

Wigan Council Housing Strategy



Wigan Housing Market Update

Issue 4 September 2010

April 2010 – June 2010



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* Notice – An update of the Greater Manchester SHMA is available from - http://www.agma.gov.uk/cms_media/files/update_of_the_gm_shma_may_2010.pdf

1) Housing Market Overview

The increase in the average house prices have again continued from the previous edition of Wigan Housing Market Update, with the average price increasing by 7.4% over the year from £127,589 to £137,081. The previous Housing Market update showed an annual increase of 4.2%. The upwards drive of house prices over this quarter has been different than that seen over the previous quarter and half year. Between September 2009 and March 2010, the major increases in house prices occurred in the top 10% and upper quartile of property values. In the current period house price growth is greater in the lower quartile and average house price cohorts. Lower quartile house prices increased by 8.7% over the year and significantly over the half year (7.7%) and the quarter (7.5%). Conversely, high value properties have shown price falls over the half year whilst maintaining annual growth at a lesser rate than reported in the last edition of the Housing Market Update.

The growth in lower quartile and the overall average house prices in contrast to the recent falls with higher value properties provides some interesting perspectives of how the housing market is currently operating. Again as with the previous Housing Market Updates, activity within the housing market is still below normal levels and this must be noted in any analysis. The Council of Mortgage Lenders (CML) reported that in June that mortgage lending had increased significantly. Between April and June mortgage lending increased by 20% in regards to the number of loans granted for home purchases compared to the previous quarter and also by 20% in terms of the value of the total loans. Compared to the same quarter in the previous year the number of

loans for home purchases increased by 17% and the overall values for the loans by 30%. Mortgage lending in relation to First Time Buyers also showed increases. The number of loans to first time buyers increased by 20% and in value by 24% between April to June when compared to the previous three months. On an annual comparison between June 2009 and June 2010, the number of loans to first time buyers increased by 12% and the overall value by 26%. The increased supply of mortgage availability, in particular in regards to first time buyers may in part explain the house price rises in relation to lower quartile and average value properties- as these will be the segments of the housing market that they will most likely enter. Whilst the CML stated in their press release that mortgage lending in June had increased significantly, it was not at the same level as before the credit crunch. The need for a large deposit by first time buyers was also still evident with the average loan to value being 76%. The CML in its press release for July stated that despite the upward trajectory of mortgage lending, the figures for July are low for what is normally a strong month for mortgage lending and that demand for mortgages remained weak. The weak mortgage market was reaffirmed in the CML's press release for August with mortgage lending falling by 14% on July and the lowest levels for an August in 10 years.

At present there appears to be a wait and see approach in light of the current economic and political situation. The Government will announce the outcomes of its public spending review on the 20th October. With indications to expect significant reductions in public sector spending and the potential threats of job losses it can be expected that the demand for owner occupation and the availability of mortgage finance will be subdued until after the Comprehensive Spending Review. There are also concerns re-emerging about the state of the overall economy. In August retail sales fell by 0.5% on the previous month and was the first fall since January prompting fears that the economic recovery was stalling. The mortgage market remains weak and its future direction will also be governed by the outcome of the Financial Service Authorities consultation on ways to stop excessive lending. Furtherstill the Bank of England's special liquidity scheme that has enabled banks to increase lending is reducing and will come to end in January 2011.

Whilst the current developments in regards to mortgage availability and the continued low historical levels of house purchase activity leave an uncertain future for owner occupation, the private rented sector has benefited. Because of the lack of availability of mortgage finance, the need for larger deposits and often rent levels lower than mortgage payments the private rented sector has increasingly become a preferred choice of tenure.

Several of the house prices indices since June have also recorded monthly price falls. Richard Donnell, the director of research at Hometrack, said that the recent house price data indicates that the housing market was undergoing a process of modest re-pricing that could likely run for the next 6 to 12 months. Hometrack have reported that there has been an increase in the number of homes being put on the market for sale, rising by 2.4% in August whilst at the same time there has been a 2.2% reduction in new buyers registering with estate agents. So at present the housing market conditions

point to a market with increased supply of properties with less buyers. Linked in with a weak mortgage market along with uncertainty regarding the upcoming Comprehensive Spending Review and the future direction of the economy it will be of interest to see how the housing market reacts in the coming year.

2) House Prices

2.1 Overall

The average price for a residential property in Wigan at the end of June 2010 was £137,081 based on sales and valuations from Hometrack (Figure 2.1a). Compared to June 2009, property prices have increased by 7.4% from £127,589. Prices have almost now returned to their peak level of £138,626 recorded in August 2008. Lower quartile house prices have seen the greatest increase when compared to June 2009, increasing by 8.7% from £86,000 to £93,500. They have particular strong growth in the quarter by 7.5% and the half year by 7.7%.

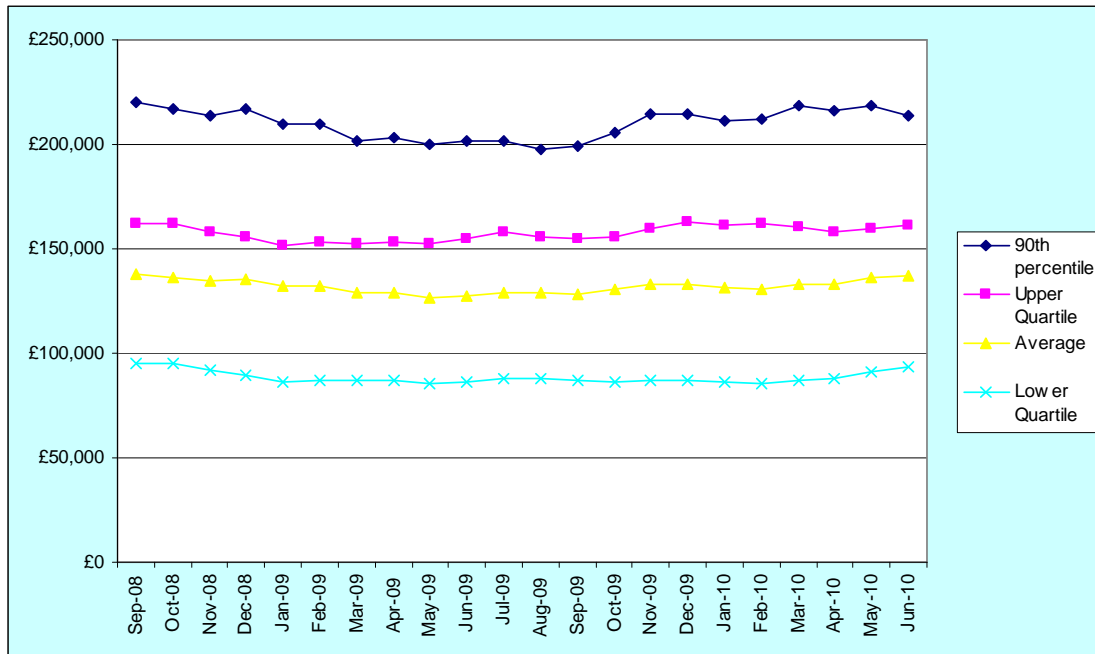
Semi detached house prices have increased the most of the different property types (figure 2.3a, 2.3b and 2.3c). In June 2009 the average price for a semi detached property in Wigan was £116,514. In June 2010, semi detached prices had increased by 11.4% to £129,854. All house price types have shown an annual increase, and there was some respite for the flats market, which increased by 6% over the year following some significant price falls identified in the previous housing market updates. Semi detached properties also showed the largest house price increase over the quarter, rising by 5.9%.

Whilst house prices have almost returned to their peak levels from the property slump, property counts in the Hometrack data have reduced (figures 2.1b and 2.1c). Property counts are down annually by 17.5% and over the half year by over 26%. The property counts used in Hometrack's data set have been at lower than normal levels since February 2008. In September 2007, there were 5499 properties in the data set, in June 2010 there were just 1450. This again demonstrates the low levels of activity in the housing market and thus house price data needs to be treated with caution. The low levels of activity are also shown in the property counts in the sales only data from the Land Registry (figure 2.4b and 2.4c). Since December 2009, there have been almost monthly falls in the number of sales being recorded. Again caution is needed with the Land Registry data, particularly the most recent, as there are delays between the sale and when the sales prices is actually registered. However the levels of activity broadly follow the pattern of Hometrack's property count.

Figure 2.5a shows how Wigan's average house prices compare to its neighbouring authorities. Wigan has the lowest average prices (£137,081). Bolton (£138,896) and Salford (£141,027) being the next lowest. Warrington has the highest average house prices at £210,535 followed by West Lancs (£199,445). Warrington has experienced significant growth in prices over the year with an increase of 20%. West Lancs also experienced significant

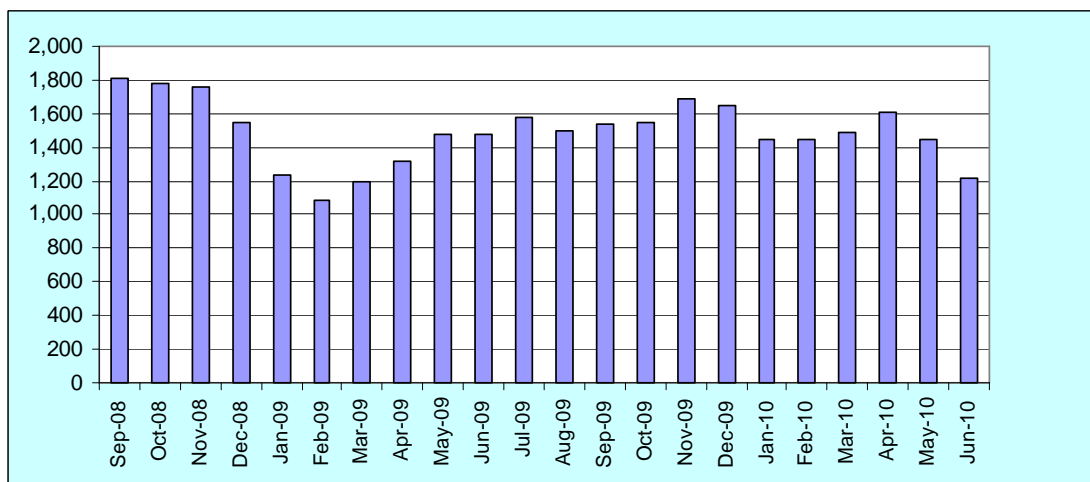
growth in prices by 16.9%, however between March and June prices fell by 2.5%.

Figure 2.1a 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 2.1b Property count of sales and valuations

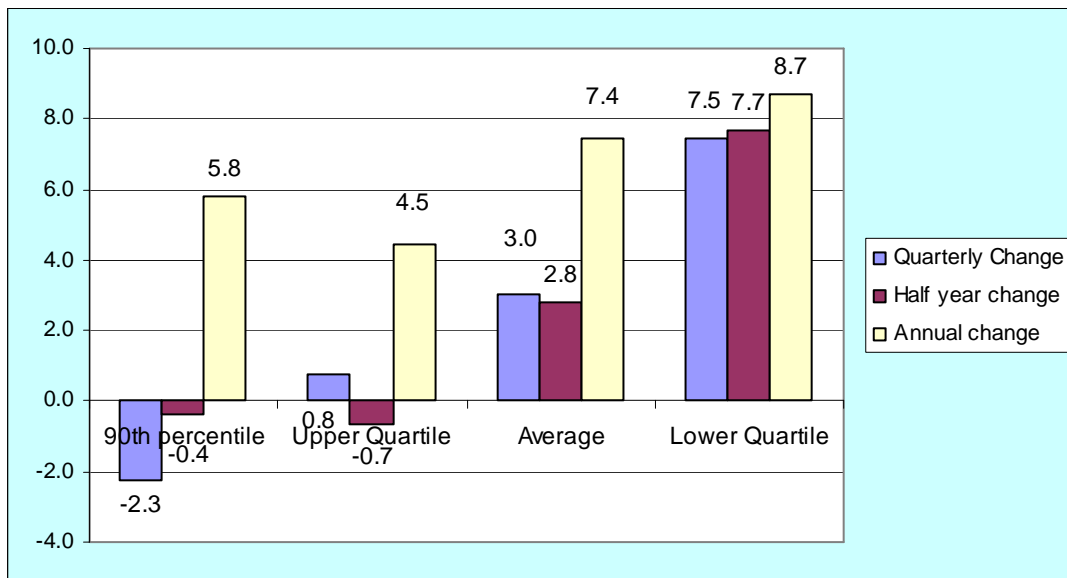


Please note data is based on 3 months sales and valuations data
Source: Hometrack

Figure 2.1c House Price Tables- sales and valuations

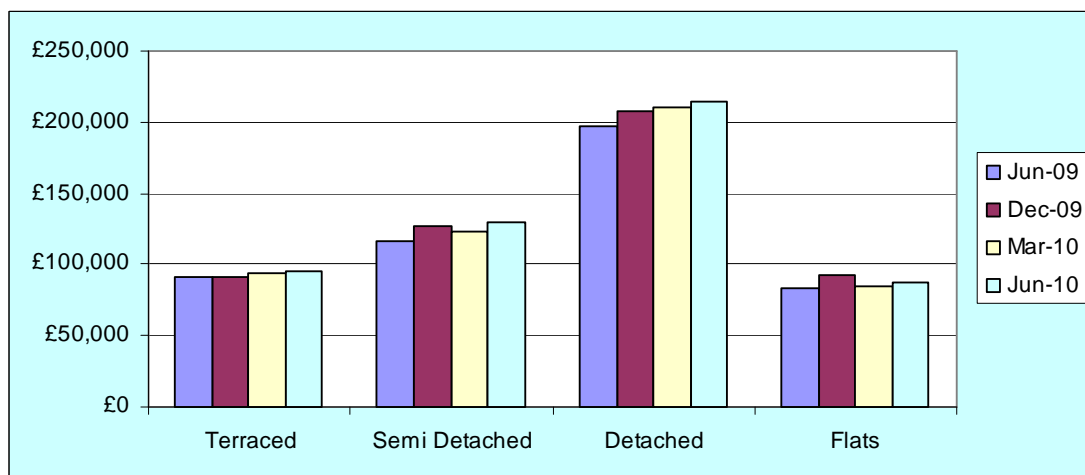
	90th percentile	Upper Quartile	Average	Lower Quartile	Property Count
Jun-09	£201,666	£154,666	£127,589	£86,000	1,475
Dec-09	£214,166	£162,666	£133,332	£86,833	1,646
Mar-10	£218,333	£160,333	£133,061	£87,000	1,488
Jun-10	£213,416	£161,583	£137,081	£93,500	1,217
Quarterly Change %	-2.3	0.8	3.0	7.5	-18.2
Half year change %	-0.4	-0.7	2.8	7.7	-26.1
Annual change %	5.8	4.5	7.4	8.7	-17.5

Figure 2.2 House price changes



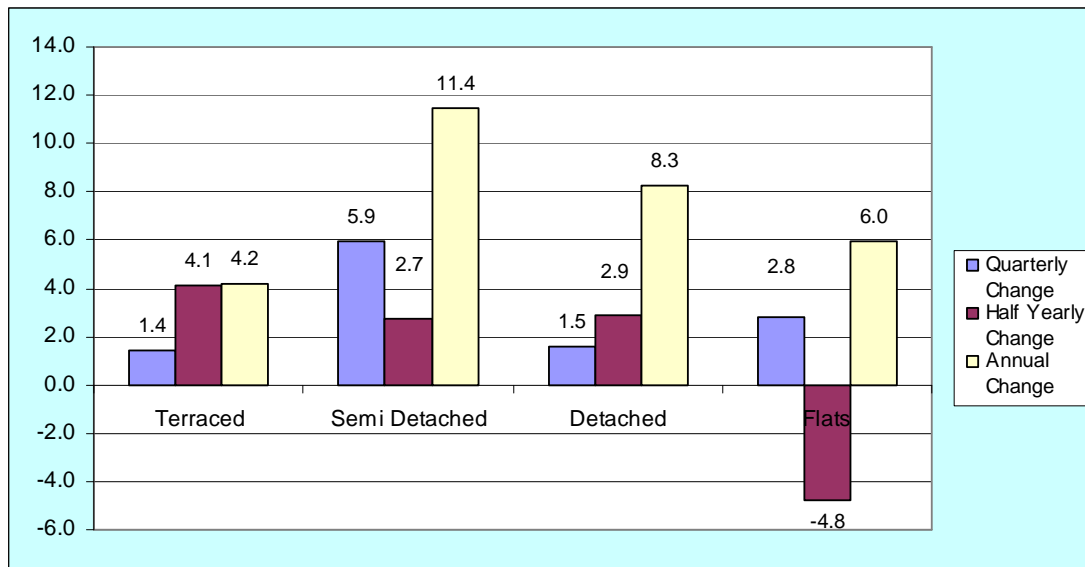
Please note values are based on 3 months sales and valuations. Source Hometrack

Figure 2.3a Average House Prices by type – based on sales and valuations



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

Figure 2.3b Wigan average house price changes by property type



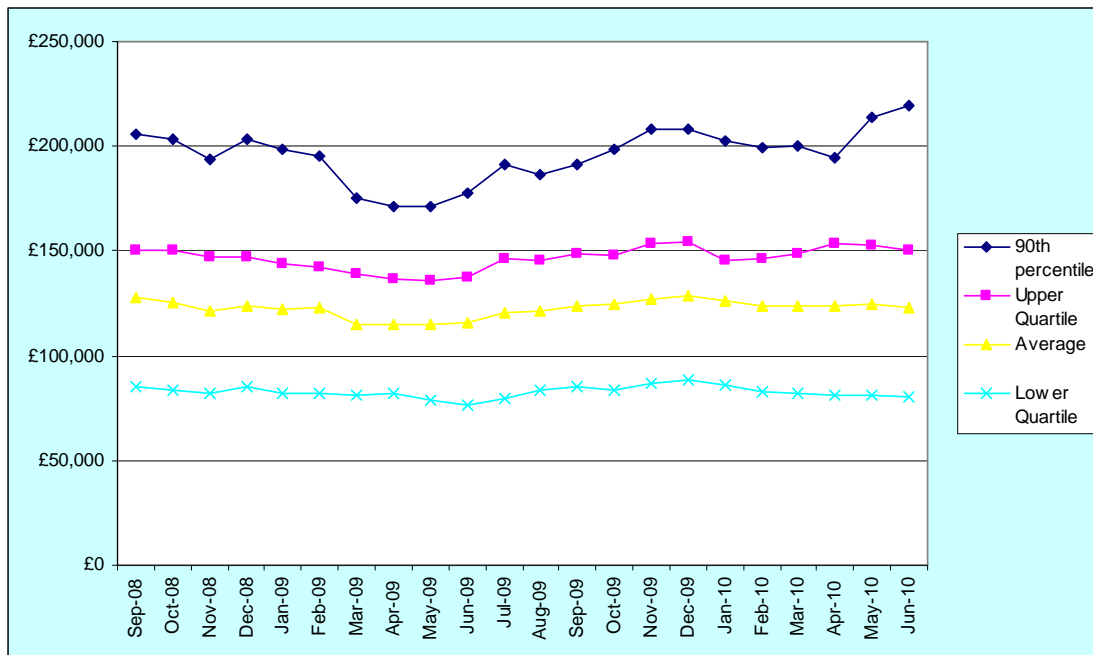
Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.3c House price changes by property type changes

	Terraced	Semi Detached	Detached	Flats
Jun-09	£90,949	£116,514	£197,690	£82,697
Dec-09	£91,043	£126,390	£207,974	£92,029
Mar-10	£93,432	£122,596	£210,775	£85,194
Jun-10	£94,783	£129,854	£214,042	£87,618
Quarterly Change %	1.4	5.9	1.5	2.8
Half Yearly Change %	4.1	2.7	2.9	-4.8
Annual Change %	4.2	11.4	8.3	6.0

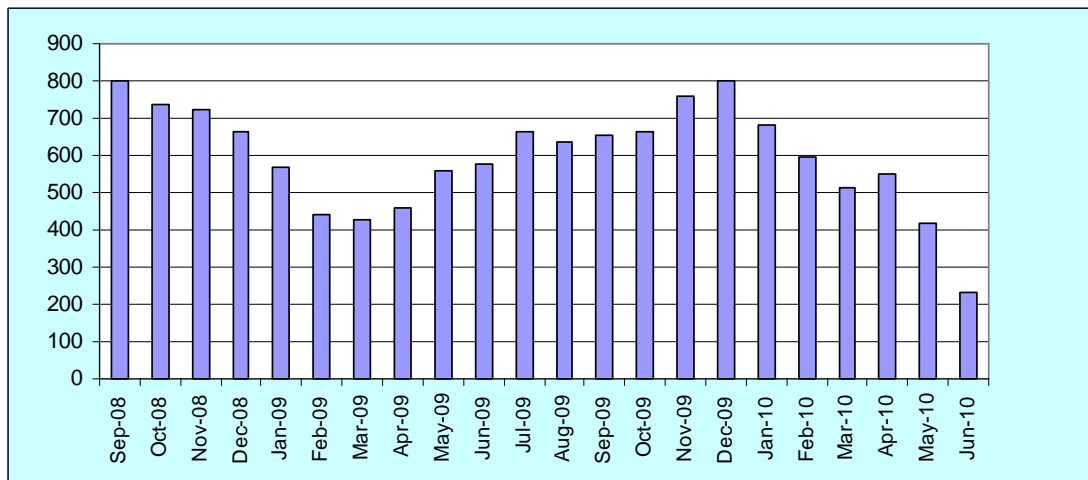
Please note values are based on 3 months sales and valuations.
Source Hometrack

Figure 2.4a Wigan House Prices – based on sales only



Source: Land Registry from Hometrack

Figure 2.4b Property count of sales only



Source: Land Registry from Hometrack

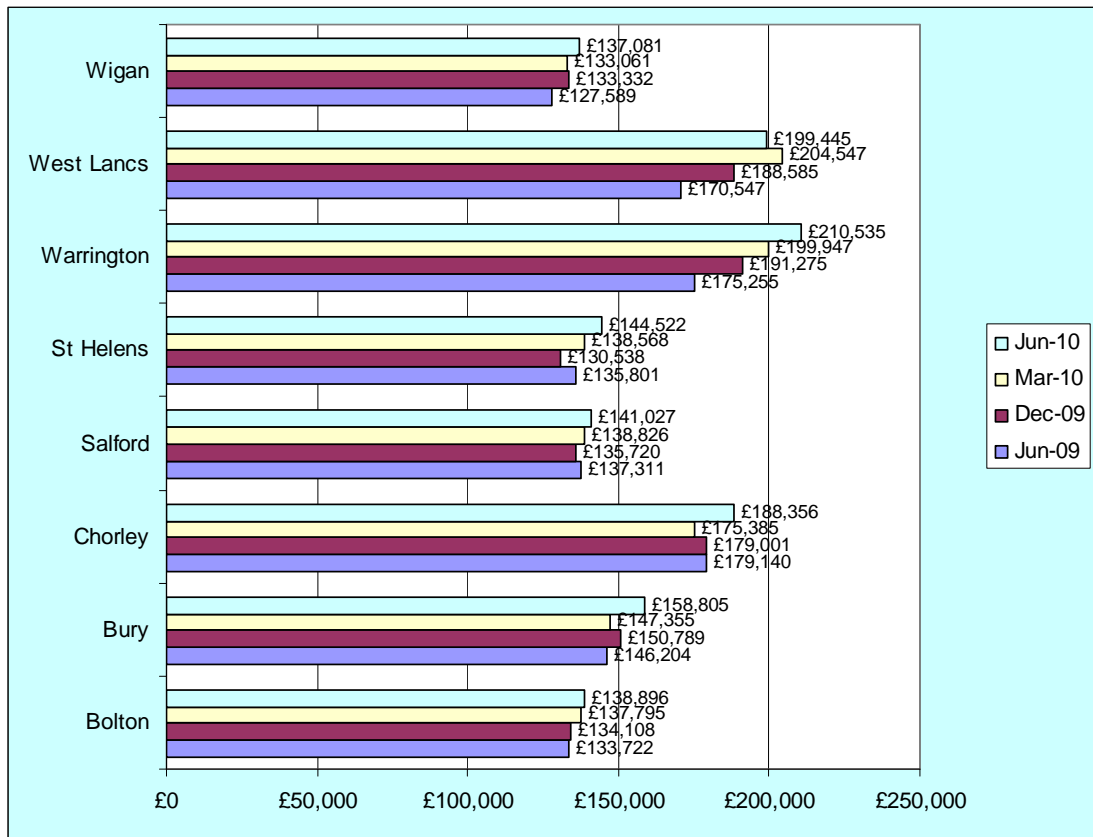
Please note – caution is needed when looking at the most recent sales count data for the Land Registry. There can be a time delay between when a sales is made and when it enters the data set. The property counts for the most recent periods will change as sales are registered.

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

Figure 2.4c House Price Tables- sales only

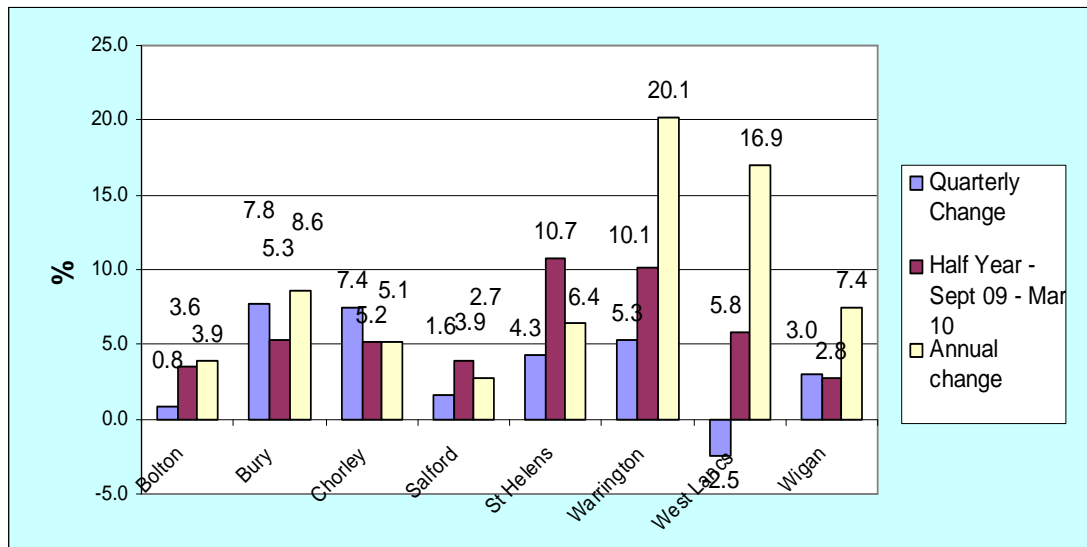
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Jun-09	£177,500	£137,665	£115,553	£76,483	577
Dec-09	£208,331	£154,166	£128,740	£88,333	800
Mar-10	£200,166	£148,833	£123,663	£81,666	515
Jun-10	£219,750	£150,000	£123,268	£80,500	234
Quarterly Change	9.8	0.8	-0.3	-1.4	-54.6
Half year change	5.5	-2.7	-4.3	-8.9	-70.8
Annual change	23.8	9.0	6.7	5.3	-59.4

Figure 2.5a Average Prices compared to neighbouring authorities



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

Figure 2.5b Changes in house prices compared with neighbouring authorities



2.2 Wigan's Housing Market

Figures 2.6 and 2.7 show the average house prices and annual house price change across Wigan by ward and township at June 2010. Figure 2.8 shows the data in a table format. Please note the price data used in this section is derived from 6 months sales and valuations data from Hometrack 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.

As with the last the Housing Market update, Standish has the highest average prices in the borough averaging at £185,083. House prices in Standish are broadly the same as June 2009 when they averaged £183,874, showing just a slight increase of 0.7% over the year. Overall the Shevington, Standish and Aspull township has the highest property values of the 10 townships.

Leigh West has the lowest average prices at £81,014 with prices being broadly similar with June 2009 (£80,912). The ward with the next lower prices is Ince where the average property price is £85,119. Prices have also decreased over the year by 6.4% in Ince from £90,995.

The Atherton and Atherleigh wards showed some significant growth in prices. The Atherleigh 027 area (027 refers the middle output area reference) had price increase of almost 30% over the year from £90,520 to £117,554, however property counts had reduced by almost 25%. The Atherton ward saw prices increase by over 18%, with the property count also increasing by over 20%.

The Ashton ward has also shown some notable price growth in over the year, with prices increasing by 17% from £123,626 to £144,658. At the same time the property count within the data set has also increased by 64%

The Pemberton ward saw the largest price falls in the borough falling by almost 20% from £119,999 to £96,074. The Aspull, New Springs and Whelley ward saw a price fall over the year by 11.7% from £195,187 to £172,317. The Aspull, New Springs and Whelley ward since the publication of the first edition of the Housing Market Update has seen some of the widest fluctuations in house prices. Prices have ranged from £156,393 in September 2009 to £191,600 in March 2009. This demonstrates the potential wide variations of prices within housing markets during the current periods of low activity.

Figure 2.6 House Prices by ward (based on sales and valuations)

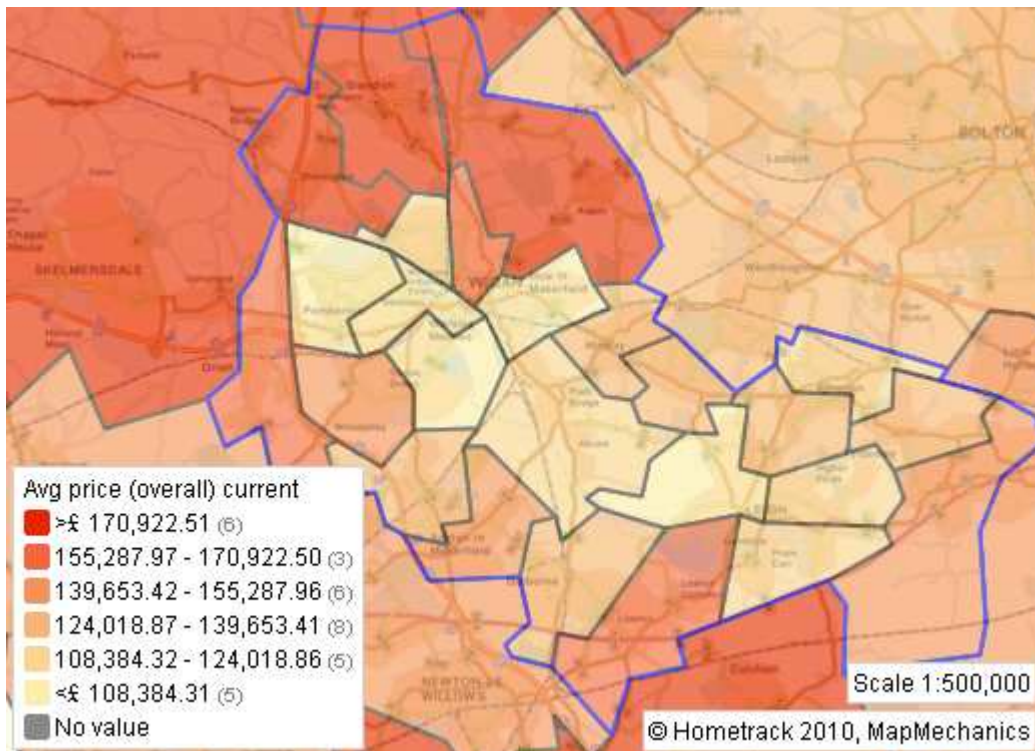


Figure 2.7 House Price Changes by ward (based on sales and valuations)

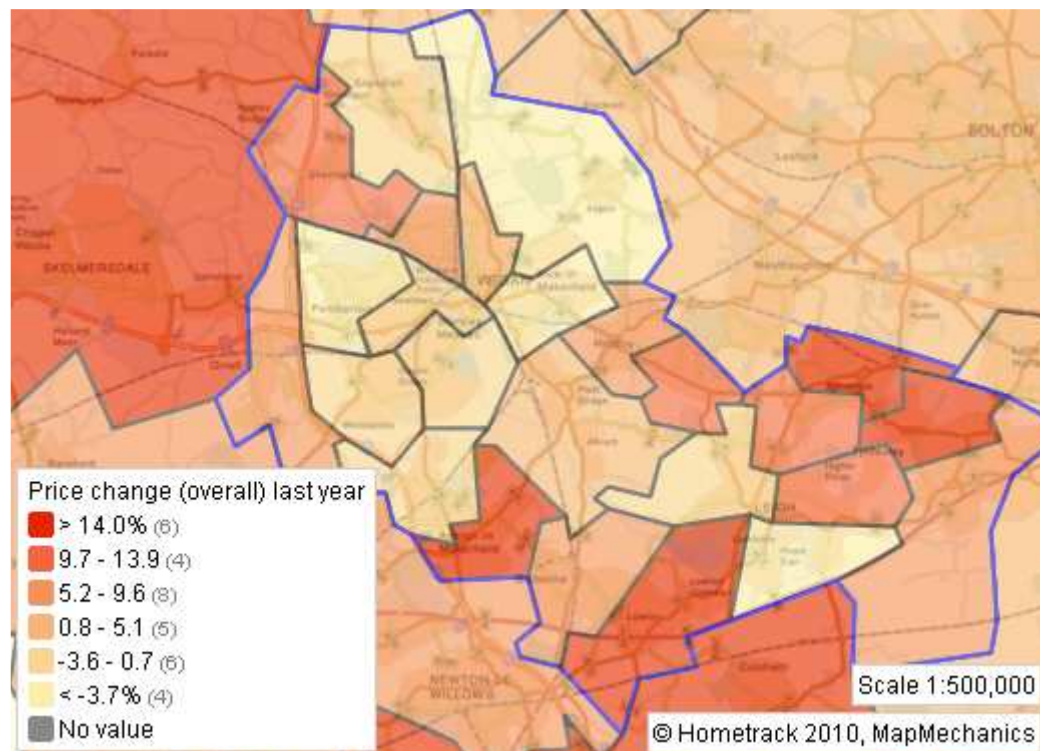


Figure 2.8 House Prices by Township / Ward based on sales and valuations –Data tables

Township	Ward	Jun-09		Jun-10		% Price Change	% Property Change
		Average	Properties	Average	Properties		
Atherton	Atherton	£98,493	107	£116,327	129	18.1	20.6
	Atherleigh 023	£126,135	85	£139,367	78	10.5	-8.2
Leigh	Leigh West	£80,912	106	£81,014	82	0.1	-22.6
	Leigh East	£108,241	125	£121,472	103	12.2	-17.6
	Leigh South	£132,097	100	£120,063	99	-9.1	-1.0
	Atherleigh 027	£90,520	49	£117,554	37	29.9	-24.5
Astley and Tyldsley	Astley	£133,727	142	£145,078	201	8.5	41.5
	Tyldsley	£115,451	155	£133,304	146	15.5	-5.8
Golborne and Lowton	Golborne and Lowton West	£124,342	99	£132,840	105	6.8	6.1
	Lowton East	£147,113	108	£168,296	111	14.4	2.8
Hindley, Abram, Platt Bridge & Bickershaw	Hindley	£117,399	95	£126,228	113	7.5	18.9
	Hindley Green	£120,830	111	£133,027	78	10.1	-29.7
	Abram	£111,950	151	£116,175	118	3.8	-21.9
Wigan North	Wigan Central	£157,231	85	£161,732	108	2.9	27.1
	Wigan West	£109,408	101	£117,823	97	7.7	-4.0
	Ince	£90,955	79	£85,119	66	-6.4	-16.5
Wigan South	Douglas	£95,570	103	£95,178	104	-0.4	1.0
	Pemberton	£119,999	78	£96,074	72	-19.9	-7.7
	Worsley Mesnes	£104,043	66	£103,562	73	-0.5	10.6
Orrell & Winstanley	Orrell	£161,845	112	£170,468	90	5.3	-19.6
	Winstanley	£155,875	99	£154,232	130	-1.1	31.3
Shevington, Standish & Aspull	Aspull, New Springs & Whelley	£195,187	103	£172,317	115	-11.7	11.7
	Standish	£183,874	125	£185,083	131	0.7	4.8
	Shevington	£153,257	100	£173,310	85	13.1	-15.0
	Ashton & Bryn	£123,626	61	£144,658	100	17.0	63.9
Ashton & Bryn	Bryn	£130,372	116	£126,423	121	-3.0	4.3
	Wigan	£128,166	2,671	£134,870	2,705	5.2	1.3

Source: Hometrack

Please note values and property counts are based on 6 months sales and valuations

2.3 Housing Market Indicators

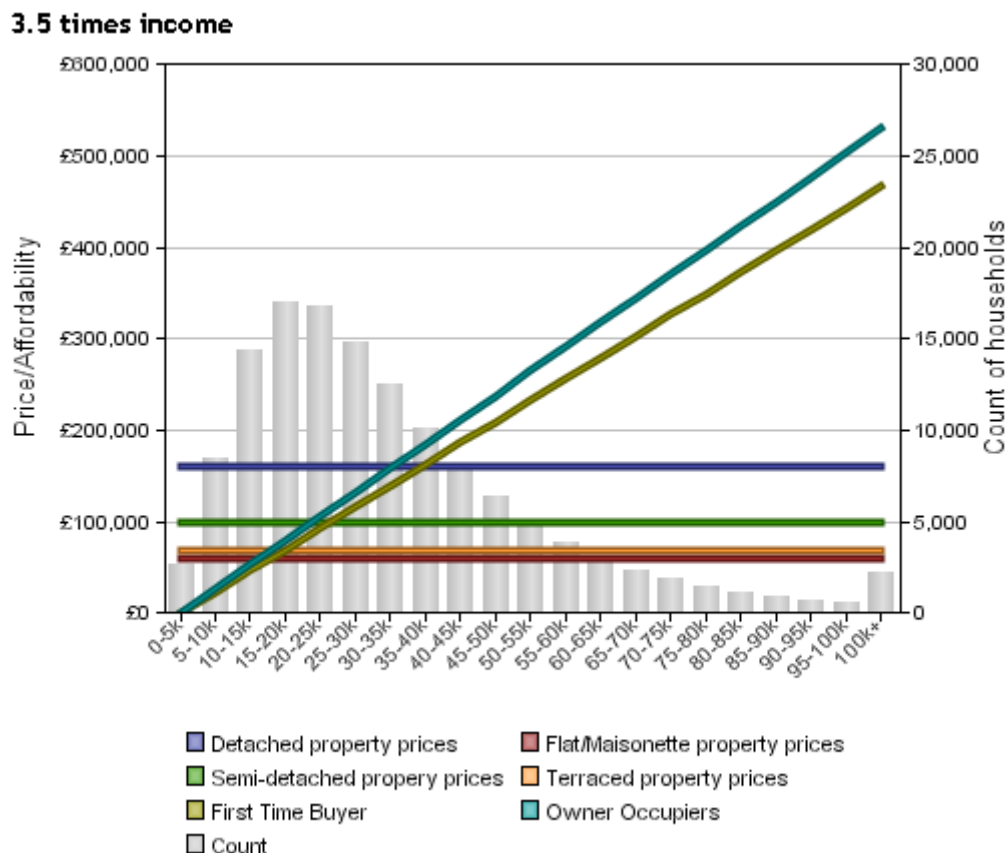
Figure 2.13 House price indexes at March 2010

	Average Price	Quarterly Change	Annual Change
Halifax			
United Kingdom	£167,786	-0.1%	6.3%
North West	£123,780	-1.8%	1.8%
Nationwide			
United Kingdom	£168,719	1.9%	9.5%
North West	£141,176	7.6%	2.6%
Greater Manchester	£164,220	4%	9%
CLG House Price Index			
United Kingdom	£210,775	2.5%	9.9%
North West	£153,624	1.8%	6.5%
Hometrack			
Wigan	£137,081	3%	7%

3) Affordability

Figure 3.1 shows housing affordability based on 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 around £23,500 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 3.1 – Housing Affordability based on mortgage lending 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 shows affordability ratios using various incomes and earnings scenarios against Hometrack house price data. The first edition of the Housing Market Update which covered the period from April to June 2009 pointed out that whilst house prices had fallen affordability was still an issue. The increase in house prices over the last 12 months have seen the affordability position worsen. An example of this at June 2009, the affordability ratio for a person on lower quartile earnings measured through the Annual Survey of Hours and Earnings (ASHE) was 6.9 for a lower quartile priced property. For June 2010 the ratio was 7.7. When taking into account CACI data which uses household incomes rather than individual earnings, the ratio for the mean average income to afford an average priced property was 4.0. In June 2010 the ratio has increased to 4.2.

The affordability ratios have increased not solely due to the increase in house prices. The income and earnings data from ASHE and CACI show that they

have also decreased – in June 2009 the mean average earnings based on ASHE 2008 figures was £22,052. In June 2010 using ASHE 2009 figures mean average earnings had fallen to £21,672. The mean average household income has increased slightly by £26 over the year, however this increase does not keep up with recent levels of inflation. The reduction in household earnings and incomes can most probably be pinned down to the effects of the recession in terms of employees experiencing pay freezes / reductions as well as unemployment.

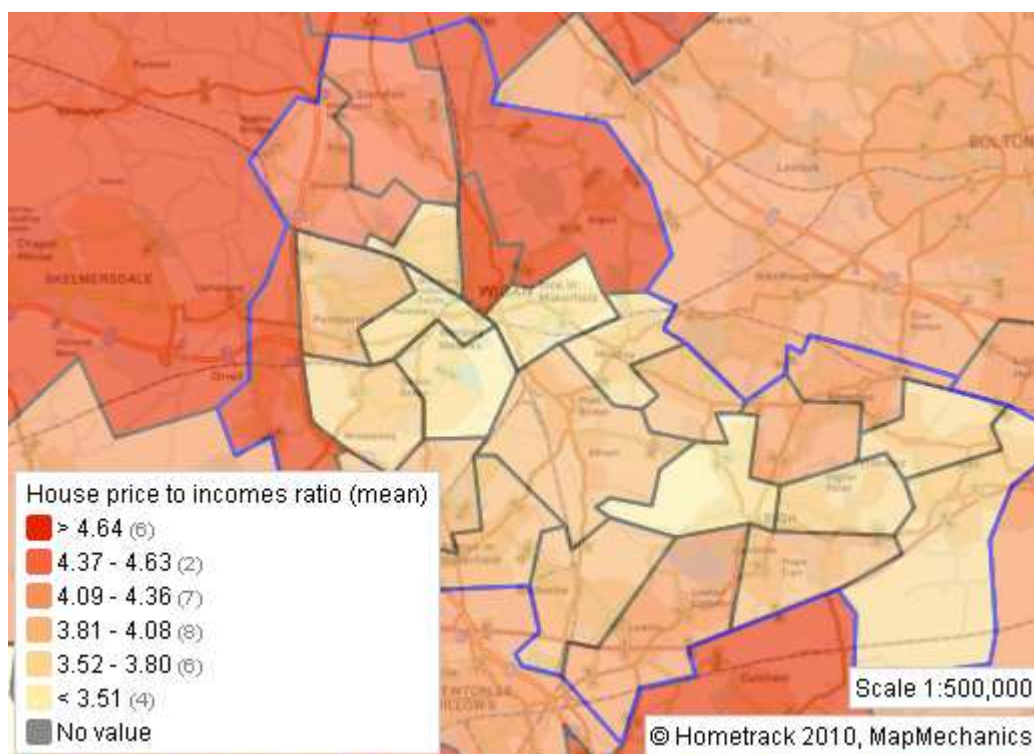
Figure 3.2 Affordability Tables

	90th percentile	Upper quartile	Average	Lower Quartile
	£213,416	£161,583	£137,081	£93,500
Median Average Earnings (ASHE 2009)	£18,343	£18,343	£18,343	£18,343
Ratio	11.6	8.8	7.5	5.1
Mean Average Earnings (ASHE 2009)	£21,672	£21,672	£21,672	£21,672
Ratio	9.8	7.5	6.3	4.3
Lower Quartile Earnings (ASHE 2009)	£11,515	£11,515	£11,515	£11,515
Ratio	18.5	14.1	11.7	7.7
Mean Average Household Incomes (CACI 2010)	£32,789	£32,789	£32,789	£32,789
Ratio	6.5	4.9	4.2	2.9
Median Average Household Incomes (CACI 2008)	£26,239	£26,239	£26,239	£26,239
Ratio	8.1	6.2	5.2	3.6
Lower Quartile Household Incomes (CACI 2010)	£15,188	£15,188	£15,188	£15,188
Ratio	14.1	10.6	9.0	6.2

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 shows housing affordability across the political wards. The pattern of affordability remains consistent with previous updates, with the outlying areas close to the major road networks showing the higher affordability ratios as opposed to those in the inner cores of the borough. Despite the affordability ratios being lower in the inner areas, they are still at levels of over 3.5 which makes affordability difficult. It must be highlighted that the ratio is derived from average household incomes rather than average earnings based on ASHE and so the affordability pressures for single households and newly forming households will be greater.

Figure 3.3 House Price to income ratio by ward (CACI)



4) Cross Tenure Affordability

Figure 4.1- Weekly Cost

	1 bed property	2 bed property	3 bed property
Renting (Housing Association)	£63.40	£64.70	£73.10
Renting (Council based on 48 weeks)	£55.43	£62.61	£67.86
Renting (Intermediate)	£64.00	£78.00	£96.00
Renting (Private)	£80.00	£98.00	£120.00
Buying a lower quartile resale	£53.00	£71.00	£107.00
Buying an average resale	£56.00	£88.00	£136.00
Buying 40% share through HomeBuy	£39.00	£63.00	£95.00
Buying a lower quartile new build	N/A	£106.00	£143.00
Buying an average new build	N/A	£121.00	£154.00

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

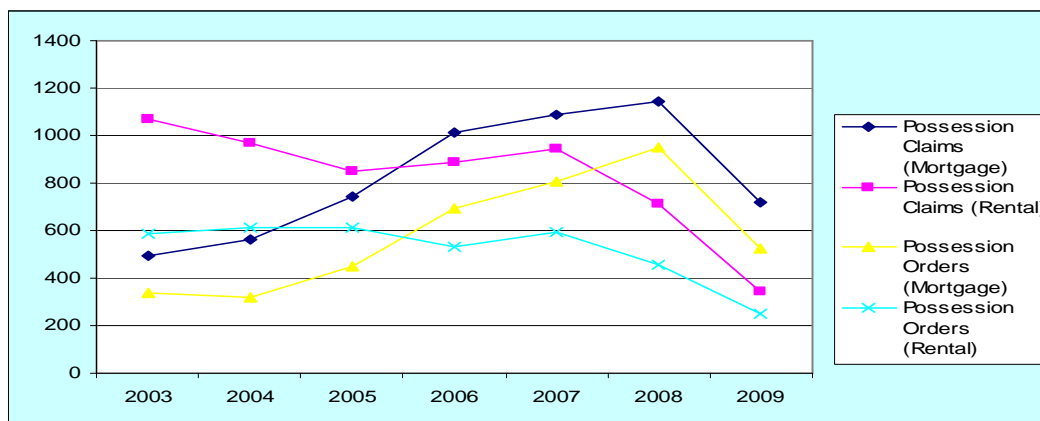
Note: This section shows court activity against households in the Wigan local authority area.

Figure 5.1 shows the annual data for residential possession activity in Wigan from 2003 to 2009. This chart was discussed in the last Housing Market Update.

Figures 5.1 and 5.2 show the recent possession activity against owner occupiers. Wigan again has shown a reduction in the number of mortgage claims against homeowners in the borough based on an annual quarterly comparison and over 4 quarters. Compared to quarter 2 2009 claims have reduced by 17% and over four quarters from quarter 3 2009 to quarter 2 2010 compared the same period the previous year claims reduced by 28%. Whilst claims for possession have reduced, in terms of claims per 1000 households on the quarter on quarter comparison and over 4 quarters, Wigan has high levels in comparison to its neighbours, the sub regional, regional and national figures. Mortgage possession claims that lead to orders made have reduced by 34% based on the same period last year, whilst over the four quarters from quarter 3 2009 to quarter 2 2010 compared to the same period the previous year reduced by 33%.

Figures 5.4 and 5.5 show possession activity by landlords against tenants at quarter 2 2010. Quarter 2 data shows that the number of possession claims and the number of possession claims that lead to orders made increase when compared with the same quarter the previous year. Possession claims issued increased by 23% and claims leading to orders increased by 33%. Whilst the annual quarterly comparisons show an increase in possession activity, the rate per 1000 households for Wigan are lower when compared against sub regional, regional and national figures. The possession claims that lead to orders being made have shown an annual increase for the second consecutive quarter, and whilst the numbers being relatively low this area may need continued monitoring.

Figure 5.1 Residential Possession Activity in Wigan Borough



5.2 Action against owner occupiers

Figure 5.2 Mortgage Claims Wigan LA - Quarter 2 2010 and Quarter 3 2009 – Quarter 2 2010

	----- 2010 Q2 -----			----- 2009 Q3 - 2010 Q2 -----		
	Total	% Change in total since 2009 Q2	Per 1,000 households	Total	% Change in total since 2008 Q3 - 2009 Q2	Per 1,000 households
WIGAN	170	-17%	1.31	655	-28%	5.04
Bolton	120	-41%	1.08	510	-33%	4.59
Bury	80	-37%	1.04	340	-38%	4.42
Manchester	200	-43%	1.02	915	-40%	4.64
Oldham	100	-40%	1.11	470	-29%	5.22
Rochdale	95	-35%	1.12	390	-40%	4.59
Salford	105	-44%	1.08	480	-38%	4.95
Stockport	100	-34%	0.82	455	-27%	3.73
Tameside	95	-42%	1.02	500	-26%	5.38
Trafford	70	-7%	0.76	290	-27%	3.15
GREATER MANCHESTER	1,130	-36%	1.03	5,005	-34%	4.58
Chorley	40	-9%	0.91	165	-27%	3.75
St. Helens	75	-27%	1.00	320	-26%	4.27
Warrington UA	80	-36%	0.99	380	-20%	4.69
West Lancashire	45	-35%	0.98	185	-41%	4.02
NORTH WEST	2,865	-33%	0.98	12,585	-31%	4.29
ENGLAND	17,110	-30%	0.80	74,705	-29%	3.47
ENGLAND AND WALES	18,395	-30%	0.81	80,346	-29%	3.52

Source: Ministry of Justice August 2010

Figure 5.3 Mortgage Possession Claims leading to orders made Wigan LA - Quarter 2 2010 and Quarter 3 2009 to Quarter 2 2010

	----- 2010 Q2 -----			----- 2009 Q3 - 2010 Q2 -----		
	Total	% Change in total since 2009 Q2	Per 1,000 households	Total	% Change in total since 2008 Q3 - 2009 Q2	Per 1,000 households
WIGAN	100	-34%	0.77	490	-33%	3.77
Bolton	100	-38%	0.90	460	-29%	4.14
Bury	60	-47%	0.78	270	-42%	3.51
Manchester	140	-47%	0.71	760	-38%	3.86
Oldham	90	-14%	1.00	400	-27%	4.44
Rochdale	75	-32%	0.88	345	-36%	4.06
Salford	90	-36%	0.93	420	-33%	4.33
Stockport	75	-22%	0.61	380	-18%	3.11
Tameside	80	-32%	0.86	400	-23%	4.30
Trafford	60	13%	0.65	230	-22%	2.50
GREATER MANCHESTER	870	-34%	0.80	4,165	-31%	3.81
Chorley	30	-33%	0.68	130	-29%	2.95
St. Helens	55	-28%	0.73	260	-27%	3.47
West Lancashire	35	-29%	0.76	170	-26%	3.70
Warrington UA	50	-44%	0.62	295	-28%	3.64
NORTH WEST	2,110	-33%	0.72	10,330	-30%	3.52
ENGLAND	12,645	-29%	0.59	59,965	-30%	2.79
ENGLAND AND WALES	13,595	-29%	0.60	64,360	-30%	2.82

Source: Ministry of Justice August 2010

5.3 Action against tenants by landlords

Figure 5.4 Landlord possession claims - Quarter 2 2010 and Quarter 3 09 to Q2 2010

	----- 2010 Q2 -----			----- 2009 Q3 - 2010 Q2 -----		
	Total	% Change in total since 2009 Q2	Per 1,000 households	Total	% Change in total since 2008 Q3 - 2009 Q2	Per 1,000 households
WIGAN	100	23%	0.77	350	-24%	2.69
Bolton	140	13%	1.26	545	5%	4.91
Bury	70	-24%	0.91	345	-23%	4.48
Manchester	535	-26%	2.72	2,410	-17%	12.23
Oldham	160	-3%	1.78	515	-36%	5.72
Rochdale	130	-20%	1.53	525	-25%	6.18
Salford	185	-29%	1.91	970	9%	10.00
Stockport	190	-5%	1.56	815	9%	6.68
Tameside	205	-5%	2.20	825	-4%	8.87
Trafford	70	-48%	0.76	450	-17%	4.89
GREATER MANCHESTER	1,785	-17%	1.63	7,745	-13%	7.09
Chorley	30	-45%	0.68	220	-9%	5.00
St. Helens	85	-14%	1.13	355	-21%	4.73
Warrington UA	50	-29%	0.62	255	-9%	3.15
West Lancashire	55	-26%	1.20	290	-24%	6.30
NORTH WEST	3,725	-15%	1.27	16,510	-14%	5.63
ENGLAND	29,955	-3%	1.39	127,130	-6%	5.91
ENGLAND AND WALES	31,506	-3%	1.38	133,524	-6%	5.86

Source: Ministry of Justice August 2010

Figure 5.5 Landlord Possession Claims leading to orders made Q2 2009 and Q3 2009 to Q2 2010

	----- 2010 Q2 -----			----- 2009 Q3 - 2010 Q2 -----		
	Total	% Change in total since 2009 Q2	Per 1,000 households	Total	% Change in total since 2008 Q3 - 2009 Q2	Per 1,000 households
WIGAN	70	33%	0.54	270	-14%	2.08
Bolton	125	31%	1.13	375	-1%	3.38
Bury	55	-28%	0.71	250	-22%	3.25
Manchester	365	-6%	1.85	1,530	-3%	7.77
Oldham	105	-17%	1.17	370	-36%	4.11
Rochdale	120	-13%	1.41	440	-20%	5.18
Salford	145	19%	1.49	690	24%	7.11
Stockport	125	8%	1.02	530	19%	4.34
Tameside	145	-23%	1.56	565	0%	6.08
Trafford	50	-20%	0.54	330	-11%	3.59
GREATER MANCHESTER	1,305	-5%	1.19	5,355	-6%	4.90
Chorley	40	-5%	0.91	175	-1%	3.98
St. Helens	75	0%	1.00	275	-21%	3.67
Warrington UA	40	-46%	0.49	200	-19%	2.47
West Lancashire	30	-31%	0.65	175	-11%	3.80
NORTH WEST	2,795	-7%	0.95	11,650	-9%	3.97
ENGLAND	21,220	0%	0.99	86,238	-6%	4.01
ENGLAND AND WALES	22,360	0%	0.98	90,860	-6%	3.99

Source: Ministry of Justice August 2010

6 Empty Properties

Figure 6.1 Empty Properties

Quarter	01/07/2009	01/10/2009	01/01/2010	01/04/2010	01/07/2010
Private Sector Homes Stock	115,963	116,139	116,273	116,393	116,495
Empty Private Sector Homes	5,206	5,234	5,176	5,080	4,970
%	4.49%	4.51%	4.45%	4.36%	4.27%
Empty Private Sector Homes Over 6 Months	3,272	3,248	3,149	3,139	3,083
%	2.82%	2.80%	2.71%	2.70%	2.65%

Source: Council Tax Register
Data includes RSL homes

7 Economic Indicators

Figure 7.1 Key Economic Indicators (as at 22/9/10)

Bank of England Base Rate	0.5%
Consumer Price Index Inflation	3.1%
Government CPI target	2.0%
Retail Price Index Inflation	4.7%
Halifax Base Mortgage Rate	3.50%
1 year LIBOR	0.84%

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.

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