Housing Needs and Demand 2025

Summary

Contents

INTRODUCTION

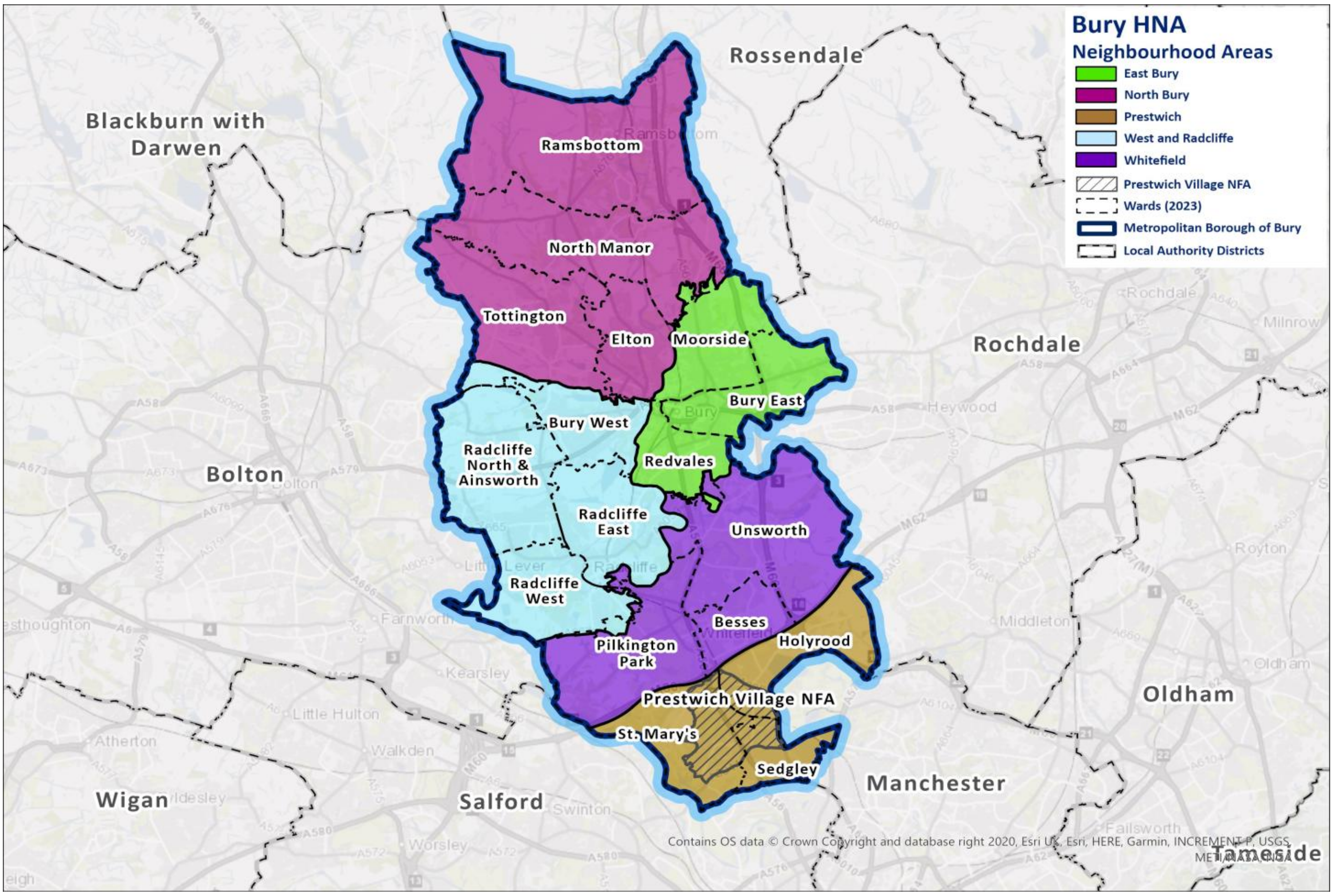
The Housing Needs and Demand Assessment (HN&DA) 2025 provides the most recent evidence to inform future planning and housing policies within the area. It builds on the Greater Manchester Strategic Housing Market Assessment by offering detailed local insights.

This assessment analyses the area's social, economic, housing, and demographic characteristics. It outlines the current housing stock, identifies existing and projected housing needs, and examines the requirements of different household types. The report specifies the size and type of housing needed by tenure and household composition, considers the demand for affordable housing, and highlights the needs of particular groups within the borough.

It is important to note that some data may now be outdated, as housing trends and conditions continue to evolve nationally.

The full HN&DA can be downloaded from the Council's website at [Housing needs and demand assessment - Bury Council]

Neighbourhood areas and constituent wards within the Bury Council area



CURRENT DWELLING STOCK

Table 1: Number of dwellings in the borough	
Dwellings	**Households (estimate 2024)**
85,512	79,051

Table 1 indicates that in 2024, Bury had 85,512 dwellings and 79,051 households. There were 6,234 vacant properties and 227 second homes recorded. Additionally, Bury has 123 licensed HMOs.

Table 2: Dwelling type and number of bedrooms (Source - Valuation Office Agency (excluding annex and unknown)	
Type / Size	**Percentage (number of properties)**
1- or 2-bedroom house	22.5% (18,312)
3-bedroom house	42.5% (34,744)
4 or more-bedroom house	12.1% (9,892)
1-bedroom flat	8.1% (6,622)
2- or 3-bedroom flat	7.3% (5,968)
1-bedroom bungalow	1.1% (899)

2-bedroom bungalow	3.6% (2,943)
3 or more bedroom	2.9% (2,371)

Table 3: Dwelling type in Bury	
Type	**Percentage (number of properties)**
House	77.0% (62,948)
Flat	15.4% (12,590)
Bungalow	7.6% (6,213)

Table 2 and 3 show the majority of properties in Bury are 3-bedroom houses.

Table 4: Current property tenure split in Bury (number of properties)			
Owner Occupied	**Private Rented**	**Affordable***	**Base**
66.9% (54,002)	17.8% (14,368)	15.3% (12,350)	80,721

**includes council and housing association rent, shared ownership, shared equity and discounted ownership.*

Table 4 shows that the largest tenure in Bury is owner occupation.

HOUSE PRICES AND RENT

Table 5: Comparative lower quartile and median house price change 2007 – 2024			
LQ house price		**Median house price**	
2007	**2024**	**2007**	**2024**
£103,000	£157,000	£132,133	£220,000

Table 5 compares lower quartile and median house price changes between 2007 and 2024. Over this period, Bury has seen a significant rise in house prices. Lower quartile prices increased from £103,000 in 2007 to £157,000 in 2024, representing a 52% increase. Median prices also rose substantially, from £132,133 to £220,000 over the same period. Since 2019, house prices have continued to climb, and by April 2024 the median house price in the borough, according to HM Land Registry, had reached £220,000.

Table 6: Median rents 2024 for Bury
£949

Table 6 presents median rents for 2024, showing that Bury has a median rent of £949.

Table 7: Cost of alternative tenure options in Bury	
Tenure Option	**Cost**
Social Rent (average)	£407
Affordable Rent	£759
Market Rent – Lower Quartile	£823
Market Rent – Median	£949
Market Rent – Average	£1,014
Market Sale – Lower Quartile	£157,000
Market Sale – Median	£220,000
Market Sale – Average	£263,907
Shared Ownership (50%)	£110,000
Shared Ownership (25%)	£55,000
Discounted Home Ownership (30%)	£154,000
Discounted Home Ownership (25%)	£165,000
Discounted Home Ownership (20%)	£176,000

Table 7 outlines the cost of different tenure options in Bury, ranging from £407 per month for a social rented property to £263,907 for a market sale home.

Table 8: Household income required for alternative tenure options in Bury (based on 25% of income for rents and 3.5x income for buying)	
Tenure Option	**Bury**
Social Rent (average)	£19,527
Affordable Rent	£36,442
Market Rent – Lower Quartile	£39,504
Market Rent – Median	£45,552
Market Rent – Average	£48,672
Market Sale – Lower Quartile	£40,371
Market Sale – Median	£56,571
Market Sale – Average	£67,862
Shared Ownership (50%)	£41,826
Shared Ownership (25%)	£33,733
Discounted Home Ownership (30%)	£39,600
Discounted Home Ownership (25%)	£42,429
Discounted Home Ownership (20%)	£45,257

Table 8 shows the estimated household incomes needed in Bury for housing to be considered affordable. This assumes rent is affordable if it accounts for no more than 25% of household income, and home ownership is affordable if the property price is 3.5 times household income with a deposit of up to 10%. The data indicates that households in Bury generally require lower incomes to rent or buy although substantial differences remain between renting and home ownership options.

Table 9: Median rents, household incomes and what could be afforded in Bury							
Monthly median rent that could be afforded by percentage of income spent on rent						**Median Rent and Income**	
25% of income	30% of income	35% of income	40% of income	45% of income	50% of income	Actual median rent 2024	Median gross household income (monthly)
£930	£1,115	£1,301	£1,487	£1,673	£1,859	£949	£3,718

Table 9 illustrates local income levels in Bury based on median rents to assess affordability. Rent is considered affordable when it accounts for no more than 25% of household income. On this basis, an affordable monthly rent would be approximately £930.

Table 10: Owner-occupation, household incomes and what could be afforded in Bury					
Monthly median rent that could be afforded by percentage of income spent on rent				**Median Price and Income**	
3.5 x income	5 x income	7.5 x income	10 x income	Actual median price 2024	Median gross household income (annual)
£156,156	£223,080	£334,620	£446,160	£220,000	£44,616

Note: Red cells indicate property is not affordable to buy. Green cells indicate property is affordable to buy.

Table 10 highlights that the situation is more challenging for median house prices and incomes. Accessing a median-priced home at £220,000 would require income multiples exceeding nearly five times the household income, making affordability significantly constrained.

BURY COUNCIL AFFORDABLE HOUSING SCHEME

The Affordable Housing Scheme is designed to improve access to housing and support first-time buyers by offering low-cost homes. Analysis of the waiting list as of March 2025 shows that most applicants prefer to purchase a three-bedroom house, with Bury being their top choice location. The annual median gross household income for single applicants on the Council's Affordable Housing Scheme is £23,384, while for joint applicants it is £40,717.

Table 11: Median house prices compared with median household income buying capacity on the Affordable Housing Scheme					
Potential buying capacity of median priced properties based on income multiples				**Median Price and Income**	
3.5 x income	5 x income	7.5 x income	10 x income	Actual median price 2024	Median gross household income (annual)
£156,156	£223,080	£334,620	£446,160	£165,000	£44,616

** average property price at discounted market value is £171,223. All applicants had a minimum 10% deposit which is reflected in the median price.*

Table 11 demonstrates that the scheme is effectively providing genuinely affordable routes into home ownership, with median-income households largely able to purchase properties at discounted market values.

FUTURE REQUIREMENTS

Analysis would suggest an overall tenure split of around 30% social rented, 30% affordable rented and 40% affordable home ownership across Bury. In calculating the tenure mix, analysis has considered the tenure preferences and incomes of existing and newly forming households. It also recognises the importance of delivering social rented affordable dwellings as part of new affordable housing supply.

Table 12: Future need in Bury				
	Social Rented	Affordable Rented	Affordable Home Ownership	Total
Annual Need (Gross)	521 (30%)	521 (30%)	694 (40%)	1735
Annual Need (Net)	305 (30%)	305 (30%)	407 (40%)	1017

Annual Need (Gross)

Gross annual housing need represents the total number of homes required before accounting for any supply. It normally includes:

- Households forming each year
- Existing households living in unsuitable housing

- Backlog need (e.g., overcrowding, concealed households, homelessness)
- Units needed to replace losses (e.g., demolitions or conversions)

Annual Need (Net)

Net annual housing need adjusts the gross need by subtracting the number of homes expected to become available, such as:

- Re-lets of existing social housing
- Market homes returning to occupancy
- Pipeline supply already committed

This gives the number of additional homes actually required after accounting for what's already coming back into use.

Table 13: Dwelling type and number of bedrooms for future need in Bury		
Type / Size	**Annual Need (Gross) Number of properties (percentage)**	**Annual Need (Net) Number of properties (percentage)**
1- or 2-bedroom house	367 (21.1%)	215 (21.1%)
3-bedroom house	431 (24.9%)	253 (24.9%)
4 or more-bedroom house	122 (7.0%)	71 (7.0%)
1-bedroom flat	226 (13.1%)	133 (13.1%)
2 and 3-bedroom flat	143 (8.2%)	84 (8.2%)
1/2-bedroom level access	392 (22.6%)	230 (22.6%)
3+ bedroom level access	54 (3.1%)	32 (3.1%)

Table 13 sets out the gross and net annual housing need across different dwelling types and sizes in Bury. The data shows a balanced but varied pattern of demand, with particularly high need for family-sized homes and accessible properties, alongside ongoing requirements for smaller homes.

The largest proportion of net annual housing need is for 3-bedroom houses, which make up 24.9% of net need (253 homes). This indicates strong and sustained demand for mid-sized family housing across the borough.

A similarly significant requirement exists for 1–2 bedroom level-access homes, which account for 22.6% of net need (230 homes). This reflects growing demand for accessible accommodation suitable for older residents and those with mobility needs.

Smaller general-needs homes also represent an important part of overall need. 1–2 bedroom houses make up 21.1% of net annual requirements (215 homes), highlighting demand from young households, single adults, and smaller families. In addition, 1-bedroom flats account for 13.1% of net need (133 homes), indicating continued pressure for affordable, smaller units.

Demand for flats of a moderate size—2 and 3-bedroom flats—is more modest, representing 8.2% of net need (84 homes), suggesting a smaller but still relevant segment of local housing demand.

Larger homes also feature in the borough's future housing profile. 4+ bedroom houses account for 7% of net need (71 homes), demonstrating that there remains a notable requirement for larger family properties. Meanwhile, 3+ bedroom level-access homes represent 3.1% of net need (32 homes), showing that some larger households also require accessible living arrangements.

Overall, the future housing need across Bury is characterised by strong and diverse demand, with particularly high requirements for family homes, level-access accommodation, and smaller general-needs properties. This reflects the varied demographic and household composition of the borough and highlights the need for a balanced pipeline of new housing that can meet the needs of residents across all life stages.