. However it may also reflect the issues that first time buyers are having difficulty in gaining the appropriate finance to enter the market.

The housing market is still experiencing low levels of activity to what would normally be expected based on previous trends. Actual sales remain at low levels and the data sets used in Hometrack's Automated Valuation Model are also at significantly lower levels than the overall trend. The low levels of activity and overall constraints that the market is experiencing has also had an effect on the supply of new build properties entering the market. For the last

two financial years the number of new build properties being completed has significantly reduced. In 2009/10 just 424 new homes were completed in Wigan borough. This is a decline of 70% on completions in 2007/08. The low levels of activity in terms of the reduced number housing completions and the low levels of sales activity will effect price levels in the market. This scarcity of supply alongside pressures including affordability, the current financial and economic situation point to a fragile market at present.

The Council of Mortgage Lenders (CML) in their May report said that activity for house purchasing activity had continued to grow. The number of mortgages for house purchases nationally increased by 45% year on year in March and the value of the loans had increased by 62% in this period. Remortgaging was 29% lower year on year. The number of loans to first time buyers increased by 27% in March compared to February and had increased by 45% year on year. The value of first time buyer loans in March increased by 25% on the previous month and by 54% on March 2009. Whilst lending to first time buyers has increased, the average loan to value remains a challenge – averaging at 76%. This compares to 75% in March 2009. Whilst lending has been increasing, gross mortgage lending for April showed that lending fell by 12% compared to March. This was largely expected due to timing of Easter this year. The gross lending of £10.2 billion was the lowest total for April since 2000 (£9.3bn) and there was further bad news in relation to first time buyers. In April first time buyers made up the lowest proportion of home purchase loans since April 2007. First time buyer loans accounted for 35% of all house purchase mortgages. This compared to 39% in March and 38% in April the previous year. Whilst there have been improvements in the mortgage markets in terms of rates falling slightly and higher loans to value becoming available, the CML says market still remains difficult particularly for first time buyers without large deposits.

There are tentative signs that the economy is improving and emerging from the recession, with two consecutive quarters of growth in the economy. Interest rates have remained unchanged at 0.5% for the past 15 months, however inflation has continued to rise. The Consumer Price Index (CPI) was at 3.4% in May and the Retail Price Index at 5.1%. The CPI is over the target level of 2%, however reduced from 3.7% in April. The RPI also reduced from 5.3 in April when it had been at its highest since July 1991.

Despite the signs of recovery in the economy, there are still pressing macro economic challenges. The newly formed Conservative / Liberal Democratic coalition government has placed tackling the national debt and the overall performance of the economy as a major priority. The newly formed Office of Budgetary Responsibility (OBR) gave its first report on the 14th of June. Previous economic growth forecasts have been reduced over the next five years (these were subsequently revised lower as part of the emergency budget). The new Chancellor delivered the coalitions first budget on the 22nd June, and as expected, it contained a raft of measures to reduce the deficit. The cuts in public sector spending along with the Housing Minister's comments on housing related funding points to uncertain times in housing delivery using public finance. It will not be until the completion of the

Comprehensive Spending Review in October that the overall position for housing will be fully known. The wider impacts of the emergency budget on the overall economy are being widely debated and it will be of interest how these affect the housing market.

In its first weeks in office, the new government has suspended the use Home Information Packs (HIPs) when selling a property. Rightmove reported that since HIPs have been suspended, new sales listings have increased by 35%. The new Secretary of State, Eric Pickles, has wrote to all local planning authorities saying that the Regional Spatial Strategies and their housing targets are being abolished.

The housing policy framework that evolves under the new government alongside its economic policy and the measures contained in emergency budget, as well as future budgets, will provide an interesting environment in which housing is delivered and how the housing market performs in the future.

2) House Prices

2.1 Overall

The average price for a residential property in Wigan at the end of March 2010 was £134,806 based on sales and valuations from Hometrack (figures 2.1 and 2.3). This is an increase of 4.2% from the same period in 2009 when the average price was £129,393. The quarterly price increase from December 2009 to March 2010 was just 0.7%. The previous quarter between September and December had shown an increase in the average price of 4.1%. House prices have been recovering, almost on a monthly basis from their low in May 2009 when the average property price in Wigan was £127,365, but are still below the peak levels recorded in August 2008 when the average was £141,980. Currently average prices are 5% below peak values. The peak price to low price fall was 11.5%

Property counts using Hometrack's sales and valuations data have shown a decline since November 2009 (figure 2.1a) and this is also reflected in the property count from the Land Registry's sales data over almost the same period (Figure 2.2a). Caution is needed when considering the current quarter property count data in regards to the Land Registry as their sales for a particular date can often be recorded later. Reasons for the property counts reducing since January may include the cold weather in January and also the end of the stamp duty holiday on the 1st January. The stamp duty holiday had been in place since September 2008 which allowed those purchasing a property under £175,000 not to pay stamp duty. Stamp duty reverted back to £125,000 on the 1st January 2010.

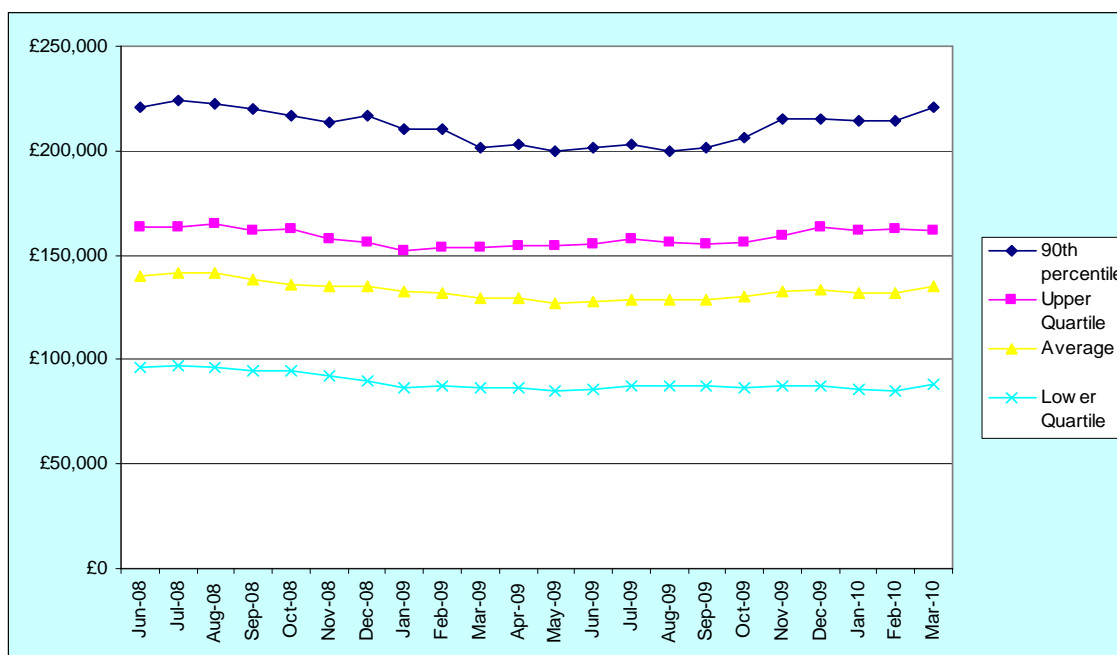
Figure 2.3 shows show house price levels have performed over the year. High value properties have shown the largest increases in price over the year. 90th percentile (the top 10% of property values) increased by 9.7% between March 2009 and March 2010, and upper quartile prices by 5.4%. However, lower quartile prices have not experienced the same growth, increasing by

just 1.7%. In the last quarter, again the 90th percentile properties show the largest increase (2.9%). Lower quartile prices increased by 1.5%, with the average increasing by 0.7% and upper quartile reducing by 0.6%. Figure 2.6 and 2.7 show the changes in property price by housing types. In line with the house price levels in figures 2.1 and 2.3, higher value detached properties have shown the largest increase over the year, increasing by 6.2%. Properties types which would be considered as entry level properties for newly forming households – terraced and flats – have shown annual falls. Terraced house prices reduced by 2.5% and flats by 15.8% over the year.

Figures 2.3, 2.4 and 2.7 show that whilst there has been house price growth over the year, this has been slowing down in the last quarter.

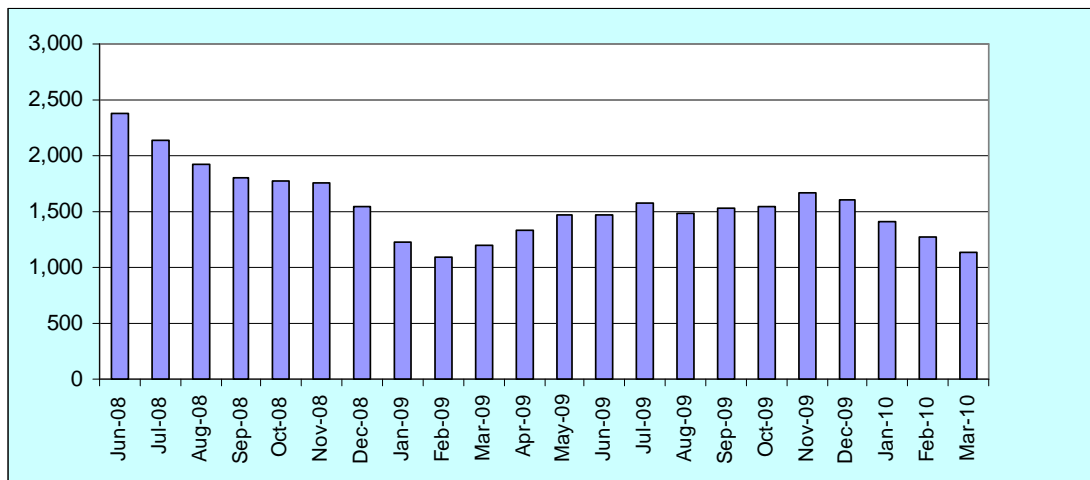
Figure 2.8 compares Wigan’s housing market with neighbouring authorities. Wigan has the lowest average prices when compared with its neighbouring authorities, with Bolton (£141,464), Salford (£141,691) and St Helens (£142,027) following. Wigan’s prices are 4.7% lower than the next lowest average price, however Bolton, St Helens and Salford have experienced higher price growth over the quarter compared to Wigan (Figure 2.9). Only Bury has experienced lower price growth than Wigan over the quarter.

Figure 2.1 Wigan House Prices – all properties based on sales and valuations



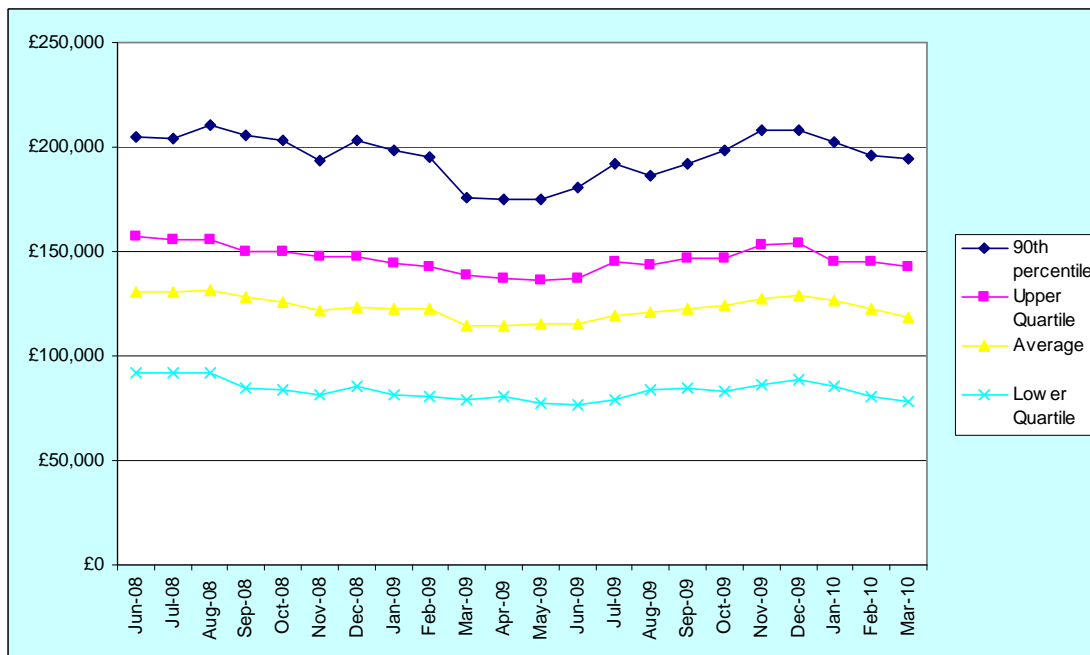
Please note data is based on 3 months sales and valuations data
Source: Hometrack

Figure 2.1a Property count of sales and valuations



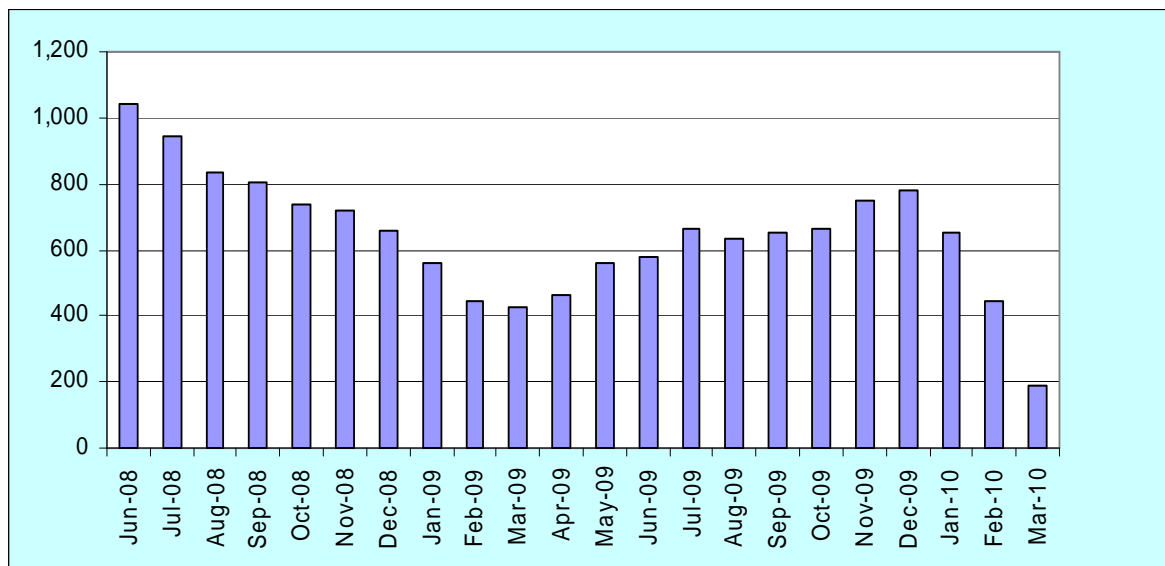
Please note data is based on 3 months sales and valuations data
Source: Hometrack

Figure 2.2 Wigan House Prices – based on sales only



Source: Land Registry from Hometrack

Figure 2.2a Property count of sales only



Source: Land Registry from Hometrack

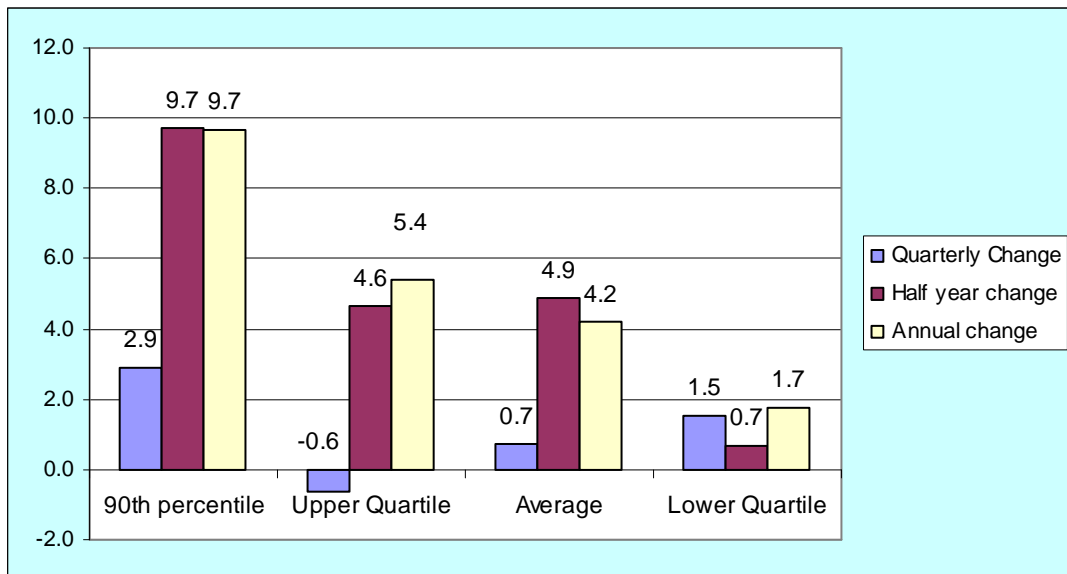
Please note – caution is needed when looking at the most recent sales count data for the Land Registry. There can be a time delay between when a sales is made and when it enters the data set. The property counts for the most recent periods will change as sales are registered.

Figure 2.3 House Price Tables- sales and valuations

	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-09	£201,666	£153,833	£129,393	£86,831	1,200
Sep-09	£201,566	£154,983	£128,528	£87,750	1,535
Dec-09	£214,998	£163,166	£133,840	£87,000	1,613
Mar-10	£221,166	£162,166	£134,806	£88,333	1,131
Quarterly Change	2.9	-0.6	0.7	1.5	-29.9
Half year change	9.7	4.6	4.9	0.7	-26.3
Annual change	9.7	5.4	4.2	1.7	-5.8

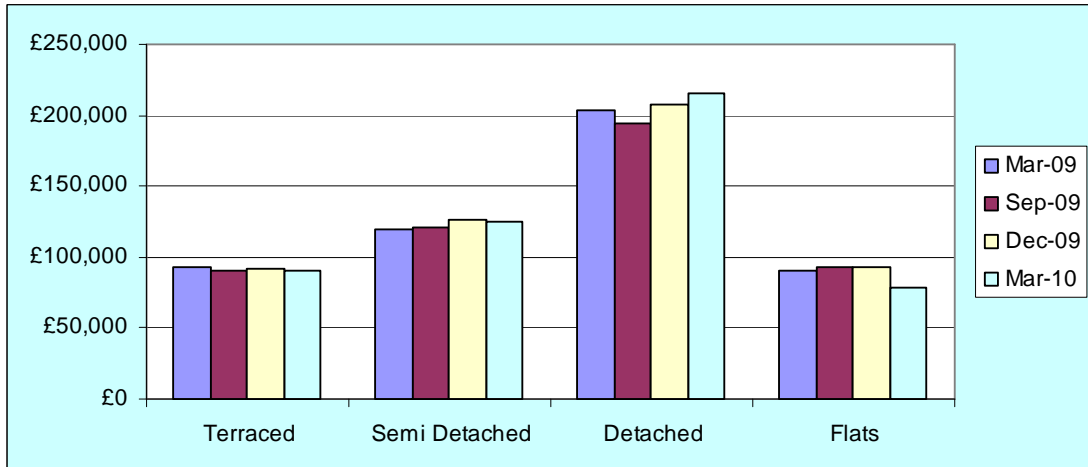
Please note data is based on 3 months sales and valuations data
Source: Hometrack

Figure 2.4 House price changes



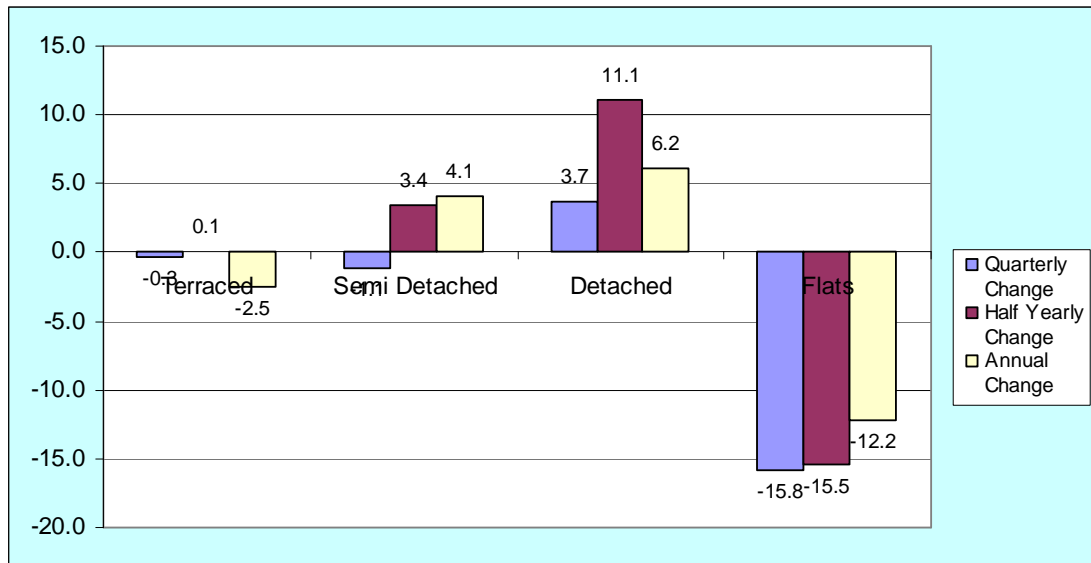
Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.5 Average House Prices by type – based on sales and valuations



Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.6 Wigan average house price changes by property type



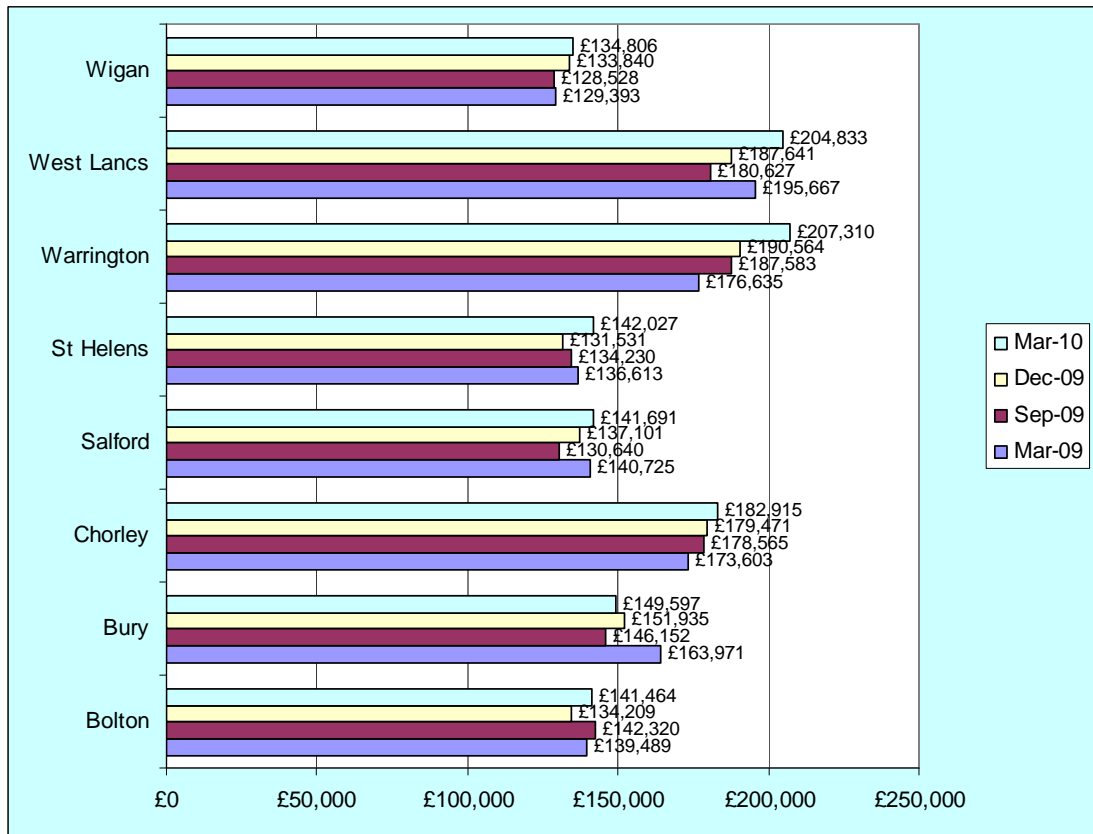
Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.7 House price changes by property type changes

	Terraced	Semi Detached	Detached	Flats
Mar-09	£93,411	£120,022	£203,236	£89,865
Sep-09	£90,954	£120,776	£194,232	£93,328
Dec-09	£91,330	£126,304	£208,005	£93,691
Mar-10	£91,052	£124,925	£215,739	£78,891
Quarterly Change	-0.3	-1.1	3.7	-15.8
Half Yearly Change	0.1	3.4	11.1	-15.5
Annual Change	-2.5	4.1	6.2	-12.2

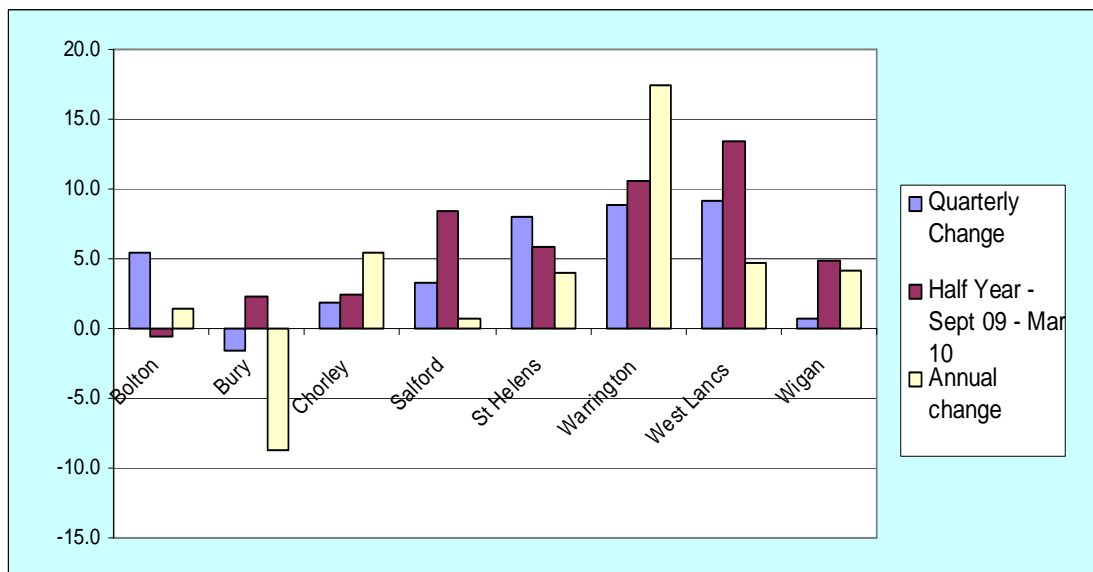
Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.8 Average Prices compared to neighbouring authorities



Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.9 Changes in house prices compared with neighbouring authorities



2.2 Wigan's Housing Market.

Figures 2.10 and 2.12 show average prices across the borough by ward and township level in March 2010. The house price data used in this section uses 6 months sales and valuations figures as opposed to the 3 months in the previous section, so there is a variation on the average sales figure quoted in section 2.1. Figures 2.11 and 2.12 show the annual price changes across the borough.

Leigh West ward has the lowest house prices in the borough, with the average at £80,677. Prices in this ward have also fallen by 6.2% over the year. The Ince ward is the next lowest with an average of £89,286 and had a slight increase in prices over the year of 0.2%.

The Shevington, Standish and Aspull township has the highest prices in the borough. Aspull, New Springs and Whelley ward prices averaged £184,733 during March, the highest in the borough, with Standish being the next highest at £182,206. Whilst Aspull, New Springs and Whelley has the highest house prices there was 3.6% fall over the year.

The Bryn ward has seen the largest fall in prices in the borough over the year, falling by 13.3% from £149,488 to £129,536. The Astley ward also experienced a large reduction in average house prices, falling by 11.3% from £162,601 to £144,197. Lowton East experienced the largest prices increase with prices increasing by 14.5% from £143,596 to £164,447

The property counts used for the data at ward level are almost similar for each year, but are significantly lower than levels in previous years due to the current market conditions. As identified in previous updates, lower property counts can distort the overall sales price levels due to the number and profile of the properties within the data set. For example, a higher proportion of higher value properties in the data set can push up the overall average. Whilst the property counts remain at low levels, with the current data for March 09 and March 10 being almost at the same levels some cautious analysis can be made. For instance the wards that have experienced the most significant price rises and reductions, they have also seen increases in their property counts. Bryn's property count increased by over 25% and Lowton East by 14.5%. Again the counts are below normal levels but the price data could give an indication of how the market could perform when normal activity resumes.

Figure 2.10 House Prices by ward (based on sales and valuations)

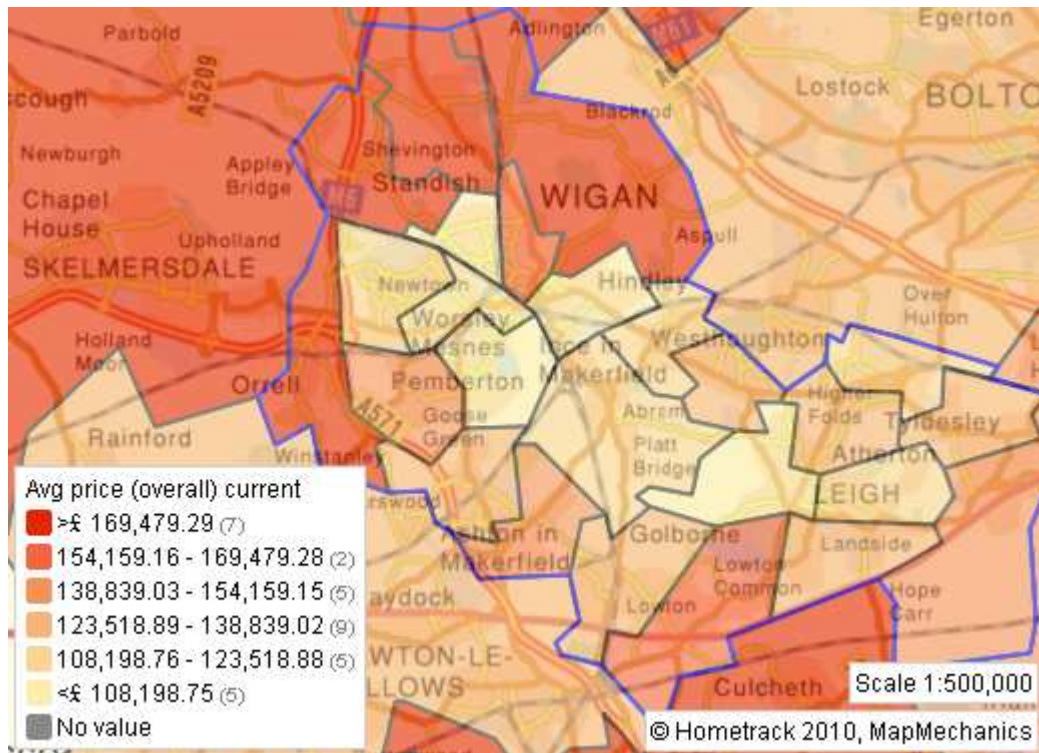


Figure 2.11 House Price Changes by ward (based on sales and valuations)

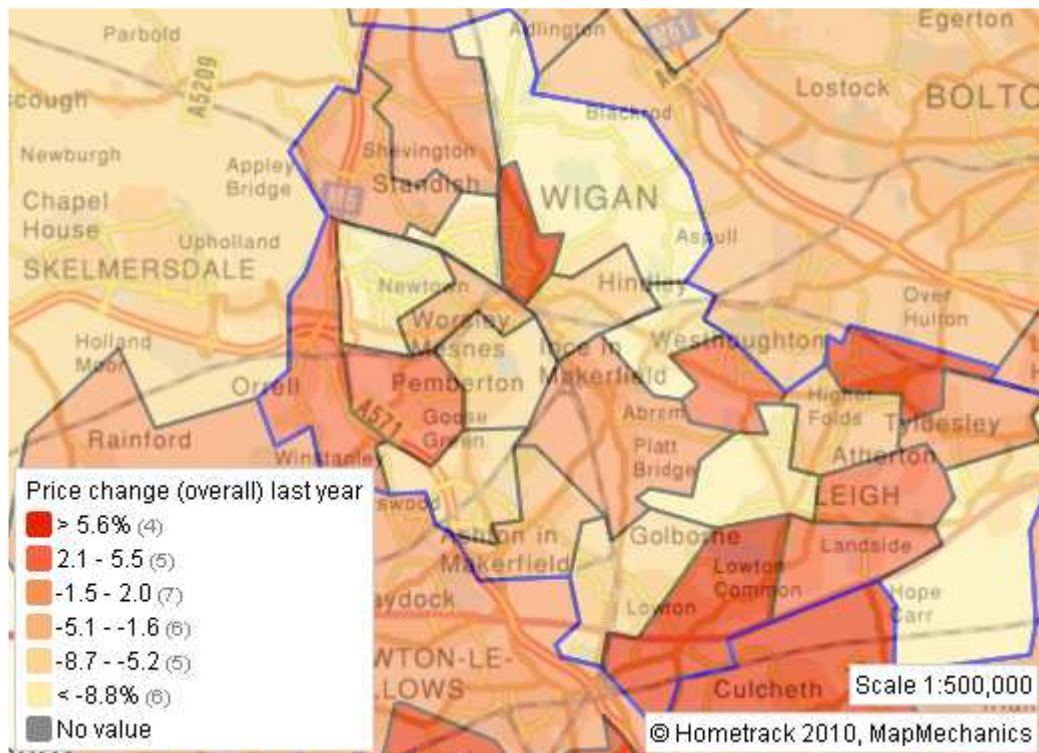


Figure 2.12 House Prices by Township / Ward based on sales and valuations –Data tables

Township	Ward	Mar-09		Mar-10		% Price Change	% Property Change
		Average	Properties	Average	Properties		
Atherton	Atherton	£119,897	97	£120,053	123	0.1	26.8
	Atherleigh 023	£128,953	86	£127,595	72	-1.1	-16.3
Leigh	Leigh West	£85,992	100	£80,677	91	-6.2	-9.0
	Leigh East	£111,925	120	£119,523	117	6.8	-2.5
	Leigh South	£123,321	103	£126,568	118	2.6	14.6
	Atherleigh 027	£111,403	39	£104,474	46	-6.2	17.9
Astley and Tyldsley	Astley	£162,601	133	£144,197	167	-11.3	25.6
	Tyldesley	£121,666	134	£132,779	150	9.1	11.9
Golborne and Lowton	Golborne and Lowton West	£132,898	127	£128,222	106	-3.5	-16.5
	Lowton East	£143,596	114	£164,447	130	14.5	14.0
Hindley, Abram, Platt Bridge & Bickershaw	Hindley	£122,370	119	£114,792	97	-6.2	-18.5
	Hindley Green	£123,330	108	£128,818	82	4.4	-24.1
	Abram	£116,378	200	£117,897	126	1.3	-37.0
Wigan North	Wigan Central	£161,058	90	£168,054	120	4.3	33.3
	Wigan West	£109,577	100	£105,494	108	-3.7	8.0
	Ince	£89,149	75	£89,286	71	0.2	-5.3
Wigan South	Douglas	£95,595	105	£94,588	107	-1.1	1.9
	Pemberton	£157,229	95	£149,306	115	-5.0	21.1
	Worsley Mesnes	£107,120	80	£100,497	74	-6.2	-7.5
Orrell & Winstanley	Orrell	£166,584	113	£179,199	108	7.6	-4.4
	Winstanley	£157,229	95	£149,306	115	-5.0	21.1
Shevington, Standish & Aspull	Aspull, New Springs & Whelley	£191,600	106	£184,733	121	-3.6	14.2
	Standish	£183,411	108	£182,206	107	-0.7	-0.9
	Shevington	£163,453	89	£169,715	101	3.8	13.5
Ashton & Bryn	Ashton	£145,384	78	£140,729	82	-3.2	5.1
	Bryn	£149,488	111	£129,536	139	-13.3	25.2
Wigan		£129,393	2725	£134,238	2793	3.7	2.5

Source: Hometrack
Please note values and property counts are based on 6 months sales and valuations.

2.3 Housing Market Indicators

Figure 2.13 House price indexes at March 2010

	Average Price	Quarterly Change	Annual Change
Halifax			
United Kingdom	£168,105	+0.6%	+2.2%
North West	£126,603	-1.6%	+1.7%
Nationwide			
United Kingdom	£162,887	+0.6%	+8%
North West	£136,984	-0.4%	+9%
Greater Manchester	£157,866	+1%	+5%
Land Registry			
United Kingdom	£224,064	+2.2%	-2.8%
North West	£153,126	-3.4%	+6.3%
Greater Manchester	£150,199	-1.6%	+9.5%
Wigan	£123,234	-4.8%	+7.3%
CLG House Price Index			
United Kingdom	£205,598	+2.6%	+9.8%
North West	£150,887	-0.9%	+5.4%
Hometrack			
North West	£171,700		
Wigan	£134,800	+0.7	+4.2

3) Affordability

The rebound in property prices over the year have increased housing affordability pressures in the housing market. Even when the market experienced price falls affordability was still a significant issue, this despite Wigan being a lower value area when compared to its neighbouring authorities.

Figure 3.1 shows housing affordability based mortgage lending on 3.5 times household incomes from CACI using the current median average loan to value advance (75% for first time buyers and 66% for owner occupiers). The horizontal axis shows the distribution of household incomes in Wigan Borough. The horizontal lines show the lower quartile house prices for different property types. Lower quartile prices are those that you normally expect the first time buyer to enter the property market at. The diagonal lines show the value of the property first time buyers and owner occupiers can afford based on their income levels and the current median average loan to value advance. The diagonal line for first time buyers shows that they are priced out of entering the market when incomes are below £15,000 per year. Even households earning up to £20,000 would face difficulties. The key issue here, particularly for the first time buyers, is how the amount for a deposit on a house based on the current median advance to loan value at 75% effects their entry onto the market. For example, a household with an income of £20,000 based on lending at 3.5 times income, whilst being able to lend £70,000, would need to find a deposit of almost £20,000 when looking at the current value of lower quartile house prices. This challenge also corresponds with data from Wigan most recent Housing Needs Survey in 2008. The 2008 identified that 65.9% of newly forming households had incomes of less than £20,000 and 96.6% had savings less than £20,000. Whilst 90% advance to loan value mortgages are available, they are at higher interest rates and finding deposits again may be difficult, with 88.8% having less than £10,000 in savings. 45.5% of newly forming households had less than £1000 in savings at the time of the 2008 survey.

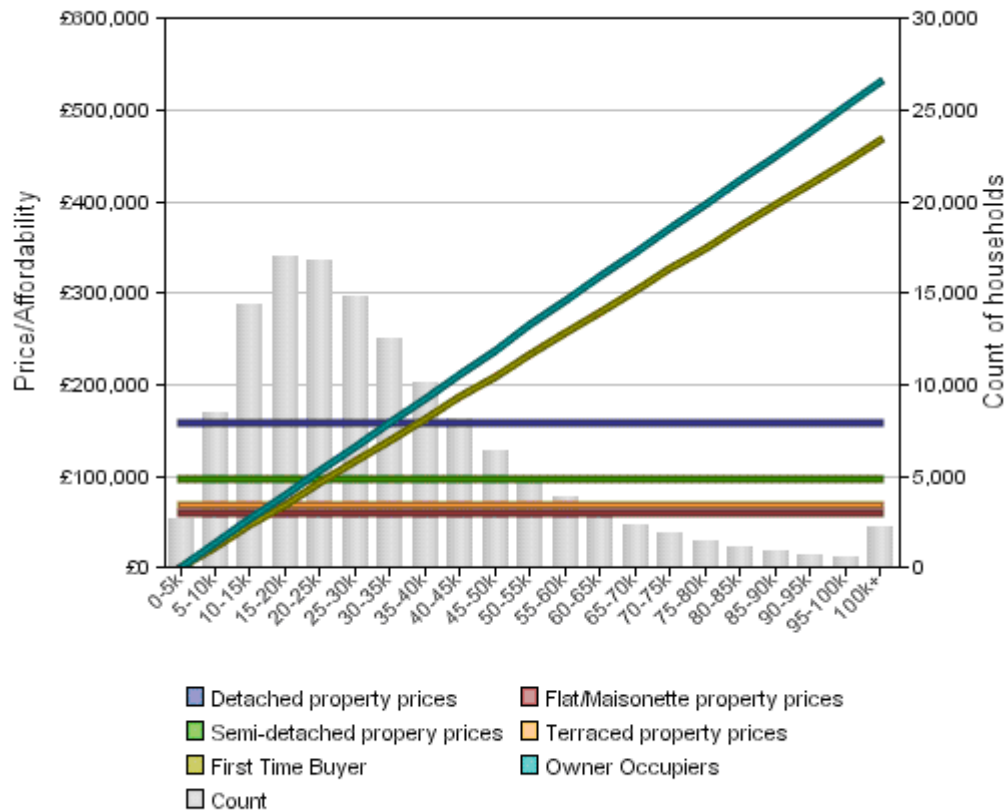
Figure 3.2 shows affordability ratios with scenarios using current Hometrack house price data and income / earnings levels. Whilst affordability has shown improvement due to the fall in prices from their peak, figure 3.2 highlights the pressures in affordability. For lower quartile properties affordability using ASHE data, which is based on individual earnings, is challenging. Whilst the data using the CACI data paints a more positive picture, it must be remembered that this relates to household incomes. This data set will not fully take into account the affordability issues for newly forming households particularly single households.

Figure 3.3 shows housing affordability across political wards. The map shows the affordability pressures in the areas close to the borough's boundaries, where there are close links to the major regional road networks. This accessibility alongside the small town / village profile of these areas supports higher prices increasing the affordability ratios. The areas in the boroughs

inner cores near to the main town centres of Ashton, Wigan, Leigh and Tyldesley show lower affordability ratios.

Figure 3.1 – Housing Affordability based on mortgage lending 3.5 times income.

3.5 times income



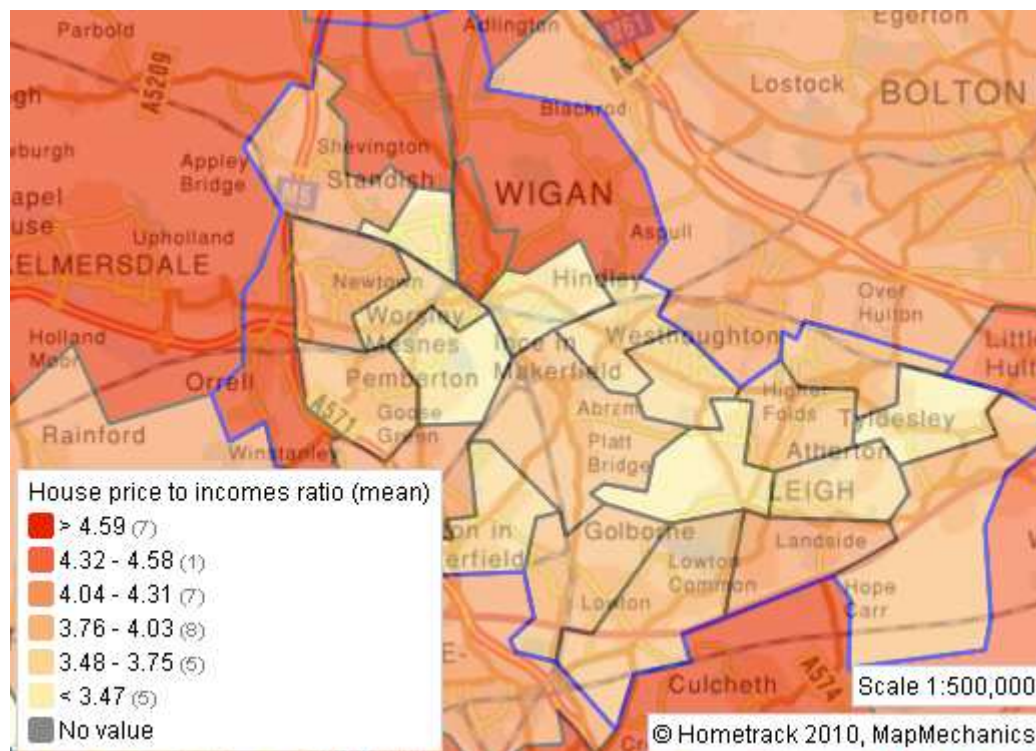
Note: This chart shows the number of households in different household income bands in the area (bars) compared to the lower quartile price for different property types in the same area (horizontal lines). The diagonal lines rising left to right show the value of property that can be afforded at different income multiples by a first time buyer and former owner occupier. The affordability calculations are based on a multiple of the average household income adjusted by the average loan to value for the different types of buyer.

Figure 3.2 Affordability Tables

	90th percentile £221,166	Upper quartile £162,166	Average £134,806	Lower Quartile £88,333
Median Average Earnings (ASHE 2009)	£18,343	£18,343	£18,343	£18,343
Ratio	12.1	8.8	7.3	4.8
Mean Average Earnings (ASHE 2009)	£21,672	£21,672	£21,672	£21,672
Ratio	10.2	7.5	6.2	4.1
Lower Quartile Earnings (ASHE 2009)	£11,515	£11,515	£11,515	£11,515
Ratio	19.2	14.1	11.7	7.7
Mean Average Household Incomes (CACI 2010)	£32,789	£32,789	£32,789	£32,789
Ratio	6.7	4.9	4.1	2.7
Median Average Household Incomes (CACI 2008)	£26,239	£26,239	£26,239	£26,239
Ratio	8.4	6.2	5.1	3.4

ASHE = Annual Survey of Hours and Earning provided by National Statistics
 CACI = is a company that provides information across all industry sectors.

Figure 3.3 House Price to income ratio by ward



4) Cross Tenure Affordability

Figure 4.1- Weekly Cost

	1 bed property	2 bed property	3 bed property
Renting (Housing Association)	£60.20	£62.30	£70.00
Renting (Council- based on 48 weeks)	£55.43	£62.61	£67.86
Renting (Intermediate)	£66.00	£78.00	£97.00
Renting (Private)	£83.00	£98.00	£121.00
Buying a lower quartile resale	£56.00	£73.00	£102.00
Buying an average resale	£76.00	£93.00	£128.00
Buying a 40% New Build Homebuy	£37.00	£60.00	£90.00
Buying a lower quartile new build	N/A	£107.00	£139.00
Buying an average new build	N/A	£109.00	£150.00

Source: Hometrack, RSR, Wigan and Leigh Housing

Note

The chart compares the weekly cost of property by size across different tenures. The cost of renting from a Housing Association is based on the RSR data from the Housing Corporation in England, Housing Cymru in Wales and the Scottish Housing Regulator in Scotland.

The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.

The weekly cost of private renting is the median rent for advertised properties in the local area. However this can vary widely depending on the type and location of property.

Where data is shown for the cost of buying with a mortgage, the figure is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate.

The weekly cost of buying a 40% New Build HomeBuy is derived from median house prices and do not include ground rent or service charges. RSL rents are assumed at 2.75% and mortgages payments are derived from average building society rates. Loan-to-value is assumed at 85% in all cases i.e. it is assumed that the buyer has made a 15% deposit on the portion of the property they have bought.

A "New build" sale or valuation is one that takes place where the property was sold or valued in the same year it was built.

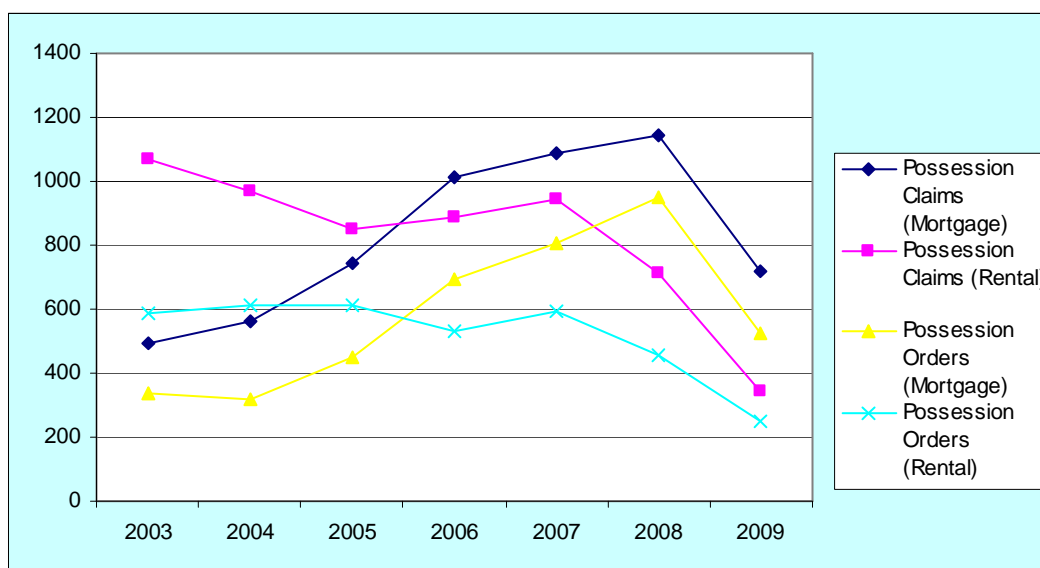
5) Housing Market Pressures – Court Activity

Note: This section shows court activity against households in the Wigan local authority area.

The annual data in 2009 saw significant falls in possession activity in Wigan borough compared to 2008. This was across all forms of possession activity for owner occupation and rental markets (Figure 5.1). Particularly pleasing has been the reduction in possession activity in regards to mortgages. Since 2003 there had been year on year increases in mortgage possession claims and orders. For 2009 these have been significantly reduced. Mortgage possession claims have been reduced by 37% and mortgage possession orders reduced by 45% on the previous year. The reduction in mortgage possession activity has come at a time when there has been a severe recession. The unemployment rate was 5.2% in Wigan at quarter 4 2009, this compares just to 2.3% at quarter 4 in 2007. Despite the economic pressures, the partnership approach Wigan has taken to respond to the recession which has included improving advice services and utilising governments schemes for preventing repossessions appears to have made an impact in limiting the extent to which households could have lost their homes.

The current data from the Ministry of Justice in regards to possession claims against owner occupiers and renters shows that claims continue to fall based on year on year and four quarterly analysis. However, with possession orders being made for both owner occupiers and renters, the year on figure has increased in Wigan (figures 5.3 and 5.5). Possession orders made against owner occupiers in quarter 1 have increased by 7% when compared to quarter 1 in 2009. Possession orders made against renters increased by 38% for the same period. Whilst there should be some concern with this increase, it is worth noting that particularly with possessions orders made against renters the levels are low in Wigan in terms of numbers when compared with sub regional, regional and national levels when looking at the rate per 1000 population. Mortgage possession orders made may need to be examined closely in that whilst the actual increase in numbers is relatively small, the rate per 1000 population is near to the sub regional and regional rate but above the national rate. The issues with mortgage repossessions is of particular concern to Wigan with being identified as a repossession blackspot previously.

Figure 5.1 Residential Possession Activity in Wigan Borough



5.2 Action against owner occupiers

Figure 5.2 Mortgage Claims Wigan LA - Quarter 1 2010 and Quarter 2 2009 – Quarter 1 2010

	----- 2010 Q1 -----			----- 2009 Q2 - 2010 Q1 -----		
	Total	% Change in total since 2009 Q1	Per 1,000 households	Total	% Change in total since 2008 Q2 - 2009 Q1	Per 1,000 households
WIGAN	145	-22%	1.12	685	-32%	5.27
Bolton	110	-18%	0.99	595	-28%	5.36
Bury	85	-33%	1.10	385	-37%	5.00
Manchester	220	-43%	1.12	1,065	-35%	5.41
Oldham	115	-13%	1.28	530	-24%	5.89
Rochdale	95	-34%	1.12	440	-40%	5.18
Salford	95	-46%	0.98	560	-35%	5.77
Stockport	100	-26%	0.82	500	-27%	4.10
Tameside	115	-26%	1.24	565	-23%	6.08
Trafford	65	-17%	0.71	290	-35%	3.15
GREATER MANCHESTER	1,145	-31%	1.05	5,620	-32%	5.14
Chorley	30	-45%	0.68	170	-36%	3.86
St Helens	75	-4%	1.00	350	-27%	4.67
Warrington	85	-18%	1.05	425	-22%	5.25
West Lancs	55	-15%	1.20	205	-39%	4.46
NORTH WEST	2,875	-27%	0.98	13,935	-31%	4.75
ENGLAND	17,170	-23%	0.80	81,890	-30%	3.81
ENGLAND AND WALES	18,487	-23%	0.81	88,052	-30%	3.87

Source: Ministry of Justice May 2010

Figure 5.3 Mortgage Possession Claims leading to orders made Wigan LA - Quarter 1 2010 and Quarter 2 2009 to Quarter 1 2010

	----- 2010 Q1 -----			----- 2009 Q2 - 2010 Q1 -----		
	Total	% Change in total since 2009 Q1	Per 1,000 households ¹	Total	% Change in total since 2008 Q2 - 2009 Q1	Per 1,000 households ¹
WIGAN	105	7%	0.81	535	-37%	4.12
Bolton	110	5%	0.99	520	-25%	4.68
Bury	55	-46%	0.71	325	-33%	4.22
Manchester	145	-43%	0.74	885	-34%	4.49
Oldham	75	-28%	0.83	415	-31%	4.61
Rochdale	60	-50%	0.71	380	-36%	4.47
Salford	90	-33%	0.93	470	-36%	4.85
Stockport	85	-28%	0.70	405	-23%	3.32
Tameside	100	-2%	1.08	445	-25%	4.78
Trafford	75	35%	0.82	225	-40%	2.45
GREATER MANCHESTER	905	-24%	0.83	4,600	-32%	4.21
Chorley	35	-10%	0.80	145	-32%	3.30
St Helens	45	-19%	0.74	500	-30%	3.68
Warrington	65	-19%	0.80	335	-29%	4.14
West Lancs	40	11%	0.87	185	-27%	4.02
NORTH WEST	2,245	-17%	0.77	11,325	-32%	3.86
ENGLAND	12,955	-15%	0.60	64,975	-31%	3.02
ENGLAND AND WALES	13,908	-16%	0.61	69,621	-32%	3.06

Source: Ministry of Justice 2010

5.3 Action against tenants by landlords

Figure 5.4 Landlord possession claims - Quarter 1 2010 and Quarter 2 09 to Q1 10

	----- 2010 Q1 -----			----- 2009 Q2 - 2010 Q1 -----		
	Total	% Change in total since 2009 Q1	Per 1,000 households ¹	Total	% Change in total since 2008 Q2 - 2009 Q1	Per 1,000 households ¹
WIGAN	70	-18%	0.54	330	-39%	2.54
Bolton	165	23%	1.49	530	-3%	4.77
Bury	90	-14%	1.17	365	-21%	4.74
Manchester	625	-24%	3.17	2,585	-7%	13.12
Oldham	95	-51%	1.06	520	-40%	5.78
Rochdale	125	-25%	1.47	555	-23%	6.53
Salford	230	2%	2.37	1,045	29%	10.77
Stockport	205	43%	1.68	820	13%	6.72
Tameside	190	-16%	2.04	835	6%	8.98
Trafford	130	-10%	1.41	515	-8%	5.60
GREATER MANCHESTER	1,925	-14%	1.76	8,100	-8%	7.41
Chorley	80	-7%	1.82	245	1%	5.57
St Helens	80	-30%	1.07	365	-27%	4.87
Warrington	70	-12%	0.86	275	-17%	3.40
West Lancs	60	-22%	1.30	310	-26%	6.74
NORTH WEST	4,200	-15%	1.43	17,155	-12%	5.85
ENGLAND	33,290	-6%	1.55	127,840	-8%	5.94
ENGLAND AND WALES	34,993	-6%	1.54	134,278	-8%	5.90

Source: Ministry of Justice May 2010

Figure 5.5 Landlord Possession Claims leading to orders made Q3 2009 and Q4 2008 to Q3 2009

	----- 2010 Q1 -----			----- 2009 Q2 - 2010 Q1 -----		
	Total	% Change in total since 2009 Q1	Per 1,000 households ¹	Total	% Change in total since 2008 Q2 - 2009 Q1	Per 1,000 households ¹
WIGAN	75	38%	0.58	255	-32%	1.96
Bolton	100	21%	0.90	345	-14%	3.11
Bury	60	-42%	0.78	275	-17%	3.57
Manchester	360	-4%	1.83	1,540	-2%	7.82
Oldham	65	-50%	0.72	390	-37%	4.33
Rochdale	90	-45%	1.06	460	-20%	5.41
Salford	165	4%	1.70	670	10%	6.91
Stockport	140	69%	1.15	525	22%	4.30
Tameside	120	-2%	1.29	610	15%	6.56
Trafford	90	-9%	0.98	340	-17%	3.70
GREATER MANCHESTER	1,265	-8%	1.16	5,405	-7%	4.95
Chorley	55	-22%	1.25	180	0%	4.09
St Helens	55	-40%	0.73	275	-25%	3.67
Warrington	65	-10%	0.80	235	-2%	2.90
West Lancs	35	6%	0.76	190	-13%	4.13
NORTH WEST	2,855	-11%	0.97	11,835	-10%	4.04
ENGLAND	21,260	-9%	0.99	85,884	-9%	3.99
ENGLAND AND WALES	22,394	-9%	0.98	90,634	-9%	3.98

Source: Ministry of Justice May 2010

6 Empty Properties

Figure 6.1 Empty Properties

	1/1/2009	1/4/2009	1/7/2009	1/10/2009	1/1/2010	1/4/2010
Private Sector Homes Stock	115,645	115,840	115,963	116,139	116,273	116,393
Private Sector Homes Empty	5,419 4.69%	5,288 4.56%	5,206 4.49%	5,234 4.51%	5,176 4.45%	5,080 4.36%
Private Sector Homes Empty Over 6 Months	3,395 2.94%	3,283 2.83%	3,272 2.82%	3,248 2.80%	3,149 2.71%	3,139 2.70%

Source: Council Tax Register

Data includes RSL homes

7 Economic Indicators

Figure 7.1 Key Economic Indicators (as at 2/6/2010)

Bank of England Base Rate	0.5%
Consumer Price Index Inflation	3.4%
Government CPI target	2.0%
Retail Price Index Inflation	5.1%
Halifax Base Mortgage Rate	3.50%
1 year LIBOR	1.204%

8 Feedback and Contact Details

The Housing Strategy team regularly monitor the local, regional and sub regional housing markets and its is the aim of this quarterly bulletin is to keep stakeholders aware of developments in the local housing market. If you have any comments on the update or suggestions please contact Stuart Ratcliffe at Housing Strategy by e-mail at S.Ratcliffe@wigan.gov.uk or by the contact details below.

Housing Strategy Team Environmental Services Gateway House 4 Standishgate Wigan WN1 1AE	Telephone: 01942 828952 Fax: 01942 828959 E-mail: hst@wigan.gov.uk
--	--