

Appendix 3: Housing Supply and Comments

Note – Appendix 3 is a report presented to the Marple Neighbourhood Plan Management Committee by the Housing topic group. The report begins with questions that the subgroup wanted to address. The rest of the report presents the results of research conducted by the subgroup. This includes opinions and data from estate agents, Stockport Homes and residents. This report was part of the work undertaken by the Housing topic group and informed their input into the Marple Neighbourhood Plan.

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Study by the Housing Topic Group

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Questions / Key Issues

- What do we need for the current population?
- What are we likely to need for future populations?
- Set out issues around encouraging older people to downsize and need for more sheltered and extra care accommodation.
- If there are fewer working people in North West how do we attract them to Marple?
- Schools, healthcare, transport networks, sports facilities, entertainment, complete shopping

Opinions

Marple has a larger proportion of retired people than Stockport and England, this can be seen from the Population Profile.

We also have a large population of children and a smaller proportion of working people. Trends (ONS) over the next 20 years indicate that this gap is likely to widen.

To attract younger people and families we need to look firstly at the availability of suitable housing and then at the elements which make a small town attractive to young families.

Planning for the future identifies 2 main issues

1. There is insufficient affordable housing to attract young families
2. There is a shortfall in down-sizing options for older people.

If these two issues could be successfully addressed the population imbalance could be moved closer to the borough average.

Demand for the available flats and bungalows is high and they do not stay on the market for long, but there is a gap in the market of larger flats, Consequently, “people stay in large houses, employing a gardener and a cleaner and having families to stay at Christmas” (quote from a local estate agent 02/18).

Marple Population Profile

Total number of residents: 13,184

Total number of households: 5,605

Population under 18: 2,583 (19.6% of the total Marple population)

Population aged 18 – 64: 7,005 (53.1% of the total Marple population)

Population aged 65 – 85: 3,088 (23.4% of the total Marple population)

Population aged 85+: 476 (3.6% of the total Marple population)

Population unknown: 32 (0.2% of the total Marple population)

Male population: 6,297

Female population: 6,887

Marple Households by Type (2011)

Marple North

Total number of households – 3,061

Detached homes – 1,054

Semi-detached homes – 883

Terraced homes – 401

Flats – 323

Bungalows – 400

Marple South

Total number of households – 3,063

Detached homes – 605

Semi-detached homes – 1,295

Terraced homes – 945

Flats – 218

Bungalows – 0

Total for Marple

Total number of households – 6,124

Total number of detached homes – 1,659

Total number of semi-detached homes – 2,178

Total number of terraced homes – 1,346

Total number of flats – 541

Total number of bungalows – 400

Note – the total number of households in Marple from the 2011 census was 5,725

Population Trends (National Statistics)**England Population Trends 2018**

Total population: 65,746,000

Total number of children: 12,640,000 (19.2% of the total population)

Total working population: 40,823,000 (62.1% of the total population)

Total number of pensioners: 12,283,000 (18.7% of the total population)

England Population Trends 2038 (estimated)

Total population: 72,245,000

Total number of children: 12,607,000 (17.4% of the total population)

Total working population: 43,834,000 (60.7% of the total population)

Total number of pensioners: 15,804,000 (21.9% of the total population)

Marple has a larger population of older people than the national average. This population is expected to increase based on national trends. Consultation with residents also suggests that Marple is a popular place for people to retire. To improve the population balance we need to attract younger people (i.e. people with or likely to start young families).

To do this, research suggested we need:

- Affordable housing
- Good transport networks
- Good health services
- Good schools
- A good cultural and social scene

For the purposes of this report, Affordable Housing is the key issue. Definitions vary and without consistency are meaningless. Over the last decade incomes have not kept pace with rising house prices which obviously increases demand for subsidised housing.

Eligibility for Affordable Housing depends on household income.

In Stockport, 45.5% of households in need of affordable housing can afford housing at £80,000 and 32.8% can afford up to £140,000.

Equity Housing developed 29 flats on Church Lane 10 years ago but presently have no plans for further development, mainly due to the lack of available land.

In Marple rents are high compared to the wider Stockport area, making it difficult for newer house buyers to afford. Despite high rents, demand for housing in Marple is still high. The extent to which bids for affordable properties exceed supply is demonstrated in the tables below.

Marple Affordable Housing – Supply and Demand

Properties advertised to let in Marple and Marple Bridge 2014 – 2017 by Stockport Homes

2014

0 Bedroom studio (1st floor): 0

1 Bedroom bungalow (semi-detached): 5

1 Bedroom flat (1st floor): 4

1 Bedroom flat (ground floor): 3

0 Bedroom studio (1st floor): 0

0 Bedroom studio (2nd floor): 0

0 Bedroom studio (ground floor): 0

1 Bedroom flat (1st floor): 0

1 Bedroom flat (ground floor): 3

2 Bedroom house (end terrace): 0

2 Bedroom house (mid-terrace): 0

2 Bedroom house (semi-detached): 2

3 Bedroom house (end terrace): 1

3 Bedroom house (mid-terrace): 1

3 Bedroom house (semi-detached): 0

Total properties advertised by Stockport Homes in 2014: 19

2015

0 Bedroom studio (1st floor): 1

1 Bedroom bungalow (semi-detached): 8

1 Bedroom flat (1st floor): 3

1 Bedroom flat (ground floor): 2

0 Bedroom studio (1st floor): 0

0 Bedroom studio (2nd floor): 0

0 Bedroom studio (ground floor): 0

1 Bedroom flat (1st floor): 3

1 Bedroom flat (ground floor): 1

2 Bedroom house (end terrace): 1

2 Bedroom house (mid-terrace): 2

2 Bedroom house (semi-detached): 3

3 Bedroom house (end terrace): 1

3 Bedroom house (mid-terrace): 0

3 Bedroom house (semi-detached): 0

Total properties advertised by Stockport Homes in 2015: 25

2016

0 Bedroom studio (1st floor): 1
1 Bedroom bungalow (semi-detached): 11
1 Bedroom flat (1st floor): 5
1 Bedroom flat (ground floor): 1
0 Bedroom studio (1st floor): 2
0 Bedroom studio (2nd floor): 1
0 Bedroom studio (ground floor): 1
1 Bedroom flat (1st floor): 1
1 Bedroom flat (ground floor): 0
2 Bedroom house (end terrace): 0
2 Bedroom house (mid-terrace): 1
2 Bedroom house (semi-detached): 1
3 Bedroom house (end terrace): 0
3 Bedroom house (mid-terrace): 0
3 Bedroom house (semi-detached): 2

Total properties advertised by Stockport Homes in 2016: 27

2017

0 Bedroom studio (1st floor): 0
1 Bedroom bungalow (semi-detached): 7
1 Bedroom flat (1st floor): 4
1 Bedroom flat (ground floor): 2
0 Bedroom studio (1st floor): 0
0 Bedroom studio (2nd floor): 0
0 Bedroom studio (ground floor): 2
1 Bedroom flat (1st floor): 0

1 Bedroom flat (ground floor): 3
2 Bedroom house (end terrace): 0
2 Bedroom house (mid-terrace): 0
2 Bedroom house (semi-detached): 1
3 Bedroom house (end terrace): 1
3 Bedroom house (mid-terrace): 1
3 Bedroom house (semi-detached): 2

Total properties advertised by Stockport Homes in 2017: 23

Total properties advertised by Stockport Homes from 2014 to 2017

0 Bedroom studio (1st floor): 2
1 Bedroom bungalow (semi-detached): 31
1 Bedroom flat (1st floor): 16
1 Bedroom flat (ground floor): 8
0 Bedroom studio (1st floor): 2
0 Bedroom studio (2nd floor): 1
0 Bedroom studio (ground floor): 3
1 Bedroom flat (1st floor): 4
1 Bedroom flat (ground floor): 7
2 Bedroom house (end terrace): 1
2 Bedroom house (mid-terrace): 3
2 Bedroom house (semi-detached): 7
3 Bedroom house (end terrace): 3
3 Bedroom house (mid-terrace): 2
3 Bedroom house (semi-detached): 4

Total properties advertised by Stockport Homes from 2014 to 2017: 94

Total bids for properties advertised by Stockport Homes in Marple and Marple Bridge letting areas from 2014 to 2017

2014

0 Bedroom studio (1st floor): 0
1 Bedroom bungalow (semi-detached): 47
1 Bedroom flat (1st floor): 7
1 Bedroom flat (ground floor): 20
0 Bedroom studio (1st floor): 0
0 Bedroom studio (2nd floor): 0
0 Bedroom studio (ground floor): 0
1 Bedroom flat (1st floor): 0
1 Bedroom flat (ground floor): 105
2 Bedroom house (end terrace): 0
2 Bedroom house (mid-terrace): 0
2 Bedroom house (semi-detached): 165
3 Bedroom house (end terrace): 79
3 Bedroom house (mid-terrace): 49
3 Bedroom house (semi-detached): 0

Total bids in 2014: 472**2015**

0 Bedroom studio (1st floor): 8
1 Bedroom bungalow (semi-detached): 45
1 Bedroom flat (1st floor): 15
1 Bedroom flat (ground floor): 24
0 Bedroom studio (1st floor): 0
0 Bedroom studio (2nd floor): 0
0 Bedroom studio (ground floor): 0
1 Bedroom flat (1st floor): 131
1 Bedroom flat (ground floor): 100

2 Bedroom house (end terrace): 67
2 Bedroom house (mid-terrace): 105
2 Bedroom house (semi-detached): 105
3 Bedroom house (end terrace): 79
3 Bedroom house (mid-terrace): 0
3 Bedroom house (semi-detached): 0

Total bids in 2015: 679

2016

0 Bedroom studio (1st floor): 8
1 Bedroom bungalow (semi-detached): 52
1 Bedroom flat (1st floor): 20
1 Bedroom flat (ground floor): 22
0 Bedroom studio (1st floor): 111
0 Bedroom studio (2nd floor): 84
0 Bedroom studio (ground floor): 53
1 Bedroom flat (1st floor): 72
1 Bedroom flat (ground floor): 0
2 Bedroom house (end terrace): 0
2 Bedroom house (mid-terrace): 134
2 Bedroom house (semi-detached): 208
3 Bedroom house (end terrace): 0
3 Bedroom house (mid-terrace): 0
3 Bedroom house (semi-detached): 84

Total bids in 2016: 848

2017

0 Bedroom studio (1st floor): 0

1 Bedroom bungalow (semi-detached): 42

1 Bedroom flat (1st floor): 16

1 Bedroom flat (ground floor): 16

0 Bedroom studio (1st floor): 0

0 Bedroom studio (2nd floor): 0

0 Bedroom studio (ground floor): 54

1 Bedroom flat (1st floor): 0

1 Bedroom flat (ground floor): 166

2 Bedroom house (end terrace): 0

2 Bedroom house (mid-terrace): 0

2 Bedroom house (semi-detached): 77

3 Bedroom house (end terrace): 164

3 Bedroom house (mid-terrace): 160

3 Bedroom house (semi-detached): 152

Total bids in 2017: 847