



Housing Waiting List Analysis and Demand August 2024

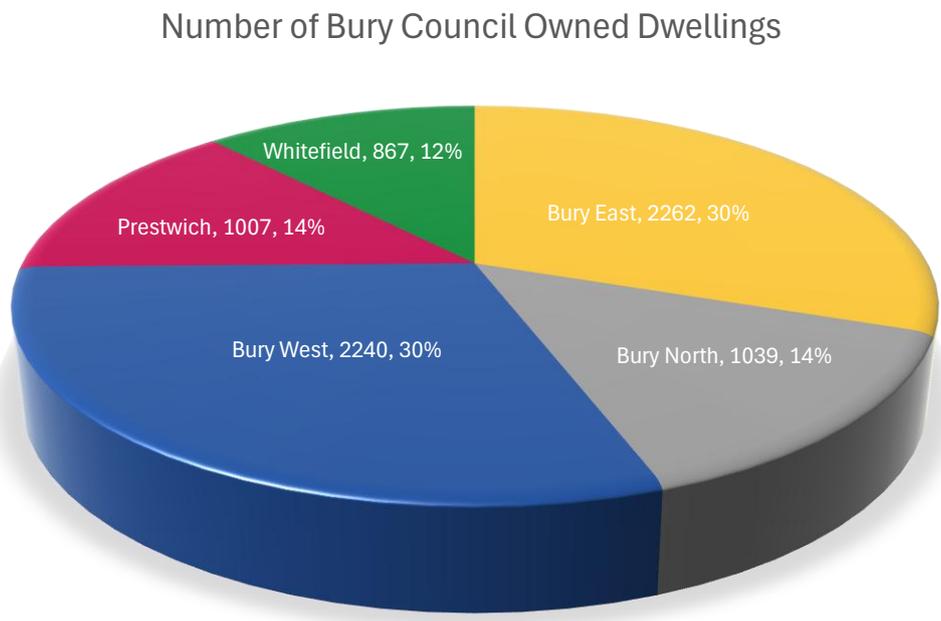


Dwellings owned by Bury Council

As at 31st August 2024 there are:

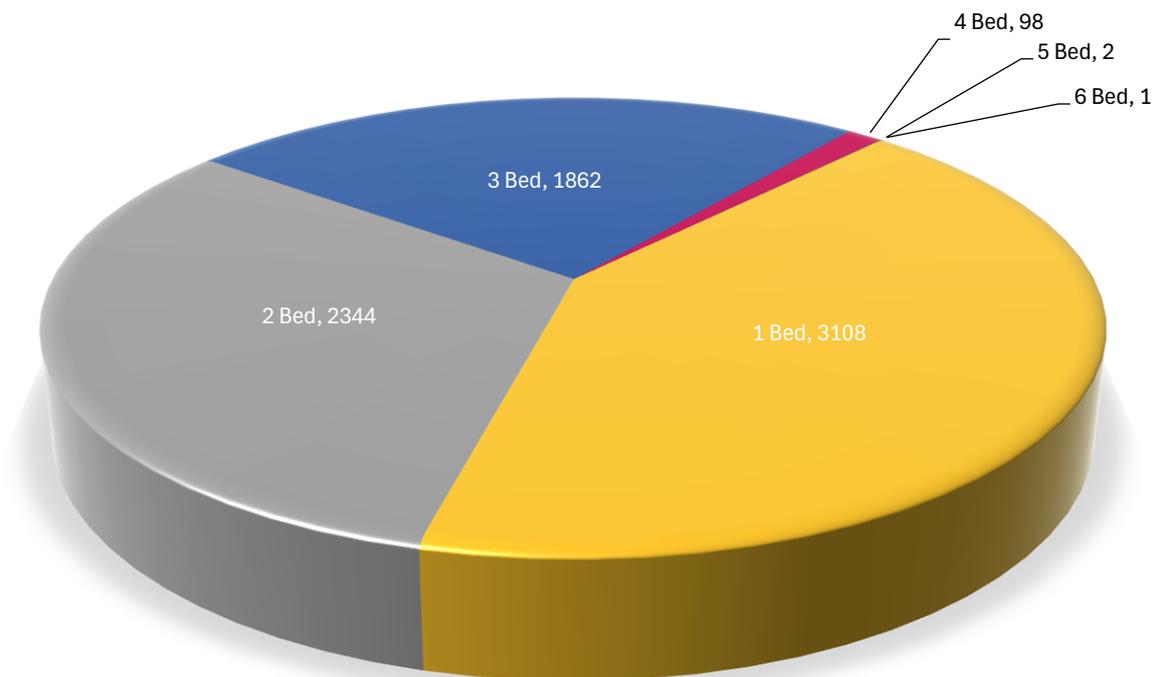
- 7,415 properties owned by Bury Council and managed by Housing services.
- 103 properties owned and managed by Six Town Housing Ltd
- 285 properties owned by Bury Council and managed by Springs TMO. These are excluded from this report as the properties are let through Springs direct and not through Bury Home Options. Springs also hold their own housing register.

Figure 1: Number of Bury Council owned dwelling



The largest proportion of properties are in Bury East and Bury West each with 30%, followed by Bury North and Prestwich each with 14%. Whitefield has the smallest amount at 12%

Figure 2: Number of bedrooms per property



Bury Council own three properties larger than 4 bedrooms; two 5 bedrooms and one 6 bedrooms. These three properties are adapted to accommodate extra bedrooms for 24 hour carers who need to sleep in the premises. Only 98 (1%) properties of the Council’s stock have 4 bedrooms.

Table 1: Number of properties

	Bury East	Bury North	Bury West	Prestwich	Whitefield
1 Bed	942	351	1133	360	322
2 Bed	901	443	555	268	177
3 Bed	384	237	525	360	356
4 Bed	34	8	26	18	12
5 Bed	1	0	1	0	0
6 Bed	0	0	0	1	0

1. Properties Advertised and Bids Placed

From the period 1st January 2023 to 31st December 2023, 707 properties have been advertised through Bury Home Options, the Council's Choice Based Lettings system, these properties have had 26,334 bids placed on them. This includes properties owned by Six Town Housing Ltd. The 707 total properties advertised include 374 sheltered homes which attracted 13867 bids.

Through the nominations agreement we advertise Housing Association (HA) properties through Bury Home Options. In this report 177 HA (25%) properties were advertised which had 11,606 bids placed on them. It should be noted that there have been a number of new developments by Housing Associations, we only advertise one of each property type per development for customers to bid on.

Table 2: Bury Council properties advertised by Neighbourhood Area

	Bury East	Bury North	Bury West	Prestwich	Whitefield
Properties advertised	78	19	87	33	18
Bids Received	4473	909	6097	1926	1075
Average bids per property	57	48	70	58	60

Table 3: Bury Council Properties advertised by bedroom count

	Bury East	Bury North	Bury West	Prestwich	Whitefield
1Bed	53	16	71	26	12
2 Bed	23	3	14	3	6
3 Bed	2	0	2	4	0
4 Bed	0	0	0	0	0

Table 4: Housing Association properties advertised by township

	Bury East	Bury North	Bury West	Prestwich	Whitefield
Properties advertised	52	13	66	16	23
Bids Received	3566	329	5218	757	1353
Average bids per property	69	25	79	47	59

Table 5: Housing Association properties advertised by bedroom count

	Bury East	Bury North	Bury West	Prestwich	Whitefield
1 bed	6	8	9	5	6
2 bed	37	5	33	11	16
3 bed	8	0	24	0	1
4 bed	1	0	0	0	0

2. Bury East

There are 2,304 council and STH owned dwellings in Bury East. 94 properties were available for bidding on Bury Home Options. Of these 14 were nominations from Housing Associations. 7,622 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Bury East	Housing Association	20	N/A	1017	51
	Huntley/Wash Lane	7	423	682	97
	Princes Parade	1	19	74	74
	Topping Fold	3	244	259	86
	Townside Fields	7	88	402	57
Moorside	Housing Association	15	N/A	988	66
	Chesham Fold	5	461	470	94
	Clarence	1	84	120	120
	Freetown	14	136	514	37
	Limefield	1	84	256	256
	Littlewood	2	120	201	101
	Lower Chesham	5	100	241	48
	Mossfield Close	2	36	130	65
	Seedfield	1	60	123	123
Redvales	Housing Association	17	N/A	1561	92
	Goshen	20	152	361	18
	Redvales	2	127	158	79
	Warth	7	113	482	69

Goshen provided the most available properties but this includes the Extra Care Scheme, Peachment Place where there have been a number of void properties. The highest number of bids was on a Council property in Moorside. This was a 1 bedroom ground floor flat.

Property Type	Available Properties	Bids	Average bids
Bedsit	2	2	1
Bungalow	7	518	74
Ground Floor Flat	30	1809	60
House	7	817	117
Upper Floor Flat	32	1327	41

The highest average number of bids is House with an average 117 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	53	3344	63
2 Bed	23	1061	46
3 Bed	2	68	34

1 bed properties had the highest number of bids and the highest average bids with 63 per available property.

3. Bury North

There are 584 council and Six Town Housing Ltd owned dwellings in Ramsbottom. Ramsbottom has the least number of properties with only 8% of the stock. 30 properties were available for bidding on Bury Home Options. Of these 7 were nominations from Housing Associations. 1,019 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Elton	Housing Association	3	N/A	58	19
	Brandlesholme	7	228	114	16
	Spencer Street	1	37	19	19
	Woodhill	0	112	0	0
	Woolfold/Warwick Street	1	93	60	60
North Manor	Housing Association	0	N/A	0	0
	Heath Hill	1	33	80	80
	Newcombe Rd/Trinity Green	2	40	164	82
	Walmersley	2	80	135	68
Ramsbottom	Housing Association	9	N/A	202	22
	Garnett Street	1	31	66	66
	Hazelhurst	0	21	0	0
	Peel Brow	1	143	19	19
	Ramsbottom Central	0	8	0	0
	Tagwood Dundee	1	112	77	77
Tottington	Housing Association	1	N/A	69	69
	Leemans Hill	0	27	0	0
	Moyse Avenue	0	12	0	0
	Wesley/Harwood	2	73	175	88

Brandlesholme had the most properties available. 6 of which are part of the retirement scheme. Wesley/Harwood had 94 bids for one 1 bed ground floor flat.

Property Type	Available Properties	Bids	Average bids
Bedsit	2	2	2
Bungalow	7	518	74
Ground Floor Flat	30	1809	60
House	7	817	117
Upper Floor Flat	32	1327	41

The highest average number of bids is 3 bedroom House with an average 161 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	16	685	43
2 Bed	3	224	75
3 Bed	0	0	0

Although 1 bed properties had the highest number of bids, the average number of bids for 2 bed family homes was the highest with 75 per available property.

4. Bury West

There are 819 council and STH owned dwellings in Bury West. 32 properties were available for bidding on Bury Home Options. Of these 4 were nominations from Housing Associations. 1,366 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Bury West	Housing Association	5	N/A	37	7
	Bolton Road Bury	3	139	340	113
	Cameron/Knight Street	6	54	378	63
	Lower Ainsworth	5	51	162	32
	St Stephens	3	102	308	103
Radcliffe East	Housing Association	37	N/A	4156	112
	Dumers Lane	4	157	493	123
	Radcliffe Central	8	140	789	99
	Radcliffe Hall	1	28	56	56
	Redbank	1	25	177	177
	St Andrews (Radcliffe)	0	37	0	0
Radcliffe North & Ainsworth	Housing Association	7	N/A	180	26
	Ainsworth	1	119	200	200
	Bolton Rd North Ward	22	639	1764	80
	Redbank	13	137	350	27
Radcliffe West	Housing Association	5	N/A	845	50
	Bolton Rd West Ward	3	184	79	79
	Outwood	6	181	385	48
	Radcliffe Central	5	63	201	101
	Redbank	3	17	16	3
	Stand Lane/Chapelfield	4	250	399	100

Housing association properties in Church ward provided the most available properties with 8 (HA properties are not available at estate level). The property in Bolton Road had the most bids with 137, this is a 3 bed house.

Property Type	Available Properties	Bids	Average bids
Bedsit	5	16	3
Bungalow	23	2236	97
House	8	1159	145
Ground Floor Flat	29	1754	60
Upper Floor Flat	20	807	40

The highest average number of bids is House with an average 145 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	71	4882	69
2 Bed	14	851	61
3 Bed	2	364	182

Although 1 bed properties had the highest number of bids, the average number of bids for the 3 bed family home was the highest with 182 bids.

5. Prestwich

There are 1,029 council and STH owned dwellings in Prestwich. 72 properties were available for bidding on Bury Home Options. Of these 54% (39 properties) were nominations from Housing Associations. 2,321 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Holyrood	Housing Association	1	N/A	4	4
	Heaton Park	0	56	0	0
	Langley	0	24	0	0
	Parrenthorn	0	41	0	0
	Polefield	3	178	443	148
Sedgley	Housing Association	4	N/A	25	6
	Bent Hill	8	295	832	104
	Downham	1	59	71	71
St. Mary's	Housing Association	11	N/A	728	66
	Carr Clough	3	145	287	96
	Prestwich Central	17	159	234	14
	Rainsough	0	55	0	0
	Redcliffe Court	1	11	59	59

Prestwich Central St. Mary's provided the most available properties with 17. 13 of the 17 available properties are located in the retirement schemes in the area. The property in Polefield had the most bids with 154 this is a 2 bed house. There were no 3 or 4 bed properties available in Prestwich in the year.

Property Type	Available Properties	Bids	Average bids
Bedsit	13	107	8
Bungalow	1	6	6
Ground Floor Flat	7	515	74
House	6	975	163
Upper Floor Flat	6	323	54

The highest average number of bids is House with an average 202 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	26	907	35
2 Bed	3	335	112
3 Bed	4	684	171
4 Bed	0	0	0

Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 171 per available property.

6. Whitefield

There are 888 council and STH owned dwellings in Whitefield. 95 properties were available for bidding on Bury Home Options. Of these 41 (43%) were nominations from Housing Associations. 3,922 bids were placed in total. Whitefield had the highest average bid per property with 57.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Besses	Housing Association	23	N/A	1353	59
	Besses	0	18	0	0
	Victoria	0	295	0	0
Pilkington Park	Housing Association	0	N/A	0	0
	Nipper Lane	0	11	0	0
	Park Lane	0	7	0	0
	Top O'th Fields	9	115	270	30
Unsworth	Housing Association	0	N/A	0	0
	Elms	9	390	805	89
	Unsworth	0	52	0	0

Onward Homes (Housing Association) have a large number of properties in the Besses ward of Whitefield, therefore we received a high number of nominations. For Council stock Elms had the most properties available.

Property Type	Available Properties	Bids	Average bids
Bedsit	0	0	0
Bungalow	5	427	85
Ground Floor Flat	8	466	58
House	0	0	0
Upper Floor Flat	5	182	36

The highest average number of bids is Bungalow with an average 85 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	12	898	75
2 Bed	6	177	30
3 Bed	0	0	0

1 bed properties had the highest number of bids, the average number of bids for 1 bed homes was the highest with 75 per available property.