

BRADFORD HOUSING MARKET BULLETIN



Edition 8 – “General Election”

April - June 2010

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COLOUR VERSION PRINTS IN BLACK & WHITE

INCREASE IN PROPERTIES FOR SALE

Snapshot figures for the end of June show an increase in the number of properties being advertised for sale across the district – the highest number since the beginning of 2008. Figures showed 6,883 properties being advertised for sale, an increase of over 1,000 on the same time last year, with 423 being added to the market during the previous 7 days, up from 172 on the same time last year. The number of sales transactions has yet to increase from its low base, although figures are only currently available up to March 2010. House prices start to nudge upwards to an average of £107,087 according to the Land Registry's House Price Index for May 2010, recovering any losses made over the previous year – up from a low point of £102,892 but still £19,000 less than their peak values in 2008.

SOCIAL HOUSING

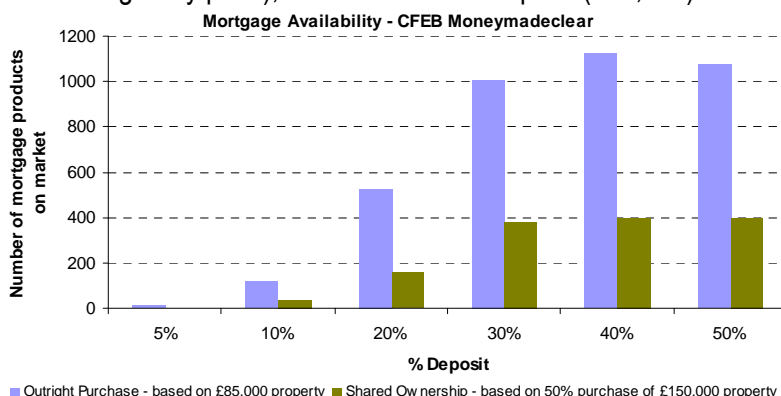
As reported in Edition 7 of the Housing Market Bulletin, Homehunter, the system for allocating social rented housing in Bradford was replaced by 'Openmoves Homes' in February. Baseline indicators have now been established, which continue to show 2 bedroom houses being in greatest demand, followed by 3 and 4 bed houses – and flats being in much lower demand. The official number of households on the waiting list now stands at 13,403 at April 2010.

REPOSSESSIONS

After a secondary peak in the third quarter of 2009 at 320, court orders for repossession dropped to 205 in the first quarter of 2010 according to the latest figures from the Ministry for Justice. Council Tax figures reflect this drop with the number of properties currently empty following repossession falling to 139 from a peak of 177 at October 2009.

HOUSING ENTRY COSTS

Steady increases in social housing rents continue to close the gap between weekly costs for socially renting and buying at the bottom end of the market. Housing entry costs to buy a flat in the inner city are just £2 per week more than what it would cost to socially rent – reflecting the low valuations and high deposit requirements mortgage lenders are placing on flats. Privately renting is the most expensive tenure in the inner city, even though private rents are around £10 a month cheaper than this time last year. Mortgage finance remains restricted for those without big deposits; with the majority of lenders pitching their products at households able to put forward a 30% deposit (£25,500 on a £85,000 home – Bradford housing entry point), or at least a 20% deposit (£17,000).



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IN THE NATIONAL PRESS

A selection of stories from the national media.

The Conservatives join forces with the Liberal Democrats to form a new coalition government after May saw the general election resulting in no outright majority for any single party.

Eric Pickles becomes Secretary of State for Communities and Local Government and Grant Shapps becomes Minister for Housing.

Home Information Packs are scrapped, as are regional housing targets contained in the Regional Spatial Strategies and the proposed regulation for private sector landlords.

As UK borrowing hits a record £163.4bn, the coalition government announces its plans to reduce the deficit during its emergency budget - including caps on Housing Benefit payments, increase of VAT to 20% from 2011 and cuts in department budgets of 25%.

House sales begin to pick up but first time buyers remain few and far between and the cost of renting increases as demand increases.

UK unemployment rises to 2.47m and the coalition announces plans to help social housing tenants move to where work is.

UK population rises to almost 62m.

IN THE LOCAL PRESS

A selection of stories from the Telegraph & Argus.

- Labour take control of Bradford Council.
- Residents fight to stop housing development at Sty Lane, Bingley.
- Falls in number of unemployed people in Bradford.
- Action call for boarded up Goitside flats.
- Housing strategy for people with learning disabilities launched.
- English Heritage releases a new book on Manningham