

Wigan Council

Housing Needs Assessment

Affordable Housing Need – Wigan Sub-Area Profiles

Executive Summary

Introduction

The Wigan Housing Needs Assessment (HNA) 2020 provides the council with up to date evidence to support the local plan and its future development. It also provides detailed, robust, and defensible evidence to help determine local housing priorities and to inform the council's new housing strategy.

This research provides an up-to-date analysis of the social, economic, housing, and demographic characteristics of the area. The HNA identifies the type and size of housing needed by tenure and household type. It considers the need for affordable housing and the size, type, and tenure of housing need for specific groups within the borough.

The HNA (2020) incorporates:

- extensive review, analysis, and modelling of existing (secondary) data.
- a comprehensive household survey (Primary Data)
- interviews with estate and letting agents operating within the borough; and an online survey of stakeholders.

The evidence base for the housing needs assessment (HNA) has been prepared in accordance with the requirements of the February 2019 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) and the findings provide an up-to-date, robust and defensible evidence base for policy development, in accordance with Government policy and guidance.

Considering the forthcoming new affordable homes programme Wigan Council are keen to see the affordable housing needs of the borough considered when registered providers are seeking to bring forward new schemes.

Our HNA provides us with robust data at a sub area level which should allow us to shape the affordable housing offers in each of these areas and meet our defined housing needs.

Key Findings Summary

The current assessed total housing need figure for Wigan, using the latest guidance, is 905 additional homes per annum. In future, the overall average annual housing need is assumed to be 1,126 over the plan period to 2037 based on the Draft Greater Manchester Spatial Framework.

- Once annual supply through sales, lettings (including lettings through new supply) and pipeline supply is considered, the net shortfall of affordable homes is 338 each year. This should be an overall affordable imbalance which justifies the need for a robust affordable housing policy to deliver against this shortfall.
- Analysis concludes there is an ongoing need for all types and sizes of dwelling with strongest need for 3-bedroom houses and a continued need for smaller 1- and 2-bedroom houses. The provision of bungalows is also noted as a key aspect of need across the borough.
- The HNA also suggests that a target of at around 60% social and affordable rented housing and 40% intermediate tenure housing should be applied to sites borough wide, subject to viability.

The table below summarises overall housing need (before further analysis to test the extent to which households can afford open market provision to offset their need) by sub-area, and the extent to which housing need varies across the borough. The proportion of households in need is highest in Wigan South, 9.4% and Golborne and Lowton, 8.7%. The proportion is lowest in Orrell, Billinge and Winstanley with 3.9%.

Sub-Area	No. of households in need	% of households in need	Total No. Households
Hindley, Abram, Platt Bridge & Bickershaw	1247	7.2%	17,305
Ashton-in-Makerfield & Bryn	701	7.0%	10,333
Wigan North & Aspull	1763	7.5%	23,507
Tyldesley & Astley	584	5.0%	11,665
Atherton	949	7.8%	12,243
Wigan South	1655	9.4%	17,666
Leigh	728	7.3%	9973
Orrell, Billinge & Winstanley	420	3.9%	10836
Shevington & Standish	770	7.0%	10957
Golborne and Lowton	1679	8.7%	19,243
Wigan Borough	10496	7.3%	143,429

Older Person's and Specialist Housing

Over the period 2019 to 2037, the number of older people households is going to increase by around 15,616, an increase of +29.2% in the borough. According to national survey data collected by arc4, most older people want to stay in their home with help and support in the home when needed. In Wigan, the household survey (2019) found that for those aged over 65 years the majority (75.5%) want to stay in their own homes with help and support when needed.

There is a need to increase the supply and diversify the range of specialist older persons housing. Analysis suggests that across the borough there is a need for 1,270 more units of specialist older person (C3) dwellings such as extra care and retirement housing (which is part of the overall housing need); and an increase of around 1,104 units of C2 residential care dwellings. This is across the period 2019 to 2037. C2 and C3 are classifications defined in planning policy to distinguish between residential and institutional accommodation such as care homes.

Regarding housing for people with disabilities, the household survey (2019) indicates that 21.0% of all residents have an illness/disability. Around 9.3% of households live in properties which have either been purpose-built or adapted for someone with an illness or disability. There is expected to be an increase of around 1,256 dwellings needing major adaptation across all households to 2037. Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 6% of new dwellings are built to wheelchair accessible M4(3) standard and a minimum of 21% all new dwellings are built to M4(2) accessible and adaptable standard.

Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that a minimum of 1% of new dwellings are built to wheelchair accessible M4(3) standard and all remaining dwellings are built to M4(2) accessible and adaptable standard in line with the GM-wide policy.

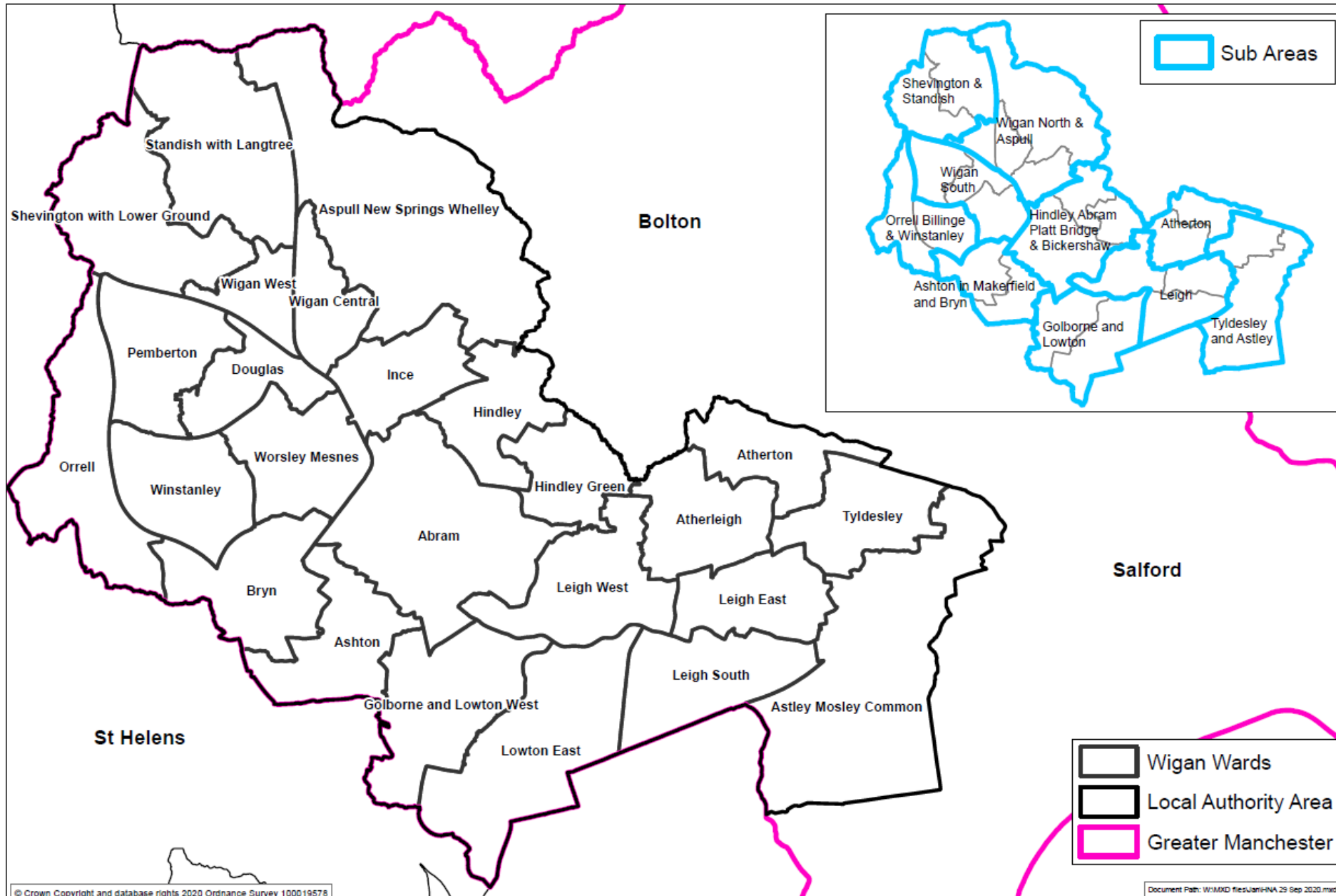
Specialist Housing Prospectus

We also are just awaiting the publication of the specialist housing prospectus with a view to have this published early autumn. This will provide the guidance on what need for specialist housing across the borough and also what will be expected from Wigan Council's perspective – it will act as a primary source of information.

Geography

Wigan is a large borough with quite a diverse housing market. The borough includes the large towns of Wigan and Leigh and 10 smaller towns. For planning policy purposes and for purposes of the HNA, the borough is divided into 10 housing sub-areas:

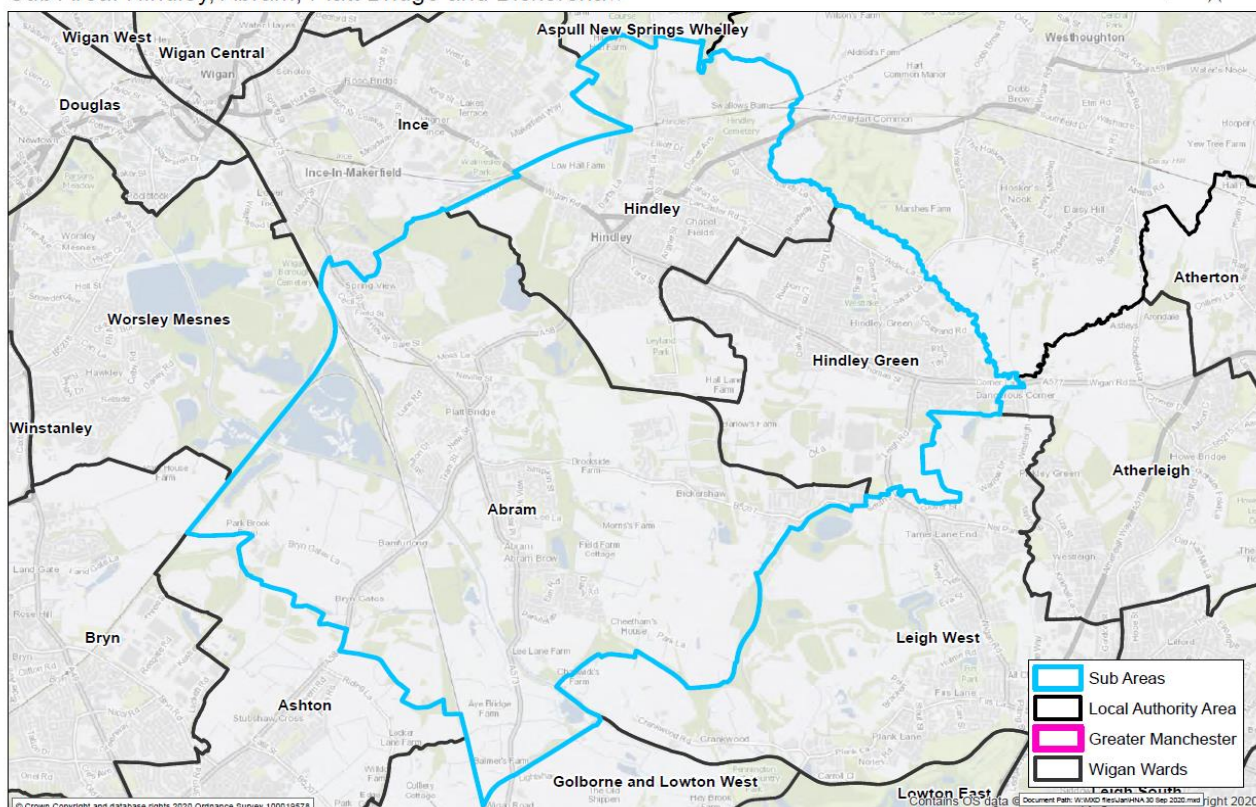
1. Hindley, Abram, Platt Bridge and Bickershaw
2. Ashton-in-Makerfield and Bryn
3. Wigan North and Aspull
4. Tyldesley and Astley
5. Atherton
6. Wigan South
7. Golborne and Lowton
8. Leigh
9. Orrell, Billinge and Winstanley
10. Shevington and Standish



Hindley, Abram, Platt Bridge & Bickershaw

Sub Area: Hindley, Abram, Platt Bridge and Bickershaw

1:36,500



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
20.20%	79.80%

Dwelling Type/Size	% Need
1-bedroom house	0.00%
2-bedroom house	37.10%
3-bedroom house	36.40%
4 or more-bedroom house	0.00%
1-bedroom flat	0.00%
2 or 3-bedroom flat	11.30%
1 or 2-bedroom bungalow	8.50%
3 or more-bungalow	0.00%

Key Findings

- A higher need for 2 and 3-bedroom affordable homes.
- No need for larger affordable family homes 4 or more-bedroom houses.
- A need for 2 and 3-bedroom flats.
- A need for level access properties such as bungalow.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	2514	183	7.28%	42

- The turnover for the sub area (combined) is lower than the average for across the borough with a lower average no. of bids per property.
- Hindley has been identified as the second highest housing stock area for applicant's first choice of location on the Housing Register. This demonstrates that Hindley is a high demand area, just behind Leigh being the most in demand area in terms of Council owned stock.

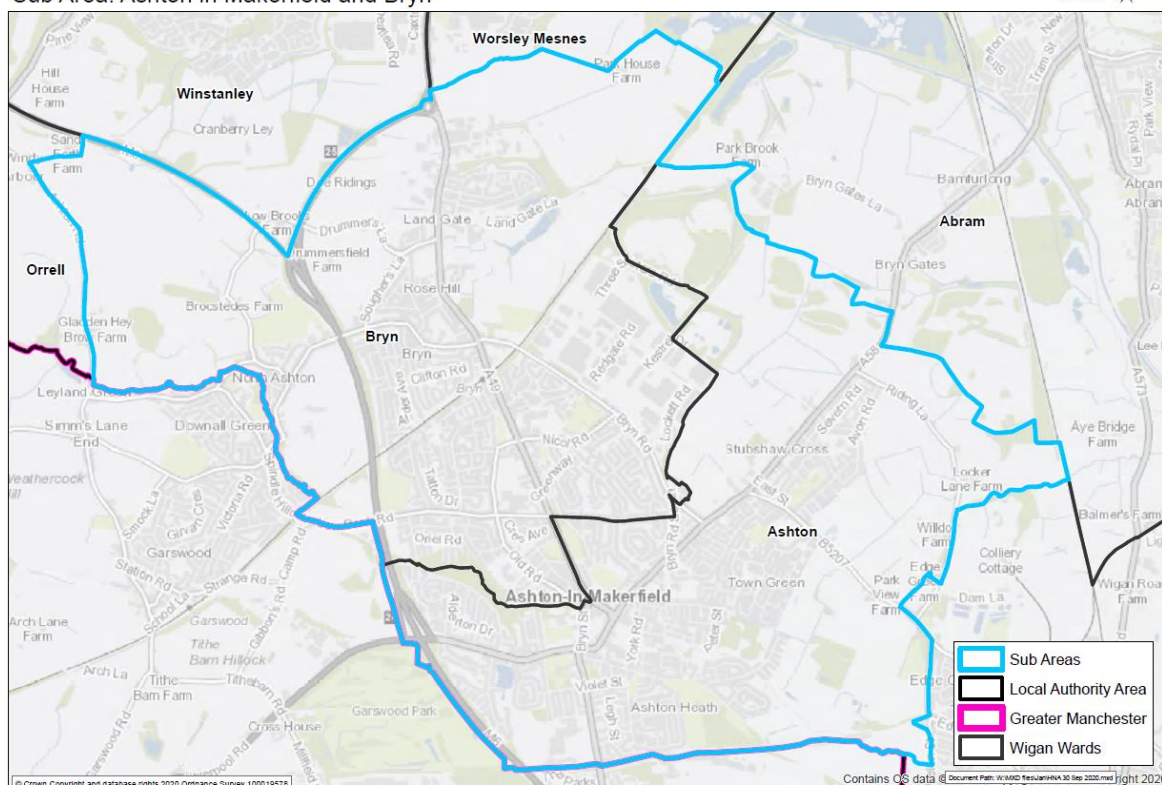
Area Notes

- This HNA sub area is a large area at the core of the borough with plenty of open green space and green belt land, there is also a significant area of brownfield land that has been indicated for housing which is known as Land South of Hindley, this land is currently subject to a planning application submitted by the Council and Peel. It is anticipated once planning has come forward and issues around infrastructure and remediation have been addressed then there will be opportunities for a significant level of affordable homes on this site, the Council are keen to see this site remain intact, due to our current pending planning permission and would resist ad-hoc development here at the current time.
- The town of Hindley and the area of Hindley Green are successful and popular residential areas with recent interest from developers, the town is well located as it has a train station and was recently highlighted as the most affordable commuter town in GM for Manchester commuters.
- The area south towards Platt Bridge is quite densely populated and has seen some recent developer interest also, however values remain low in the southern area. Towards Abram, this is very much an area of urban and rural fringe and lots of greenspace, there have been pockets of development activity in this area, but it is quite constrained due to the greenbelt.
- West towards Bickershaw is similar in nature to the Abram location with the east of this sub area being influenced by its proximity to Leigh and as such has had developer interest at the large Belmont Place scheme (Countryside/Sigma).

Ashton-in-Makerfield and Bryn

Sub Area: Ashton in Makerfield and Bryn

1:23,000



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
39.7%	60.3%

Dwelling Type/Size	%
1-bedroom house	12.20%
2-bedroom house	31.30%
3-bedroom house	33.30%
4 or more-bedroom house	0.00%
1-bedroom flat	0.00%
2 or 3-bedroom flat	15.80%
1 or 2-bedroom bungalow	7.40%
3 or more-bungalow	0

Key Findings

- A higher need for 2 and 3-bedroom houses.
- A need for larger flats to accommodate more persons and no need for 1-bedroom flats.
- A need for level access properties such as bungalow.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
--------	---------------	-------	--------------	------------	----------------

All	All	21992	1796	8.17%	48
Sub Area	All	1,235	95	7.69%	61

- Ashton and Bryn's average no. of bids is significantly higher than the borough wide average demonstrates a very high demand for Ashton and Bryn.
- The turnover in Ashton and Bryn is lower than the borough wide turnover.

Area Notes:

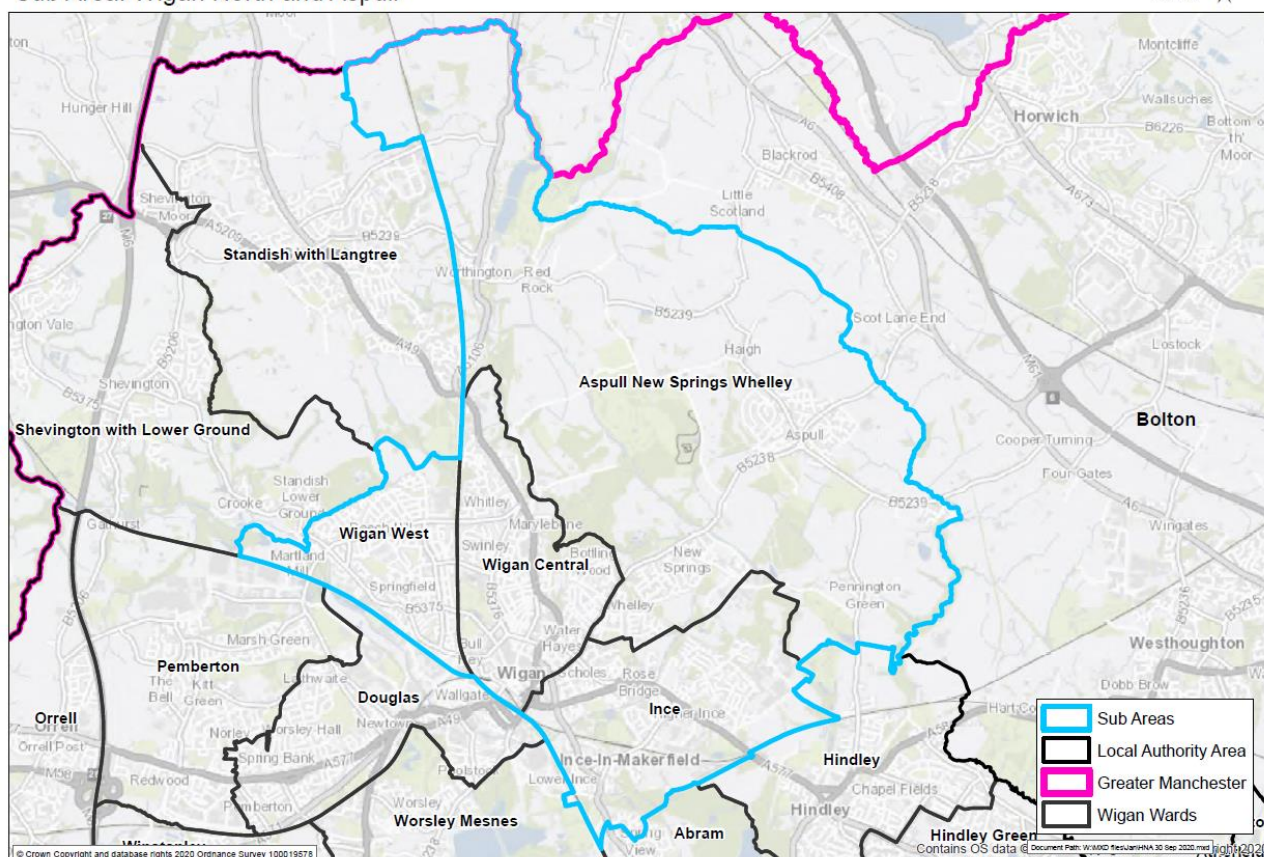
Ashton Town Centre

- Ashton-in-Makerfield is a part of the Wigan Council's wider strategic growth ambition to enhance the retail offer of the town centre by attracting investment and getting the right developers involved. This regeneration work will also seek to build on Ashton's existing excellent and varied housing offer.
- Ashton and Bryn are well located near M6 Motorway junctions and are popular areas to live in. Other than the Bellway site at Landgate (Bryn) there has been little in the way of major residential development activity, there are opportunities on infill sites in this area.
- The North Eastern areas are part of the urban / rural fringe and the South and eastern areas are quite densely populated and suburban in nature.
- Values are generally above the wigan average in this area, but we do not have much in terms of development activity in this section of the borough, which is something that we would welcome.

Wigan North & Aspull

Sub Area: Wigan North and Aspull

1:48,000



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
87.9%	12.1%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	0.0%
3-bedroom house	27.0%
4 or more-bedroom house	0.0%
1-bedroom flat	30.9%
2 or 3-bedroom flat	33.6%
1 or 2-bedroom bungalow	8.6%
3 or more-bungalow	0.0

Key Findings

- No need for smaller houses e.g. 1 or 2-bedroom.
- A higher need for smaller apartment type accommodation such as 1 and 2-bedroom flats
- A need for 3-bedroom houses.

- A need for level access properties such as bungalows.

Other HNA Aspects:

- 15.2% of dwelling stock in Wigan North is flats.
- Almost 30% of older person households live in two sub-areas: Wigan North and Aspull (16.9%) and Golborne and Lowton (12.3%).

Older Person's and Specialist Housing

- Regarding the number of older person households (where the HRP is aged 65 or over) and types of dwelling occupied, the 2019 household survey indicates that 16.9% live in Wigan North and Aspull.
- 90.3% of older people in Wigan North and Aspull planned on remaining in the Wigan area.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	4334	348	8.03%	47

- The turnover for Wigan North & Aspull sub-area is in line with the borough average.
- The average number of bids is only slightly below the average no. of bids for all estates.

Area Notes:

- Wigan North and Aspull contains the Boroughs main town centre (Wigan). Wigan Town centre regeneration is one of the Councils main strategic priorities.

Wigan Council formally endorsed a Wigan Town Centre Strategic Regeneration Framework (SRF) in January 2019. The strategy highlights vision, strategic priorities, and interventions/projects. The SRF is a vision for Wigan town centre to become:

- A place to live, work and visit
- A place to achieve
- A place to entrepreneurialism and creativity
- A place that seizes the opportunity from digital and technological advances
- A place with diverse leisure and culture offer that is attractive to all
- A place where people are put first
- A better-connected town

As one of the eight principal town centres in Greater Manchester (GM), Wigan is high on GM's agenda. To tackle some of the challenges facing town centres, we have:

- Developed the [Wigan Town Centre Strategic Regeneration Framework](#) to show residents our long-term vision to redevelop their town centre
- Created the [Wigan Town Centre Residential Development Prospectus](#) to showcase why Wigan town centre is a great place to develop a new residential market and to drive interest in the town centre as a development location to any prospective developers. The prospectus is an active document and will be continually updated with any new sites or intelligence that comes forward

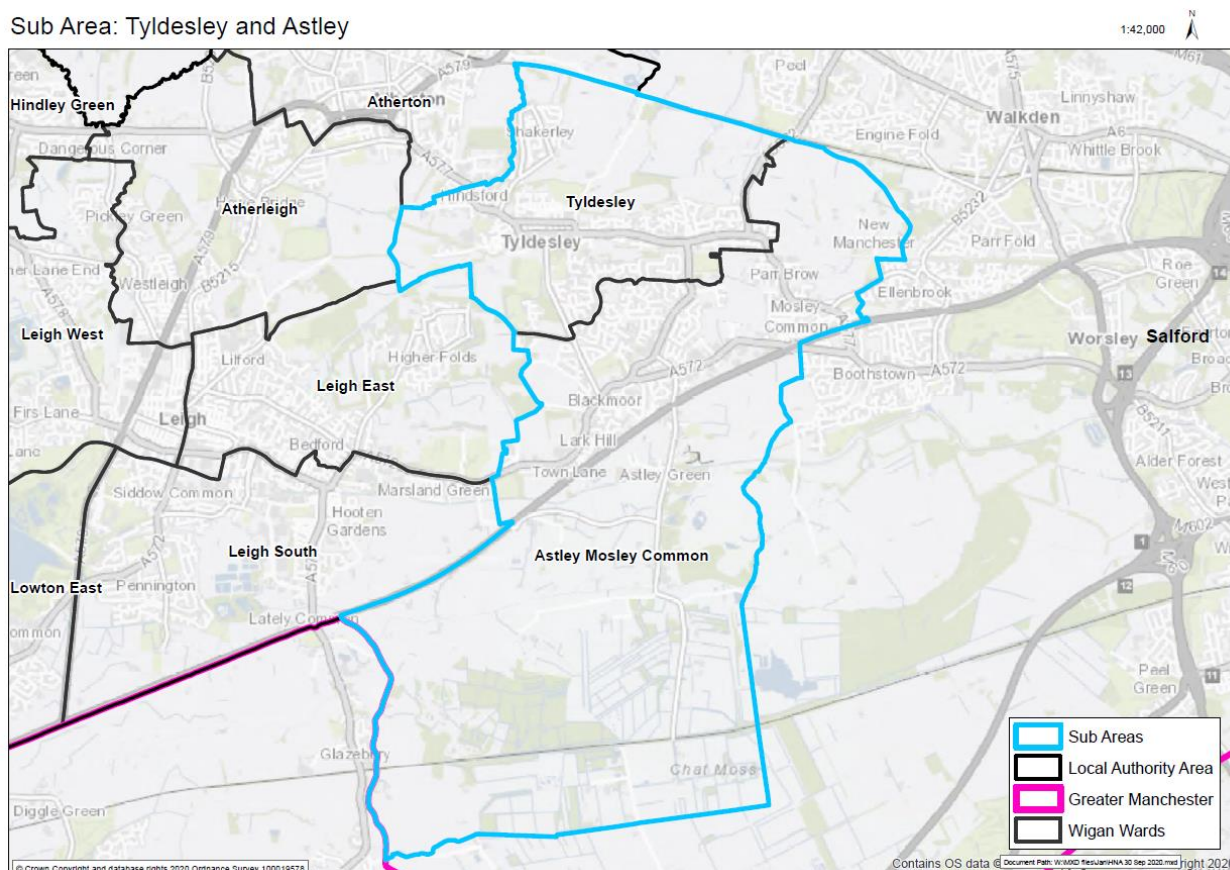
- This area is densely populated in the south of the sub-area, near the town centre in the wards of Wigan West, Wigan Central and Ince and this density dissipates the further north you go.
- The town centre is very well connected with two main railway stations connecting to the city regions of Liverpool and Manchester and north and south to London and Scotland on west coast mainline.
- There are potentially significant housing development sites and opportunities in this area for providing affordable housing

Future High Street Funds & Heritage Action Zone

- Applied to the Future High Streets Fund and are working on regeneration plans that include new residential units, workspaces, cultural centres, and leisure facilities, reviving and sustaining our high streets.
- Alongside this, Historic England has backed plans to create a Heritage Action Zone to bring historic buildings back into use in our town centre, investing around £2million.

Tyldesley & Astley

Sub Area: Tyldesley and Astley



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
4.3%	95.7%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	29.4%
3-bedroom house	67.2%
4 or more-bedroom house	0.0%
1-bedroom flat	0.00%
2 or 3-bedroom flat	0.0%
1 or 2-bedroom bungalow	3.4%
3 or more-bungalow	0.0

Key Findings

- No need for flats.
- A very high need for affordable family size properties such as 2 and 3 bedroom houses.
- A need for level access properties such as bungalows.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	1492	97	6.50%	40

- The area also has a low number of relets suggesting a high level of tenant satisfaction.
- Tyldesley and Astley has the lowest turnover out of the 10-sub indicating a high demand area

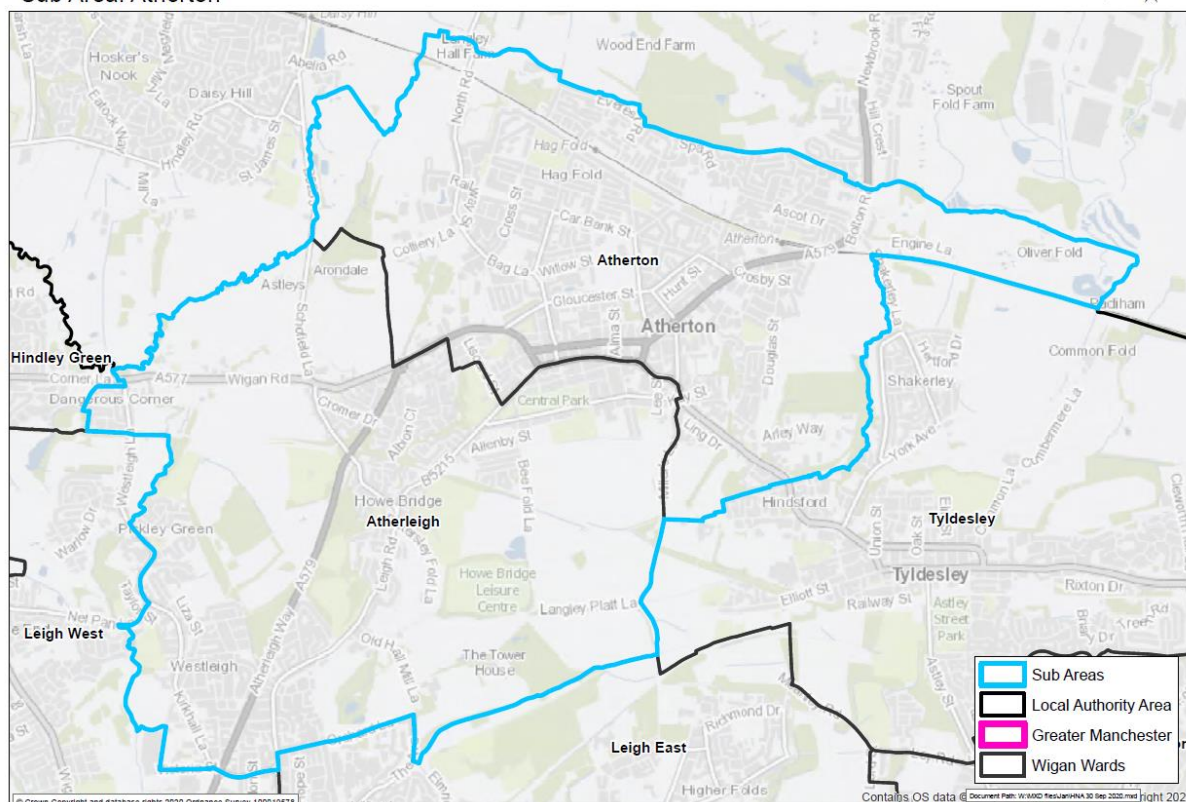
Area Notes:

- Tyldesley is the main centre in this area of the borough and is an important local centre.
- The sub area is dissected by the A580 and the Leigh guided busway, and therefore benefits from good connectivity to the east and west.
- There has been significant housing development at the Garrett Hall site which was brought forward by Peel and is being built out by multiple operators currently. This site has set the market in terms of prices in this area of the borough, driving high premiums, and is being influenced by the proximity of the Guided Busway and its accessibility to Manchester and the overspill from the Salford market.
- Outside of the volume housebuilding sites there would remain opportunities for infill development
- Land to the South of the A580 is much more sparsely populated and contains a significant amount of Green Belt land and protected natural environments.

Atherton

Sub Area: Atherton

1:22,000



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
61.4%	38.6%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	51.8%
3-bedroom house	18.1%
4 or more-bedroom house	0.0%
1-bedroom flat	10.6%
2 or 3-bedroom flat	19.4%
1 or 2-bedroom bungalow	0.0%
3 or more-bungalow	0.0%
1-bedroom house	0.0%

Key Findings

- No need for larger family homes (4+).
- A need for family homes and smaller homes such as 2 and 3 bedrooomed houses.

- Need for apartment style accommodation of all sizes.
- Little need for level access properties.

Other HNA Aspects:

- Atherton has been identified as a sub-area, alongside Wigan South, with having the lowest proportion of owner-occupation and has the highest proportion of households living in affordable housing (26.1%). However, there has been very little new affordable housing delivered in Atherton in recent years.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	2032	171	8.42%	43

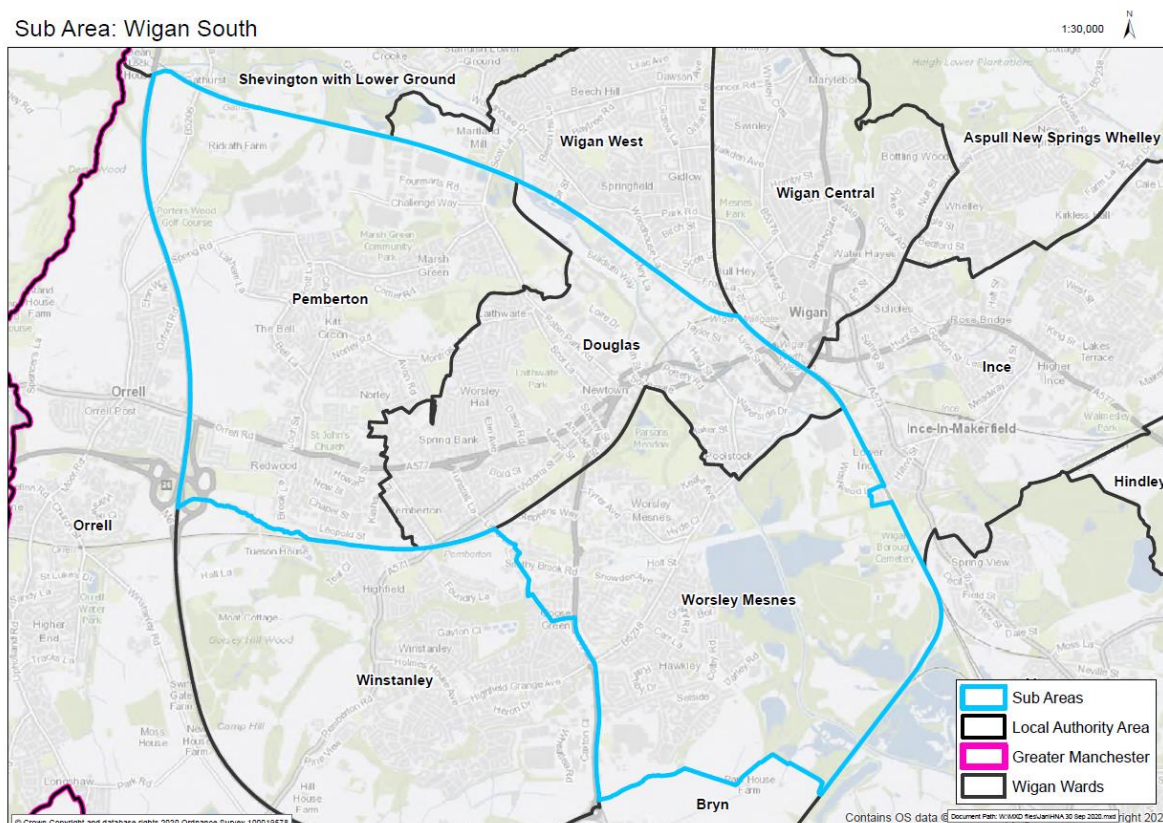
- Atherton has a higher turnover than the borough average.
- Despite the above point, Atherton has a higher than average no. of bids suggesting a demand for applicants wanting to live in the area.

Area Notes:

- Atherton is one of the main smaller centres in the borough and is well connected with train stations which access Manchester and Wigan.
- Atherton has several large-scale housing sites that are in the pipeline (West of Gibfield (GMSF), South of Atherton and East of Atherton) and these will be the basis for housing growth in this area of the borough. There are several brownfield sites in and around the area could also make opportunities for infill development and there is wide developer interest in Atherton with volume house builders, SME companies and RP's looking to bring forward schemes.
- The southern part of this sub area is influenced by the proximity of the main town of Leigh and accessed by the Atherleigh way.
- We feel Atherton has everything to gain for bringing forward housing growth and the potential to support the town centre and bring a higher volume of residents to this area to take advantage of connectivity to the rest of GM is seen as a real positive.
- Values in this area are average for the borough but have been growing.

Wigan South

Sub Area: Wigan South



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
55.3%	44.7%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	20.3%
3-bedroom house	39.3%
4 or more-bedroom house	23.7%
1-bedroom flat	22.8%
2 or 3-bedroom flat	-4.1%
1 or 2-bedroom bungalow	-2.0%
3 or more-bungalow	0.0%

Key Findings

- A need for larger family properties, 3 and 4-bedroom houses.
- A need for smaller properties such as 1-bedroom flats and smaller houses such as 2 bedroomed units.
- No need for low need for level access properties or 2 and 3-bedroom flats.

Other HNA Aspects:

- Wigan South has been identified as a sub-area, alongside Atherton, with having the lowest proportion of owner-occupation and has the highest proportion of households living in affordable housing (30.7%).
- The proportion of households in affordable housing need is the highest in the borough in Wigan South at 9.4% of people in affordable housing need.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	4518	366	8.10%	48

- Despite the high average no. of bids Wigan South has a great number of relets and turnover – this presents the notion of possible low tenant satisfaction.
- Wigan South has the highest total of social stock with 20.54% making up Wigan Council's housing stock.

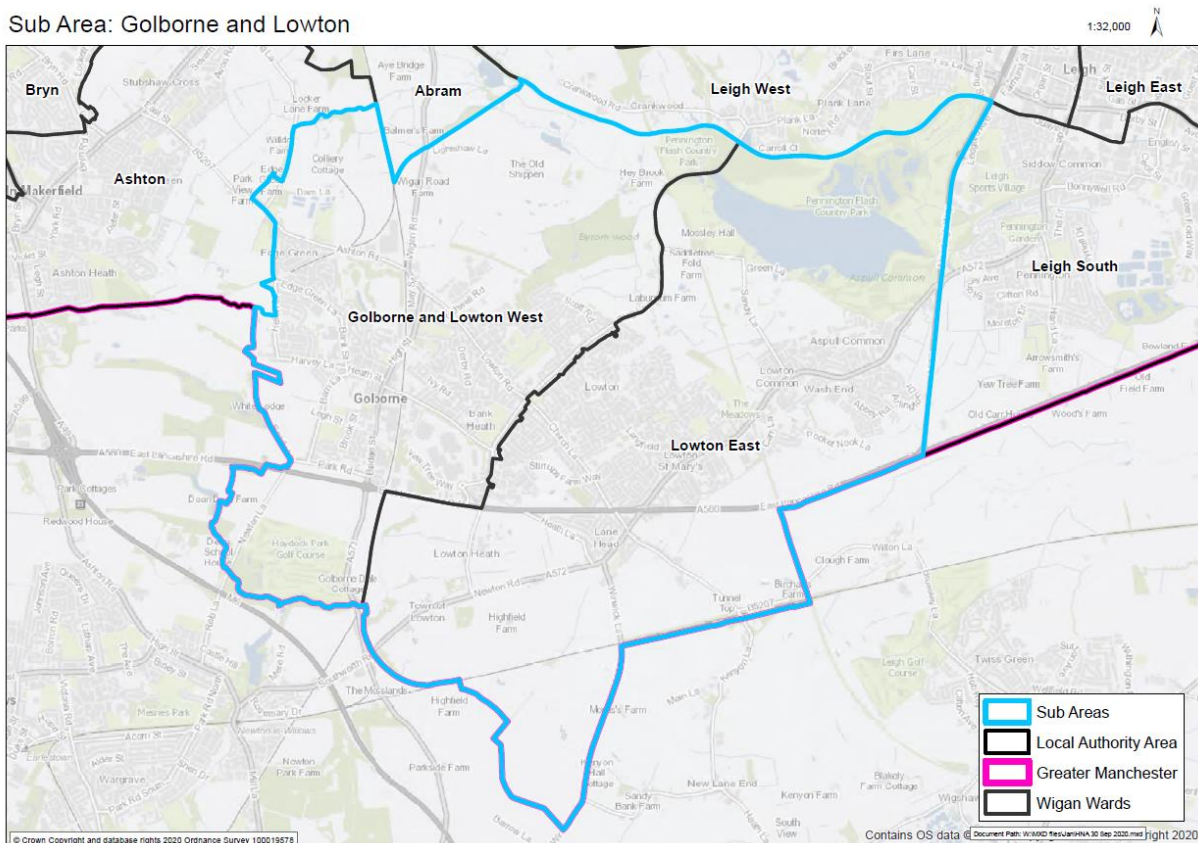
Area Notes:

Wigan Town Centre

- The Southern extent of Wigan town centre is captured in this sub area and this stretches out to the strategic locations of Wigan Pier and the successful robin Park retail park. These areas are again connected to the [Wigan Town Centre Strategic Regeneration Framework](#) and [Town Centre Residential Development Prospectus](#)
- This sub area is large and densely populated the main residential development opportunity in this area is the Council owned site at Westwood Park which will be coming to the market in late 2020 (c430 units).
- The A49 link road opened in summer 2020 which improves connectivity from the town centre to the A49/M6 and this was a crucial step to unlock this sub area and improve journey times into and out of the town centre area.
- Wigan Council are undertaking estate regeneration in Worsley Mesnes and have recently appointed a developer partner to deliver this work within the Worsley Mesnes estate. Bringing new affordable and market homes forward in this sub area is a key factor in creating new high-quality places and communities and is something the Council is keen to facilitate more of across the borough.

Golborne & Lowton

Sub Area: Golborne and Lowton



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
52.3%	47.7%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	25.3%
3-bedroom house	24.8%
4 or more-bedroom house	8.7%
1-bedroom flat	21.9%
2 or 3-bedroom flat	10.9%
1 or 2-bedroom bungalow	-2.0%
3 or more-bungalow	0.0%

Key Findings

- A need for larger family properties, 3- and 4-bedroom houses.
- A need for smaller properties such as 1-bedroom flats and 2 bedroomed houses.
- A small need for 2- or 3-bedroom flats.
- No need for low need for level access properties.

Other HNA Aspects:

- 18.4% of dwelling stock in Golborne and Lowton is bungalows.
- Golborne and Lowton is the only sub-area with more than 15% of households in private dwelling rented dwellings (17.2%).
- Almost 30% of older person households live in two sub-areas: Wigan North and Aspull (16.9%) and Golborne and Lowton (12.3%).
- The proportion of households in affordable housing need in the borough is second highest in Golborne and Lowton at 8.7% of people in affordable housing need.

Older Person's and Specialist Housing

- Regarding the number of older person households (where the HRP is aged 65 or over) and types of dwelling occupied, the 2019 household survey indicates that 12.3% live in Golborne and Lowton.
- 100% of older people living in Golborne and Lowton planned on remaining in Wigan Borough.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	1160	55	4.74%	46

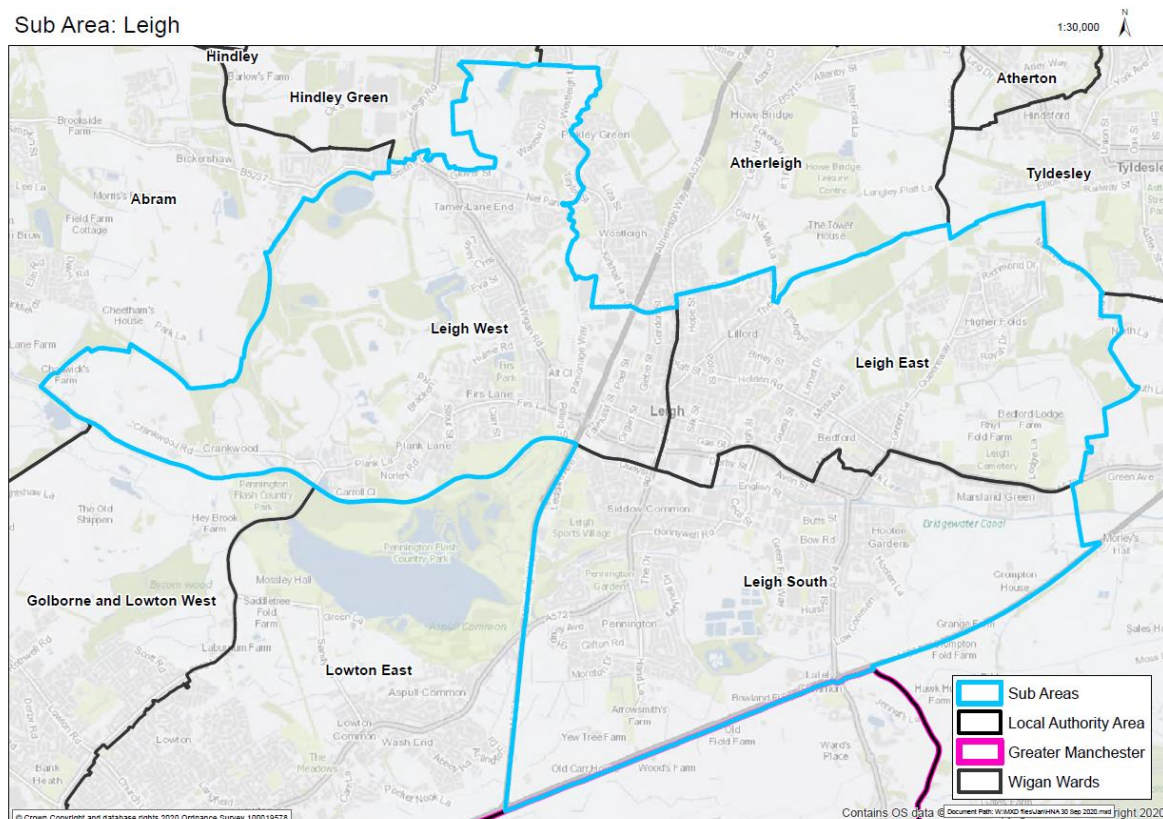
- Golborne and Lowton have a very low no. of relets and low turnover suggesting high tenant satisfaction or a low need for tenants to move for specific reasons.
- The average no. of bids is only ever so slightly lower than the average for across all 10 sub-areas.

Area Notes:

- Golborne & Lowton is one of the highest value areas of the borough and is focussed on the settlements of Golborne & Lowton, both settlements are located near the A580 and have good east west connectivity. Both settlements are on the urban/rural fringe and have good access to high quality greenspaces.
- The area is one of the areas of highest affordability pressure in the borough and there is a high need for new affordable homes in this area.
- There has been significant developer interest from volume house builders and to a lesser extent RPs in this area already and there remain significant greenfield and brownfield opportunities in this area for housing developments and s106 opportunities.

Leigh

Sub Area: Leigh



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
31.5%	78.5%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	0.0%
3-bedroom house	78.3%
4 or more-bedroom house	0.0%
1-bedroom flat	0.0%
2 or 3-bedroom flat	3.2%
1 or 2-bedroom bungalow	18.5%
3 or more-bungalow	0.0%

Key Findings

- No need for 4 or more-bedroom homes or 2 beds.
- A very high need 3-bedroom houses.
- A need for 2 or 3-bedroom flats.
- A high need for low need for level access properties compared to other sub-areas.

Other HNA Aspects

- A net imbalance relating to three-bedroom properties is greatest in Leigh (78.5%).
- 40.3% of dwelling stock in Leigh is terraced housing.

Housing Register

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	3627	242	6.67%	51

- Leigh has a higher average no. of bids than the average for across the borough showing Leigh is in demand as an area. The low number of relets suggest high tenant satisfaction.
- Leigh is the highest in demand for both Wigan Council's waiting and transfer list showing a high demand for affordable accommodation in the area. The housing register suggests a high demand for 1-bedroom properties in and around the town centre, which is at cross purposes with the HNA data. Our lettings team are confident in the popularity of 1 bedroomed stock in the area, however.

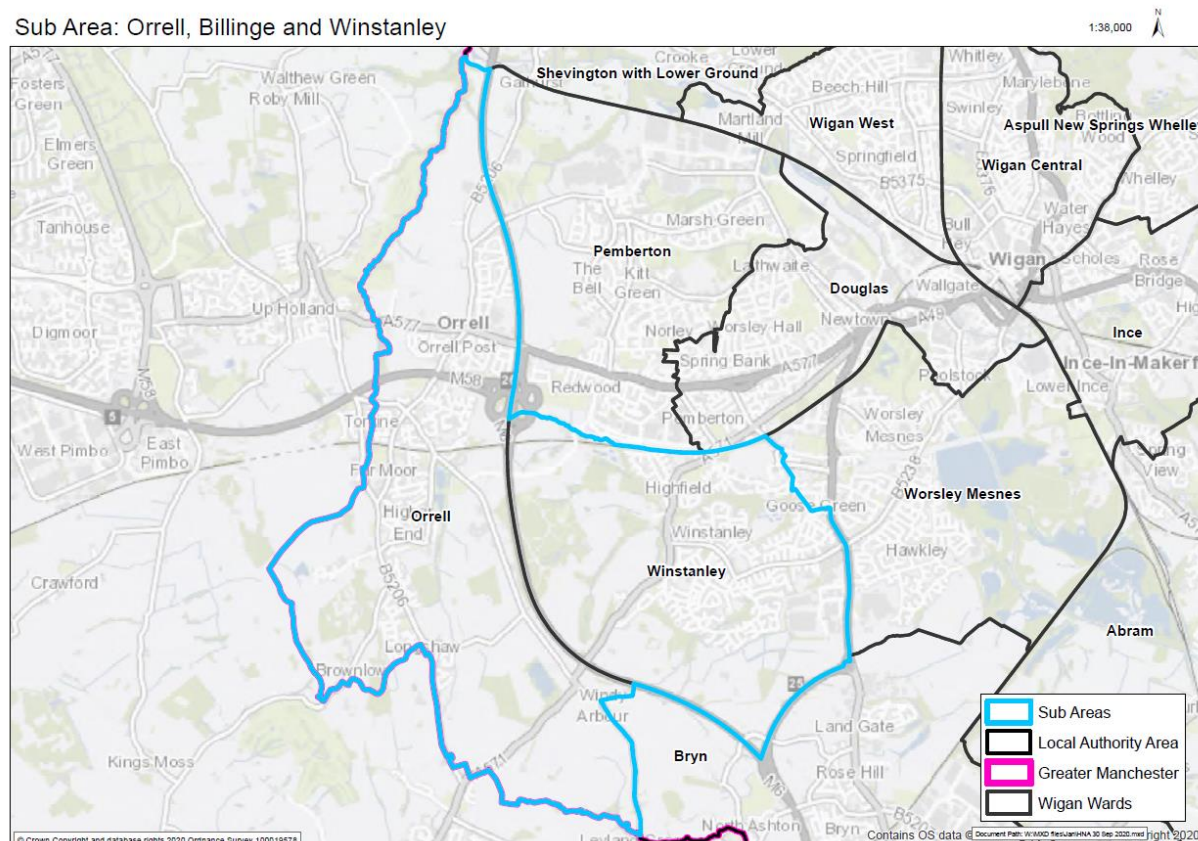
Area Notes:

Leigh Town Centre

- Leigh is also currently at the centre of Wigan Council's town centre regeneration efforts with an emerging Strategic Regeneration Framework in production. The regeneration aims to enhance the vibrancy and attractiveness of Leigh as a place to live, work and play and these notions are central to this strategy.
- Leigh has attractive areas of greenspace on the doorstep and is the starting point for the successful Leigh guided busway that directly connects the town centre to Tyldesley and the surrounding area and onwards to Manchester City centre.
- The wider Leigh area has seen some significant housing developments come forward recently on brownfield and greenfield sites including the popular Pennington Wharf development, Parsonage and Walmsley Park, there has also been an interjection in the market by some PRS schemes in apartment conversions and at the old Hilton Park stadium site. There remains scope for significant infill development on brownfield sites across the whole area and larger strategic scale sites are currently in the planning pipeline.

Orrell, Billinge & Winstanley

Sub Area: Orrell, Billinge and Winstanley



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
47.1%	52.9%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	44.7%
3-bedroom house	7.5%
4 or more-bedroom house	7.5%
1-bedroom flat	3.2%
2 or 3-bedroom flat	18.5%
1 or 2-bedroom bungalow	0.0%
3 or more-bungalow	0.0%

Key Findings

- A high need for smaller family homes 2-bedroom houses
- A need for larger family properties.
- A need for 2 or 3-bedroom flats and a low need for 1-bedroom flats.
- No need for low need for level access properties.

Other HNA Aspects

- 45% of dwelling stock in Orrell, Billinge & Winstanley is semi-detached houses.
- A net imbalance relating to two-bedroom properties is greatest in Orrell, Billinge and Winstanley (82.4%).
- The proportion of affordable housing need in the borough is lowest in Orrell, Billinge and Winstanley with 3.9% of people in affordable housing need.

Housing Register Notes:

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	406	27	6.65%	58

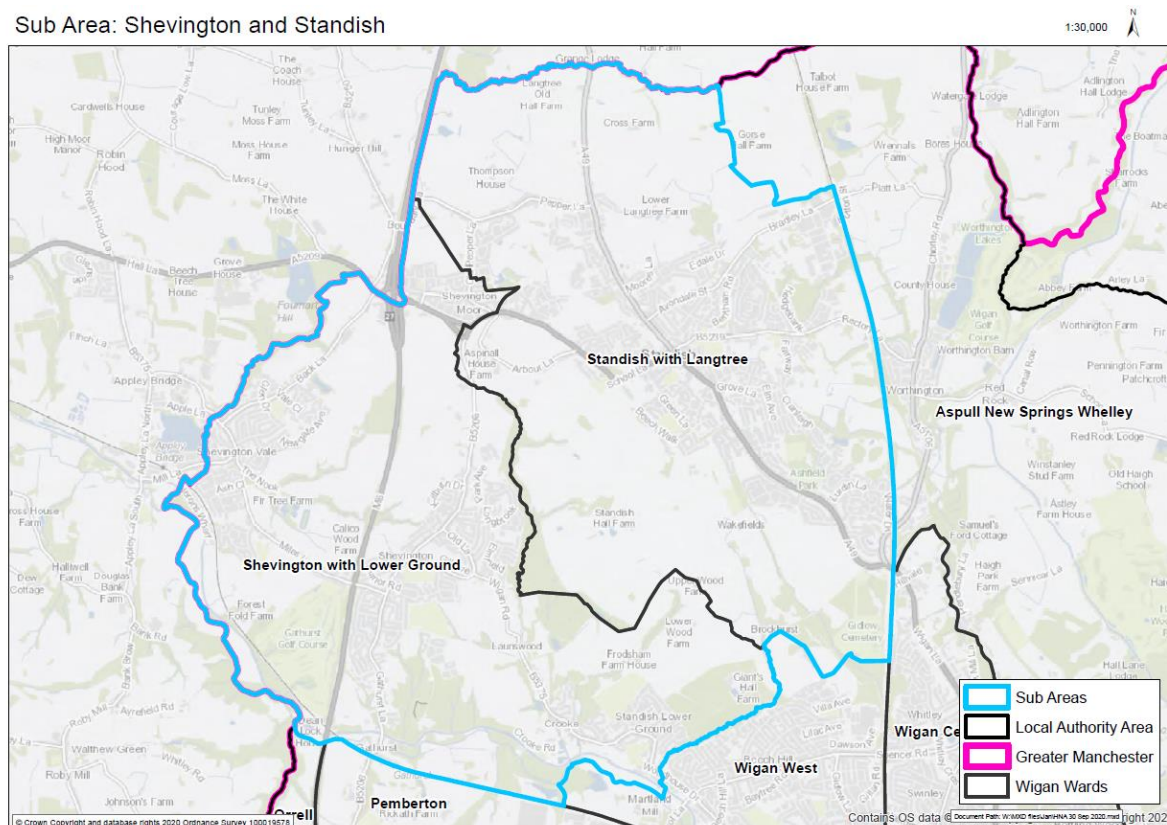
- The average no. of bids is significantly higher than the average for across the borough suggesting the area is in demand there is less stock here, however. Orrell and Billinge's average no. of bids is significantly higher than the borough average showing that homes are in demand when they become available.
- Orrell and Billinge only totals a very small portion of Wigan Council's housing stock.
- The turnover is very low for this sub-area and very low relets suggesting a high tenant satisfaction being so much lower than the borough.

Area Notes:

- Orrell, Billinge & Winstanley are successful established suburban areas with good connections to the motorways and rail networks in all directions.
- The area is above average value for the borough and is based on the urban rural fringe at the east of Wigan borough.
- While affordable housing need is lower in this area the Council would still seek to address the percentage of people that are in defined need, so scheme opportunities would be welcome in this area still as a lot of social stock has been lost through right to buy in the Orrell area.

Shevington & Standish

Sub Area: Shevington and Standish



Sub Area Tenure Split – for information	
Affordable / Social Rent	Intermediate Tenure Options
82.8%	17.2%

Dwelling Type/Size	%
1-bedroom house	0.0%
2-bedroom house	28.0%
3-bedroom house	42.96%
4 or more-bedroom house	21.5%
1-bedroom flat	1.4%
2 or 3-bedroom flat	0.0%
1 or 2-bedroom bungalow	1.4%
3 or more-bungalow	4.7%

Key Findings

- A need for larger affordable family properties 3 and 4 bedroomed.
- A need for smaller homes – 2-bedroom houses.
- No need for 2 or 3-bedroom flats and very low need for 1-bedroom flats.
- A need for level access properties suitable for older people.

Other HNA Aspects

- 30.9% of dwelling stock in Shevington and Standish is detached houses.

Estate	Property type	Stock	No of relets	Turnover %	Ave no of bids
All	All	21992	1796	8.17%	48
Sub Area	All	674	47	6.97%	55

- The average no. of bids for Shevington and Standish is much higher than the borough wide average demonstrating a high demand for the area.
- The turnover is lower than the borough wide turnover demonstrating a very low number of tenants wanting to move from their property.

Area Notes:

- Alongside Golborne and Lowton, Standish and Shevington is classed as one of the higher values and desirable residential locations in the borough, which results in affordability pressure in this area.
- There is a significant need for rented properties in this area of the borough as noted from the localised tenure split findings
- There has been a significant volume of new residential development in this area over the last 4 years by volume housebuilders (focussed on Standish) and demand has remained strong and brought forward a broadly policy compliant level of section 106 units, mainly on greenfield sites.
- Affordable housing would be welcomed in most locations in this sub area, although sites are relatively rare to come by.
- The Standish area is subject to a local neighbourhood plan.