

Appendix 1 Oldham Metropolitan Borough Council

Statistical Report for Selective Licensing of Private Landlords

Indicator Update

May 2019

Main Contact: Helen Brzozowski
Email: helen.brzozowski@arc4.co.uk
Telephone: 07721011276
Website: www.arc4.co.uk



Table of Contents

1.	Introduction	5
	Overview	5
2.	Updated data and indicators.	6
	Tenure	7
	Property Prices	10
	Average Rent Levels	17
	Rental Yields	18
3.	Determining low demand areas	21
4.	Supplementary or alternative Indicators.....	34
	Property price Indicators	34
	Property Rental Indicators	41
	Time to let and Long-Term Voids.....	44
5.	Consideration.....	49
	Appendix A - Further information on trends.	55
	Property Price Trends	55
	Rent Levels – sources, measure and tend.	56

List of Tables

Table 4	Sources of Data Used to Identify Areas of Low Housing Demand	6
Table 5	Ward Tenure Information 2011	7
Table 6	Private rented tenure by LSOA – Quartile 1	9
Table 7	Median House Prices Year ending June 2018	10
Table 8	Ward property prices 2018.....	11
Table 9	LSOA Lower Quartile and Median Property Prices 2018 (LQ = bottom 35+ ties).....	13
Table 10	Private Sector Long Term (12 months+) Vacant Dwellings by Ward 2017	14
Table 11	Private Sector Long Term (12 months+) Vacants by LSOA 2018 – Quartile 1.....	16
Table 12	Average (mean) monthly HB rent levels by Ward 2018	17
Table 13	Average (mean) monthly HB rent levels by LSOA 2018 – Quartile 1	18
Table 14	Property Rental Yield by Ward 2018.....	19
Table 15	Property Rental Yield by LSOA 2018	20

Table 16	Summary indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible	21
Table 17	Detailed indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible	24
Table 18	Quartile scores for lowest scoring LSOAs	25
Table 19	Details of Quartile 1 LSOAs with the most severe indicators for low demand.	29
Table 20	Comparison of Wards and LSOAs using original indicators in 2014/15 and 2019.	31
Table 21	Change in lower quartile property prices, pre- and post- licensing, by ward.	35
Table 22	Change in lower quartile property prices, pre- and post- licensing, by LSOA.	36
Table 23	Change in property prices, pre- and post- licensing, by Ward.	37
Tables 24 & 25	Change in house and flat prices by LSOA, pre- and post- licensing.....	38
Table 26	Two bed house median values by ward, 2018, and change since 2015... ..	39
Table 27	Two bed house median values by LSOA, 2018, and change since 2015	40
Table 28	Lower Quartile rents for 2 bed houses by ward, 2018	41
Table 29	Lower Quartile 2 bed house rents by LSOA – quartile 1 of LSOAs 2018	42
Table 30	Change in median rents 2011-14 to 2015-18, by Ward	43
Table 31	Change in median rents 2011-14 to 2015-18, by LSOA.....	44
Table 32	Change in lettings times 2010-14 to 2015-18, by Ward	45
Table 33	Change in lettings times 2010-14 to 2015-18, by LSOA	46
Table 34	Change in long term void rate 2015-17, by Ward	47
Table 35	Change in long term void rate 2015-17, by LSOA.....	48
Table 36	Ward based ranking of 15 indicators.....	50
Table 36	Ward based ranking of 15 indicators.....	51
Table A1	2018 Wards with Housing Benefit Mean Rents lower quartiles compared to HB and Zoopla Median Rents by ward.	57

List of Charts and Figures

Graph 2	Oldham Ward Lower Quartile Property Prices 2018	11
Graph 3	Oldham Ward Property Prices 2018	12
Graph 4	Ward Vacants	15
Graph 8a	Selected wards lower quartile property prices.	55
Graph 8b	Selected Lower priced wards lower quartile property prices	56

Graph 9	Median rents PCM by Ward - HB data.....	59
Graph 10	Median rents by Ward -Zoopla data.....	59
Graph 11	Median rents, lower quartile wards	60
Graph 12	Median rents, upper quartile wards.....	60
Graph 13	All lower quartile LSOAs Median rents 2010-14 & 2015-18.....	61
Graph 14	All but one lower quartile LSOAs Median rents 2010-14 & 2015-18	61
Graph 15	All but two quartile LSOAs Median rents 201-14 & 2015-18	61
Graph 16	LSOAs narrowly missing selection in prior report. Median rents 2010-14, 2015-18	62
Graphs 17 and 18	Median flat had house rental prices, selected wards, 2010-2018 ...	63
Graph 19	Time advertised on Zoopla by LSOA, 2010 – 2018.	64
Graph 20	Long Term (1 year or more) void properties by ward, 2015-17.....	65

List of Maps

Map 3.1	Updated ward quartile 2019 (Table 16)	23
Map 3.2	Location of lowest scoring LSOAs 2019 (Table 20)	28
Map 3.3	Ward based scores (Table 20).....	32
Map 3.4	20 LSOAs with lowest overall scores (Table 18)	33
Map 5.1	Ward based ranking of 15 indicators (Table 36).....	52
Map 5.2	Lowest demand quartiles (Table 36)	53

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Registered Address: arc4, 41 Clarendon Road, Sale Manchester M33 2DY

Email: contact@arc4.co.uk www.arc4.co.uk

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Directors - Helen Brzozowski – Michael Bullock

1. Introduction

Overview

- 1.1 This analysis aims to review and update the 2014/15 report produced by Oldham Metropolitan Borough Council (OMBC) in respect of key statistical data and indicators pertaining to the selective licencing of landlords. It provides an update on parts of Section 7 of that report, the Low Demand Evidence Base (including tables 4 -16). https://www.oldham.gov.uk/downloads/file/3488/statistical_report.
- 1.2 Section Two of this report uses at the same datasets as in the 2014/15 report, including updates where these are available. In some cases, the latest information is 'as at' the date of the previous report (eg 2011 Census data) and this has been replicated. There are some instances where the data do not replicate exactly that shown in the 2014/15 report – for example, some of the totals for wards may differ. We have not been able to establish why the difference exists but where differences have been detected we do not consider they had a material effect on the conclusions of the previous report. A dataset used in the previous report is no longer available – the Vizzihomes website has now been taken over by Zoopla, which uses slightly different data collection methods. We have updated this information using Zoopla as the nearest equivalent available.
- 1.3 In order to facilitate comparison, this review uses the same table numbering as the 2014/15 report. Therefore, the report begins at Table 4, detailing data sources.
- 1.4 The wards and LSOAs with the highest 'scores' for the indicators used are compared to the wards/LSOAs identified in the 2014/15 report.
- 1.5 Section Three of the report uses the updates of the original indicators to identify the priority wards and LSOAs and compares them to the 2014/15 set.
- 1.6 Section Four of the report uses some supplementary or alternative indicators to identify priority wards and LSOAs.
- 1.7 Section Five of the report brings together the updated indicators and the new indicators to assess overall priorities.
- 1.8 Appendix A gives some further illustration of change in various indicators by means of graphs.
- 1.9 Data sources used include The Land Registry, The Office for National Statistics, Council Tax and Housing Benefit data from Oldham MBC and lettings and price information from Zoopla. Zoopla is a commercial database that records property listings and transactions and represents a reasonable proportion of market activity. Whilst the data are not comprehensive, they enable analysis of areas (for example, of rental levels and type/size segmentation) where Land Registry does not collect information. Further commentary on the data used is provided in the text.

2. Updated data and indicators.

Table 4 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	Data Source	Measure	Weighting	Quartile Rent	Output Areas
Total Households*	ONS 2011 Census Table KS402	Number of Households	N/A	N/A	Borough, Ward, LSOA Neighbourhood
Tenure: Private Sector Households*	ONS 2011 Census Table KS402	% Households Privately renting	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	Borough, Ward, LSOA, Neighbourhood
Vacant Stock	Council Tax extracts in Early 2019	% Vacant Dwellings	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	Borough, Ward, LSOA, Neighbourhood
House Prices	ONS HPSSA dataset 11 and Land Registry Sale prices to 2018	Ranked low to high values:- i) lower quartile ii) median	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	Borough, Ward, LSOA, Neighbourhood
Rental Values	LLPG and Academy extracts in March 2018	Per calendar month. Ranked low to high values	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	Borough, Ward, LSOA, Neighbourhood
Rental Yields	Land Registry and Zoopla data to 2018	Mean and Median** rents as percentage of average values	100%	1 = lowest quartile (lowest yield) to 4 = highest quartile (highest yield)	Borough, Ward, LSOA, Neighbourhood

Note: * The OMBC 2014/15 report stated 'Dwellings' here. 2011 Census table KS402 counts households. 'Dwellings' are counted in other census tables but are not reported on by tenure. See para 2.1

** The OMBC report stated 'average' – unless otherwise stated this update uses Median values (rather than arithmetic mean) but for the purposes of alignment, we have used 'mean' in part 2 of the report for this indicator.

Tenure

- 2.1 In Table 4, the 2011 Census source KS402 indicates household numbers, not 'dwellings' as stated in OMBC's 2014/15 report. The difference will probably be marginal because in most cases a dwelling accommodated a single household. The ONS data allow reporting at Ward and LSOA levels. There are 20 Wards and 141 LSOAs in Oldham, as in the previous report. Ward boundaries have not changed.
- 2.2 Table 5 below demonstrates that 12.2% of households in the Borough rented privately in 2011, lower than the average for Greater Manchester (16.1%), the region (15.4%) and for England (16.8%). The wards of St Mary's, Alexandra, Medlock Vale, Waterhead and Werneth (shaded blue) had the highest proportion of private rented accommodation with the St Mary's ward having the highest percentage of just over 17% of this type of tenure. Within the same ward owner occupation was low at 51% compared to the Borough average of 65%.
- 2.3 As stated in the previous report, the tenure pattern indicates a lack of balanced communities in some wards and individual LSOAs.

Ward	All house holds	Owner Occupied (incl SO)	Social rented	Private rented	% Owner occupied	% Social Rented	% Private Rented	Private Rented Rank
Alexandra	4,789	1,883	2,043	775	39.3%	42.7%	16.2%	2
Chadderton Central	4,332	3,236	609	445	74.7%	14.1%	10.3%	15
Chadderton North	4,313	3,209	661	388	74.4%	15.3%	9.0%	18
Chadderton South	4,713	3,172	925	577	67.3%	19.6%	12.2%	10
Coldhurst	4,278	1,716	1,980	492	40.1%	46.3%	11.5%	14
Crompton	4,617	3,710	474	377	80.4%	10.3%	8.2%	19
Failsworth East	4,515	3,305	624	526	73.2%	13.8%	11.7%	13
Failsworth West	4,515	2,039	1,826	589	45.2%	40.4%	13.0%	7
Hollinwood	4,488	2,997	854	581	66.8%	19.0%	12.9%	8
Medlock Vale	4,540	2,583	1,162	713	56.9%	25.6%	15.7%	3
Royton North	4,399	3,343	731	290	76.0%	16.6%	6.6%	20
Royton South	4,699	3,606	579	479	76.3%	12.3%	10.2%	16
Saddleworth North	4,068	3,337	269	411	81.9%	6.6%	10.1%	17
Saddleworth South	4,355	3,519	284	515	80.1%	6.5%	11.8%	12
Saddleworth West and Lees	4,764	3,757	352	602	78.6%	7.4%	12.6%	9
Shaw	4,582	3,086	840	601	66.8%	18.3%	13.1%	6
St. James'	4,734	2,861	1,271	573	59.9%	26.8%	12.1%	11
St. Mary's	4,358	2,226	1,267	751	51.1%	29.1%	17.2%	1
Waterhead	4,977	2,936	1,225	731	59.0%	24.6%	14.7%	5
Werneth	3,667	2,090	942	528	57.0%	25.7%	14.4%	4
Oldham	89,703	58,611	18,918	10,944	65.3%	21.1%	12.2%	-

Location	All households	Owner Occupied	Social rented	Private rented	% Owner occupied	% social rented	% Private Rented
Greater Manchester	1,128,066	684,097	247,540	181,095	60.6%	21.9%	16.1%
North West	3,009,549	1,957,351	550,481	462,899	65.0%	18.3%	15.4%
England	22,063,368	14,148,784	3,903,550	3,715,924	64.1%	17.7%	16.8%

Source: 2011 Census Table KS 402 ONS Crown Copyright Reserved (accessed 19 Feb 2019)

- Notes:
- 1) 'Owner Occupied' includes Shared Ownership. 'Living Rent Free' omitted except in 'all households'.
 - 2) In the top table some individual datapoints differ from the OMBC 2014/15 report although the 'top 5' wards are the same (with Waterhead's and Werneth's order reversed). The bottom table is identical to the 2014/15 report.

2.4 The LSOA data in Table 6 below give a finer 'grain' than the pattern at a ward level. This shows the quartile of wards with the highest proportion of privately renting households. The table identifies the same areas as in the previous OMBC report. LSOA E01005450 in the Waterhead ward has the highest proportion of private rent, at 27.6%.

Ward	LSOA	Private rented households	Total Households	% Private Rented	Rank
Alexandra	E01005320	161	631	25.5	5
Alexandra	E01005321	139	596	23.3	9
Alexandra/Coldhurst/ Medlock Vale	E01005434	171	657	26.0	4
Alexandra/Medlock Vale	E01005322	108	523	20.7	18
Chadderton Central/ Chadderton South	E01005332	171	979	17.5	25
Chadderton North	E01005337	134	655	20.5	19
Chadderton South	E01005344	147	656	22.4	12
Coldhurst	E01005349	108	538	20.1	20
Coldhurst	E01005351	86	467	18.4	24
Coldhurst	E01005354	89	541	16.5	30
Crompton	E01005355	102	630	16.2	36
Failsworth East	E01005368	162	729	22.2	13
Failsworth East	E01005376	103	558	18.5	23
Failsworth East/ Failsworth West	E01005363	145	699	20.7	17
Failsworth West	E01005369	158	655	24.1	8
Failsworth West	E01005371	134	554	24.2	6
Hollinwood	E01005378	130	663	19.6	21
Hollinwood	E01005382	100	598	16.7	29
Medlock Vale	E01005323	102	621	16.4	33
Medlock Vale	E01005435	111	490	22.7	11
Medlock Vale	E01005437	114	529	21.6	15
Medlock Vale	E01005438	233	966	24.1	7
Saddleworth North	E01005416	98	599	16.4	32
Saddleworth South	E01005409	108	664	16.3	35
Saddleworth W & Lees	E01005389	119	727	16.4	34
Shaw	E01005444	132	672	19.6	22
Shaw	E01005445	180	672	26.8	2
St James'	E01005421	170	735	23.1	10
St James'	E01032920	145	880	16.5	31
St Mary's	E01005430	155	714	21.7	14
St Mary's	E01005431	153	717	21.3	16
St Mary's	E01005433	114	666	17.1	27
St Mary's	E01032556	112	662	16.9	28
St Mary's/ Waterhead	E01005428	142	532	26.7	3
Waterhead	E01005450	173	627	27.6	1
Werneth	E01005460	122	753	16.2	37
Werneth	E01005463	70	406	17.2	26

Source: 2011 Census Table KS 402 ONS Crown Copyright Reserved (accessed 19 Feb 2019)

Notes: The data here exactly replicate that in the 2014/15 report.

Property Prices

- 2.5 The data source (CLG live table 582) used for the previous report is no longer available. The nearest equivalent is the ONS HPSSA dataset. This has been used in table 7 below. This repeats the pattern previously reported, with OMBC house prices lagging behind both regional and national prices. Greater Manchester figures are no longer collated. Comparing the June 2018 figures to the 2012/13 figures quoted in the previous report indicates that OMBC prices have risen more slowly than prices in the other areas, meaning the disparity has grown since the previous report. The lower prices are an indicator of lower demand, and this analysis can be repeated at Ward and LSOA level.

Table 7 Median House Prices Year ending June 2018		
	Y/E Jun 2018	% increase over previous report figure
England & Wales	£ 224,000	24%
England	£ 230,000	26%
North West	£ 154,000	23%
Oldham	£ 124,725	21%

Source: ONS House Price Statistics for Small Areas (HPSSA) Dataset 11 Median PP for admin geographies (*existing dwellings*) ONS Crown Copyright Reserved (accessed 19 Feb 2019)

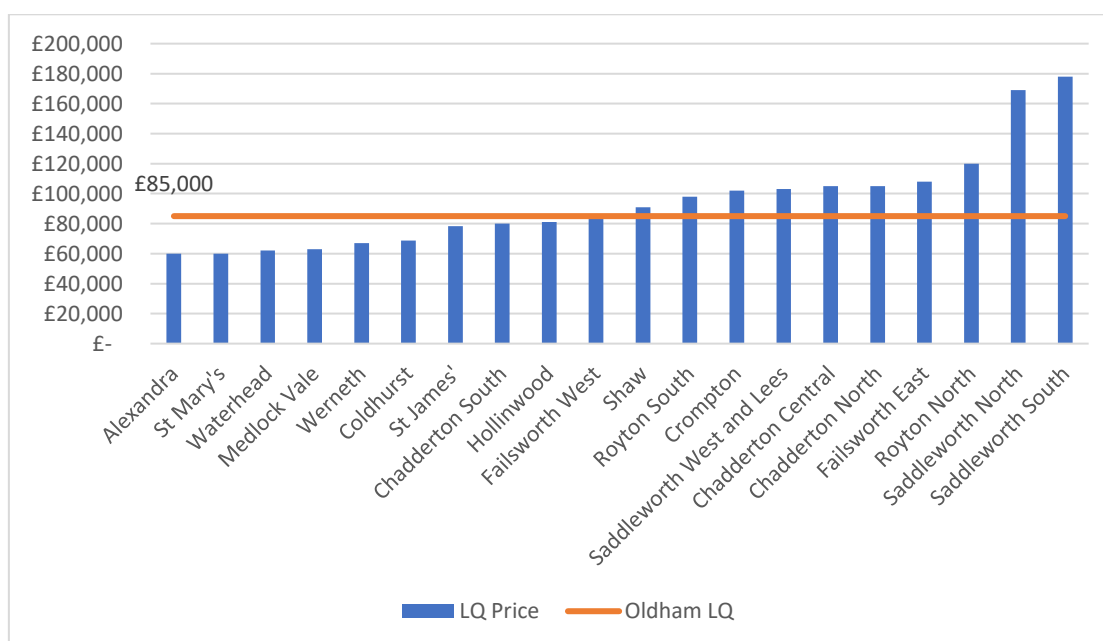
Note: The CLG live table 582 used in the 2014/15 report is no longer published. HPSSA is the nearest equivalent. Data for Greater Manchester is no longer shown.

- 2.6 Table 8 below shows median and lower quartile property prices for each of the wards in Oldham. The lower quartile value is a useful indicator of property at the lower end of the market. The overall figure for OMBC is £85,000 and 10 wards show individual figures below that. Wards have been ranked with '1' indicating the lowest value. The lowest 5 (a quarter of wards) are St Mary's Alexandra, Waterhead, Werneth and Medlock Vale. The 2018 pattern is slightly different to that in the previous report, with Coldhurst now just out of the 'first five' for lower quartile values, though it retains its place for median values. Waterhead has moved into the 'first five' for lower quartile values. The median values in both St James' and St Mary's appear to have reduced significantly and they now rank in the 'first five' for median prices, where in the previous table they ranked 16 and 15 respectively (albeit in the 'first five' for Lower quartile prices at that time).

Ward	Lower Quartile	Lower Quartile Rank	Median	Median Rank
Alexandra	£ 60,000	1=	£ 77,500	2
Chadderton Central	£ 105,000	15=	£ 133,000	13=
Chadderton North	£ 105,000	15=	£ 145,000	18
Chadderton South	£ 80,000	8	£ 101,000	7
Coldhurst	£ 68,750	6	£ 94,750	5
Crompton	£ 102,000	13	£ 138,000	15
Failsworth East	£ 108,000	17	£ 133,000	13=
Failsworth West	£ 84,950	10	£ 110,000	8=
Hollinwood	£ 81,000	9	£ 112,000	10
Medlock Vale	£ 63,000	5	£ 81,500	4
Royton North	£ 120,000	18	£ 140,000	16=
Royton South	£ 98,000	12	£ 126,975	12
Saddleworth North	£ 169,000	19	£ 230,000	19
Saddleworth South	£ 178,000	20	£ 255,000	20
Saddleworth West and Lees	£ 103,000	14	£ 140,000	16=
Shaw	£ 91,000	11	£ 118,250	11
St James'	£ 78,350	7	£ 110,000	8=
St Mary's	£ 60,000	1=	£ 70,000	1
Waterhead	£ 62,000	3	£ 79,950	3
Werneth	£ 67,000	4	£ 100,000	6
Oldham	£ 85,000		£ 122,500	

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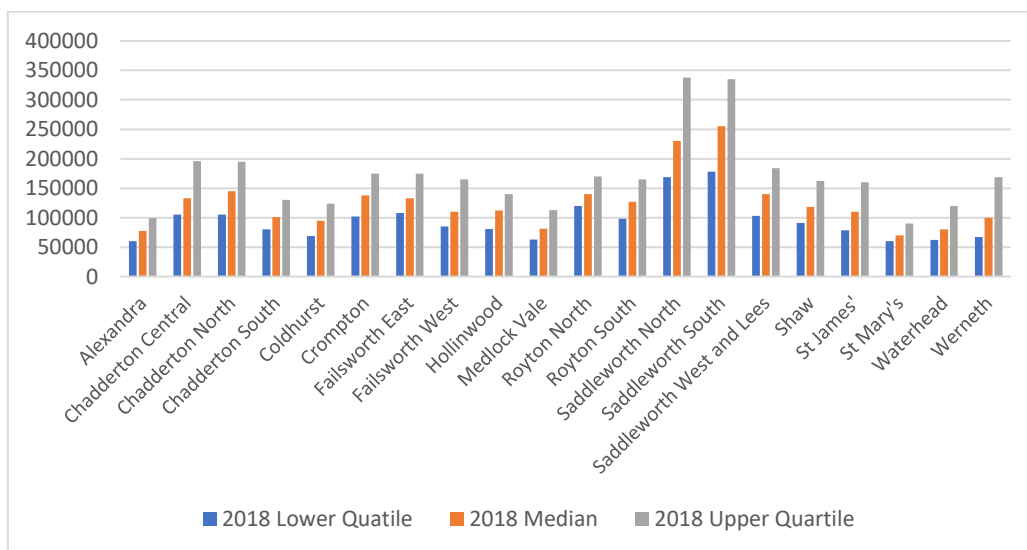
Graph 2 Oldham Ward Lower Quartile Property Prices 2018



Source: HM Land Registry 2018. © Crown Copyright This data is licenced under the Open Government Licence v3.0.

- 2.7 Graph 2 shows the lower quartile prices ranked by ward compared to the overall Borough lower quartile price.
- 2.8 As with the previous report, we have examined median property prices (the middle ranking price point in all transactions for the period). The Oldham median is now £122,500 (up from £103,171 since the previous report). This means the median has risen by 18.7% whilst the lower quartile figure has only risen by 12.8%. This may indicate that the position at the lower end of the market has become relatively more polarised over the past few years. The market in Oldham as a whole has fallen further behind the Region (and nation) and the position of the lower quartile is now even further behind.
- 2.9 The wards with the lowest median values are St Mary’s Alexandra, Waterhead, Medlock Vale and Coldhurst. Four out of these five featured in the ‘first five’ in the previous report, with Chadderton Central then being replaced by St Mary’s now. Graph 3 below shows the median and quartile prices for all wards for 2018. The ‘first five’ wards generally have a tight range of values from lower to upper quartile, indication lack of stock variety, whereas areas such as Saddleworth have a more varied price range. There is a strong correlation between areas of low value and areas with a high proportion of private rented stock.
- 2.10 The ‘first five’ wards and the corresponding LSOAs (the lower quartile LSOAs are detailed in Table 9) are characterised by large numbers of pre-1919 terraced houses (in some cases now supplemented by former local authority stock where prices are relatively low). This makes the areas attractive for investors targeting the lower end of the private rental market, because relatively low capital investment can result in reasonable rental income. Rents at the lower end of the market usually reflect available subsidy levels (Local Housing Allowance) more than a direct tie to property amenity and location as is the case in the middle and upper market. Lower quartile property prices range for £45,000 to £70,000. The very lowest value LSOA is now in the Coldhurst ward, whereas in the previous report it was in Alexandra. The lowest median priced LSOA is now in St Mary’s (again, a move from Alexandra).

Graph 3 Oldham Ward Property Prices 2018



Source: HM Land Registry 2018. © Crown Copyright This data is licenced under the Open Government Licence v3.0.

Table 9 LSOA Lower Quartile and Median Property Prices 2018 (LQ = bottom 35+ ties)

Ward	LSOA	Lower Quartile Property Price	Rank
Alexandra	E01005320	£57,000	13=
Alexandra	E01005321	£58,000	16=
Alexandra	E01005322	£57,000	13=
Alexandra	E01005386	£70,000	35=
Alexandra	E01005434	£56,500	12
Chadderton South	E01005344	£65,000	22=
Coldhurst	E01005349	£48,000	3
Coldhurst	E01005350	£51,225	6
Coldhurst	E01005351	£67,500	30
Coldhurst	E01005353	£45,500	1
Hollinwood	E01005376	£66,500	29
Hollinwood	E01005378	£66,000	25=
Hollinwood	E01005379	£69,295	33
Hollinwood	E01005382	£69,500	34
Medlock Vale	E01005323	£62,500	19
Medlock Vale	E01005325	£70,000	35=
Medlock Vale	E01005437	£57,250	15
Medlock Vale	E01005438	£55,000	10
Shaw	E01005445	£68,000	31
St James'	E01005421	£70,000	35=
St James'	E01032558	£65,000	22=
St James'	E01032920	£70,000	35=
St Mary's	E01005326	£47,500	2
St. Mary's	E01005427	£54,500	9
St. Mary's	E01005428	£53,000	7
St. Mary's	E01005429	£66,000	25=
St. Mary's	E01005430	£65,000	22=
St. Mary's	E01005431	£61,000	18
St. Mary's	E01005432	£64,500	21
St. Mary's	E01005433	£50,000	4=
Waterhead	E01005448	£50,000	4=
Waterhead	E01005450	£54,000	8
Waterhead	E01005451	£68,500	32
Waterhead	E01005456	£63,000	20
Werneth	E01005460	£58,000	16=
Werneth	E01005461	£66,000	25=
Werneth	E01005463	£66,000	25=
Werneth	E01032921	£56,000	11
Oldham		£85,000	

Ward	LSOA	Median Property Price	Rank
Alexandra	E01005320	£62,000	4=
Alexandra	E01005321	£80,000	23=
Alexandra	E01005322	£62,000	4=
Alexandra	E01005434	£76,500	20
Chadderton North	E01005337	£85,000	30=
Chadderton South	E01005342	£78,250	22
Chadderton South	E01005344	£71,250	12
Coldhurst	E01005349	£58,500	2
Coldhurst	E01005350	£72,500	15
Coldhurst	E01005351	£85,000	30=
Coldhurst	E01005352	£85,000	30=
Failsworth West	E01005370	£72,000	13=
Hollinwood	E01005379	£87,000	35=
Hollinwood	E01005382	£83,000	27=
Medlock Vale	E01005323	£77,750	21
Medlock Vale	E01005325	£74,750	18
Medlock Vale	E01005435	£87,000	35=
Medlock Vale	E01005438	£69,000	8=
Shaw	E01005445	£85,000	30=
St James'	E01005421	£80,000	23=
St James'	E01005422	£86,000	34
St James'	E01032558	£80,000	23=
St Mary's	E01005326	£80,000	23=
St. Mary's	E01005428	£69,000	8=
St. Mary's	E01005429	£70,000	10=
St. Mary's	E01005430	£70,000	10=
St. Mary's	E01005431	£72,750	16=
St. Mary's	E01005432	£83,000	27=
St. Mary's	E01005433	£58,000	1
Waterhead	E01005448	£59,000	3
Waterhead	E01005450	£62,000	4=
Waterhead	E01005455	£84,500	29
Waterhead	E01005456	£72,750	16=
Werneth	E01005460	£72,000	13=
Werneth	E01005463	£75,000	19
Werneth	E01032921	£62,000	4=
Oldham		£122,500	

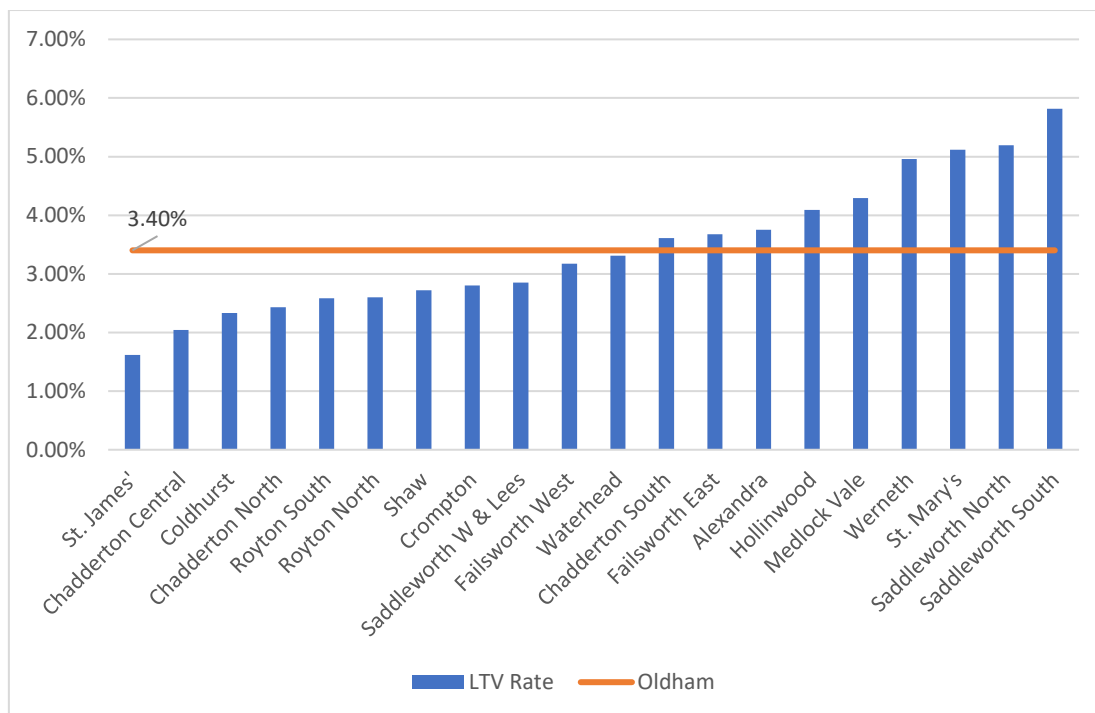
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2.11 Table 10 below and graph 4 overleaf show the number of private sector long term vacant dwellings (vacant for more than 1 year) at ward level as a number and as a percentage of total dwellings. Prior to vacancy, the dwellings could have been owner occupied or privately rented. On average, the private sector long term vacancy rate stands at 3.4% across Oldham. This is significantly higher than the 1.93% (for properties vacant for 6 months or more) reported in the previous document. Just under half of the wards have a higher percentage than this. It shows that Saddleworth South has the highest proportion of dwellings vacant for over 12 months with 5.82%. The five wards with the highest percentage voids are indicated with the blue highlighting.

Ward	All Properties	Private Sector Long Term Vacants		Rank	Quartile
		Number	%		
Alexandra	4880	183	3.75%	7	2
Chadderton Central	5140	105	2.04%	19	4
Chadderton North	4690	114	2.43%	17	4
Chadderton South	4430	160	3.61%	9	2
Coldhurst	4720	110	2.33%	18	4
Crompton	4820	135	2.80%	13	3
Failsworth East	4350	160	3.68%	8	2
Failsworth West	5070	161	3.18%	11	3
Hollinwood	4960	203	4.09%	6	2
Medlock Vale	5220	224	4.29%	5	1
Royton North	4540	118	2.60%	15	3
Royton South	4880	126	2.58%	16	4
Saddleworth North	4700	244	5.19%	2	1
Saddleworth South	4090	238	5.82%	1	1
Saddleworth W & Lees	5540	158	2.85%	12	3
Shaw	4740	129	2.72%	14	3
St. James'	5190	84	1.62%	20	4
St. Mary's	4670	239	5.12%	3	1
Waterhead	5350	177	3.31%	10	2
Werneth	3890	193	4.96%	4	1
Oldham	95870	3261	3.40%		

Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC Council tax records used by permission.

Graph 4 Ward Vacants



Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC used by permission.

2.12 Table 11 overleaf shows the long term voids by LSOA. The quartile of LSOAs with the highest void levels are shown. The highest vacancy rate is ranked 1 and the least high (within this quartile) is 35. It can be seen that although Saddleworth South and North have high vacancy figures at ward levels, individual LSOAs in other wards have very high concentrations of vacants.

Ward	LSOA	All Properties	Private Sector Long Term Vacants		Rank
			Number	%	
Alexandra	E01005320	690	32	4.64%	32
Alexandra	E01005321	610	29	4.75%	28=
Alexandra	E01005322	550	25	4.55%	34
Alexandra	E01005434	830	98	11.81%	1
Chadderton Central	E01005327	810	40	4.94%	26
Chadderton North	E01005339	610	29	4.75%	28=
Crompton	E01005355	660	42	6.36%	11
Failsworth East	E01005368	810	44	5.43%	20
Failsworth West	E01005369	690	38	5.51%	17=
Hollinwood	E01005378	700	32	4.57%	33
Hollinwood	E01005382	660	39	5.91%	14
Hollinwood	E01005439	690	65	9.42%	3
Medlock Vale	E01005436	530	46	8.68%	4
Medlock Vale	E01005437	560	31	5.54%	16
Medlock Vale	E01005438	1,100	69	6.27%	12
Royton North	E01005394	690	38	5.51%	17=
Royton North	E01005395	640	31	4.84%	27
Saddleworth North	E01005410	640	29	4.53%	35=
Saddleworth North	E01005411	770	51	6.62%	9
Saddleworth North	E01005414	570	65	11.40%	2
Saddleworth North	E01005416	700	48	6.86%	7
Saddleworth North	E01005417	640	29	4.53%	35=
Saddleworth South	E01005407	760	50	6.58%	10
Saddleworth South	E01005409	700	50	7.14%	6
Saddleworth South	E01032922	1,110	52	4.68%	31
St Mary's	E01005326	530	31	5.85%	15
St Mary's	E01005427	550	26	4.73%	30
St Mary's	E01005429	510	26	5.10%	23
St Mary's	E01005430	750	41	5.47%	19
St Mary's	E01005431	760	52	6.84%	8
Waterhead	E01005428	610	52	8.52%	5
Waterhead	E01005450	640	34	5.31%	21
Werneth	E01005459	460	23	5.00%	24=
Werneth	E01005461	560	28	5.00%	24=
Werneth	E01005463	520	32	6.15%	13
Werneth	E01032921	890	47	5.28%	22
Lower Quartile		24500	1494	6.10%	
Oldham		95870	3261	3.40%	

Table 11 Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC used by permission.

Average Rent Levels

- 2.13 Table 12 shows average (mean) rent levels. These rents are taken from the Oldham MBC Housing Benefit system. Wards in the lower quartile are highlighted. In this case the mean rental level has been used to be consistent with the previous report.

Ward	Mean Monthly Rent	Rank	Quartile
Alexandra	£ 381.24	3	1
Chadderton Central	£ 387.23	8	2
Chadderton North	£ 398.02	12	3
Chadderton South	£ 390.28	10	2
Coldhurst	£ 384.17	4	1
Crompton	£ 411.72	18	4
Failsworth East	£ 407.91	16	4
Failsworth West	£ 385.57	5	1
Hollinwood	£ 404.64	15	3
Medlock Vale	£ 386.77	7	2
Royton North	£ 375.20	1	1
Royton South	£ 391.44	11	3
Saddleworth North	£ 398.14	13	3
Saddleworth South	£ 377.56	2	1
Saddleworth West and Lees	£ 434.32	19	4
Shaw	£ 386.00	6	2
St. James'	£ 388.11	9	2
St. Mary's	£ 398.60	14	3
Waterhead	£ 410.78	17	4
Werneth	£ 434.71	20	4
Oldham	£ 395.73		

Source: OMBC Academy system 2018 used by permission

- 2.14 Table 13 overleaf gives rents for the lowest quartile of LSOAs. Again, the mean level has been used. The lowest value is for an LSOA in St Mary's ward. The LSOAs largely lie in wards highlighted in Table 12.

Ward	LSOA	Mean Monthly Rent	Rank	Quartile
Alexandra	E01005321	£466.53	34	1
Alexandra	E01005322	£426.10	7	1
Medlock Vale	E01005324	£463.25	28	1
Chadderton North	E01005338	£415.50	4	1
Chadderton South	E01005344	£441.75	16	1
Coldhurst	E01005349	£439.29	11	1
Coldhurst	E01005350	£439.84	13	1
Coldhurst	E01005352	£447.96	20	1
Coldhurst	E01005353	£411.26	3	1
Crompton	E01005361	£464.76	32	1
Failsworth East	E01005363	£466.68	35	1
Hollinwood	E01005379	£463.72	31	1
Hollinwood	E01005380	£440.42	14	1
Alexandra	E01005386	£431.50	9	1
Royton North	E01005390	£463.55	30	1
Royton North	E01005392	£463.26	29	1
Royton South	E01005403	£457.51	24	1
Saddleworth North	E01005415	£421.67	6	1
St James'	E01005421	£457.90	25	1
St. Mary's	E01005427	£459.29	27	1
St. Mary's	E01005428	£439.74	12	1
St. Mary's	E01005431	£438.17	10	1
St. Mary's	E01005432	£400.95	1	1
St. Mary's	E01005433	£404.68	2	1
Shaw	E01005447	£456.70	23	1
Waterhead	E01005448	£442.68	18	1
Waterhead	E01005450	£442.62	17	1
Waterhead	E01005455	£459.18	26	1
Waterhead	E01005456	£441.49	15	1
Werneth	E01005459	£429.28	8	1
Werneth	E01005463	£419.84	5	1
Alexandra	E01032557	£449.64	22	1
St James'	E01032558	£465.83	33	1
St James'	E01032920	£449.49	21	1
Werneth	E01032921	£445.98	19	1

Source: OMBC Academy system 2018 used by permission

Rental Yields

2.15 Rental yields are determined by property values and rent levels. The higher the rent level in comparison to the property value, the higher the yield will be. Table 14 shows the yields by Ward, and the 'first five' wards are highlighted. Table 15 shows yields by LSOA, covering the quartile of LSOAs with the highest yields. For current property rental data we have used Zoopla and where there is no transaction data for 2018 we have used the preceding year.

Table 14 Property Rental Yield by Ward 2018

Ward	Potential Annual Income (gross) based on median monthly rent*	Median property Price**	Yield	Rank	Quartile
Alexandra	£ 5,928	£ 77,500	7.65%	2	1
Chadderton Central	£ 6,912	£ 133,000	5.20%	14	3
Chadderton North	£ 6,600	£ 145,000	4.55%	18	4
Chadderton South	£ 6,600	£ 101,000	6.53%	5	1
Coldhurst	£ 5,976	£ 94,750	6.31%	6	2
Crompton	£ 7,176	£ 138,000	5.20%	13	3
Failsworth East	£ 6,600	£ 133,000	4.96%	16	4
Failsworth West	£ 6,912	£ 110,000	6.28%	7	2
Hollinwood	£ 6,600	£ 112,000	5.89%	9	2
Medlock Vale	£ 5,928	£ 81,500	7.27%	3	1
Royton North	£ 7,176	£ 140,000	5.13%	15	3
Royton South	£ 6,912	£ 126,975	5.44%	12	3
Saddleworth North	£ 7,176	£ 230,000	3.12%	20	4
Saddleworth South	£ 8,112	£ 255,000	3.18%	19	4
Saddleworth West and Lees	£ 6,600	£ 140,000	4.71%	17	4
Shaw	£ 6,600	£ 118,250	5.58%	10	2
St James'	£ 6,108	£ 110,000	5.55%	11	3
St Mary's	£ 5,772	£ 70,000	8.25%	1	1
Waterhead	£ 5,772	£ 79,950	7.22%	4	1
Werneth	£ 6,240	£ 100,000	6.24%	8	2
Oldham	£ 6,600	£ 122,500	5.39%		

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Ward	LSOA	Median Property Price*	Potential Annual Rent **	Yield	Rank
Alexandra	E01005320	£ 62,000	£ 5,724	9.23%	8
Alexandra	E01005322	£ 62,000	£ 5,412	8.73%	14
Alexandra	E01005383	£ 90,000	£ 8,316	9.24%	7
Alexandra	E01005434	£ 76,500	£ 5,928	7.75%	27
Alexandra	E01032557	£ 90,000	£ 6,600	7.33%	35
Chadderton North	E01005337	£ 85,000	£ 6,600	7.76%	25=
Chadderton North	E01005340*	£ 117,500	£ 9,000	7.66%	28
Chadderton South	E01005342	£ 78,250	£ 5,952	7.61%	30
Chadderton South	E01005344	£ 71,250	£ 6,288	8.83%	12
Coldhurst	E01005349	£ 58,500	£ 6,240	10.67%	1
Coldhurst	E01005350	£ 72,500	£ 6,426	8.86%	10=
Coldhurst	E01005351	£ 85,000	£ 6,264	7.37%	33
Failsworth West	E01005370	£ 72,000	£ 6,396	8.88%	9
Hollinwood	E01005381	£ 108,500	£ 8,736	8.05%	19
Hollinwood	E01005382	£ 83,000	£ 7,254	8.74%	13
Medlock Vale	E01005323	£ 77,750	£ 5,724	7.36%	34
Medlock Vale	E01005324	£ 87,500	£ 6,600	7.54%	31
Medlock Vale	E01005325*	£ 74,750	£ 5,928	7.93%	23
Medlock Vale	E01005435	£ 87,000	£ 7,488	8.61%	15
Medlock Vale	E01005438	£ 69,000	£ 5,928	8.59%	16
Shaw	E01005445	£ 85,000	£ 6,600	7.76%	25=
St James'	E01005421	£ 80,000	£ 5,928	7.41%	32
St James'	E01005422	£ 86,000	£ 7,620	8.86%	10=
St. Mary's	E01005428	£ 69,000	£ 5,724	8.30%	17
St. Mary's	E01005429	£ 70,000	£ 7,176	10.25%	3
St. Mary's	E01005430	£ 70,000	£ 5,568	7.95%	21
St. Mary's	E01005431	£ 72,750	£ 5,724	7.87%	24
St. Mary's	E01005433	£ 58,000	£ 5,976	10.30%	2
Waterhead	E01005448	£ 59,000	£ 5,460	9.25%	6
Waterhead	E01005450	£ 62,000	£ 5,850	9.44%	5
Waterhead	E01005455	£ 84,500	£ 6,708	7.94%	22
Waterhead	E01005456	£ 72,750	£ 5,952	8.18%	18
Werneth	E01005460	£ 72,000	£ 5,772	8.02%	20
Werneth	E01005463	£ 75,000	£ 5,724	7.63%	29
Werneth	E01032921	£ 62,000	£ 6,108	9.85%	4
Oldham Median		£ 122,500	£ 6,600	5.39%	
Oldham Quartile 1 Yield Range: - 8.2% - 10.67%			Oldham MBC Range 2.18% - 10.67%		

Table 15 Sources: *Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved. ** HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0.

Table 15 Note * No 2018 rental value available for LSOAs E01005340 & E01005325 so 2017 median rent used instead.

3. Determining low demand areas

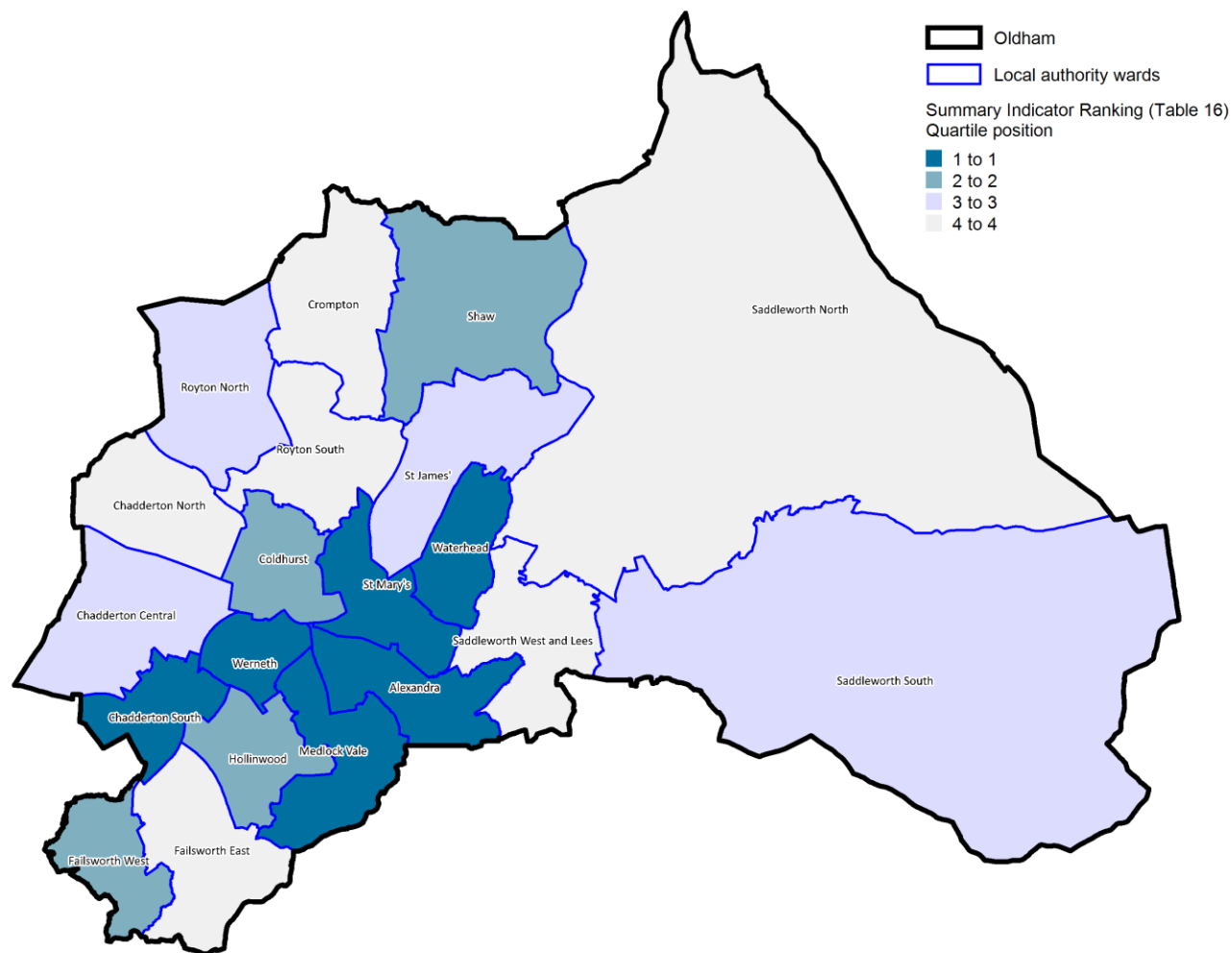
3.1 This section confirms those areas that can be identified as low demand using the indicators from the original 2014/15 OMBC report, updated where possible. It combines the results of the indicators to achieve a composite score. As in the original report, the indicators are all equally weighted. The indicators are compared for both wards and LSOAs. This information is mapped in Map 3.1.

Table 16 Summary indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible									
	% Private Rented (5)	Lower Quartile Property Prices (8)	Median Property Prices (8)	Long Term Vacants (10)	Mean Rent Levels (HB) (12)	Rental Yield (14)	TOTAL SCORE	OVERALL RANK	QUARTILE
Alexandra	1	1	1	2	1	1	7	1=	1
Chadderton Central	3	3	3	4	2	3	18	13	3
Chadderton North	4	3	4	4	3	4	22	20	4
Chadderton South	2	2	2	2	2	1	11	5=	1
Coldhurst	3	2	1	4	1	2	13	8=	2
Crompton	4	3	3	3	4	3	20	15=	4
Failsworth East	3	4	3	2	4	4	20	15=	4
Failsworth West	2	2	2	3	1	2	12	7	2
Hollinwood	2	2	2	2	3	2	13	8=	2
Medlock Vale	1	1	1	1	2	1	7	1=	1
Royton North	4	4	4	3	1	3	19	14	3
Royton South	4	3	3	4	3	3	20	15=	4
Saddleworth North	4	4	4	1	3	4	20	15=	4
Saddleworth South	3	4	4	1	1	4	17	12	3
Saddleworth West and Lees	2	3	4	3	4	4	20	15=	4
Shaw	2	3	3	3	2	2	15	10	2
St. James'	3	2	2	4	2	3	16	11	3
St. Mary's	1	1	1	1	3	1	8	3	1
Waterhead	1	1	1	2	4	1	10	4	1
Werneth	1	1	2	1	4	2	11	5=	1

Sources – see individual tables referenced in column headings.

- 3.2 Table 16 above shows the 6 wards where low demand is assessed as most concentrated highlighted in blue. These are the quartile of wards (6 rather than 5, because 2 wards tied for 5th place) scored by quartile position for each indicator. The six wards in quartile 1 (lowest demand) have been shaded blue and the four in quartile 2 have been shaded tan. Of the quartile 1 wards, Alexandra, Medlock Vale, St Mary's, Waterhead and Werneth are in the first quartile for the majority of the indicators. Chadderton South is in the second quartile for 5 out of the 6 indicators but comes 5th in the ranking because the 6th indicator is in quartile 1.
- 3.3 Because two wards share 5th place, quartile 1 has 6 rather than 5 wards. Quartile 2 has therefore been adjusted to 4 wards. Scores are very close just above the boundary between the quartiles, with three wards (Coldhurst, Failsworth West and Hollinwood) within 3 points of the top Q1 score. Saddleworth South, which was the top scorer in the last report (position 20) is now at position 12, because it is in quartile 1 for both voids and rent levels. However, the rent levels are based on housing benefit paid and so may not reflect rents across the market in the area – see further indicators below.
- 3.4 Four of the five wards that were assessed as being in the lowest demand quartile in the last report are still in it with the updated indicators. Coldhurst has moved to quartile 2. Werneth and Chadderton South were previously in quartile 2 and have now moved to quartile 1. However, the very tight scores at the inter-quartile boundary means all of these wards are very similar.
- 3.5 Table 17 below gives detail on the Ward scores.

Map 3.1 Updated ward quartile 2019 (Detailed in Table 16)



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Table 17 Detailed indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible

Ward	% Private Rented (5)		Median Property Price (8)		LQ Property Price (8)		% Long term Voids (10)		Mean Monthly Rent (HB) (12)		Rental Yield (14)		Total Score	Overall Rank	Quartile
	%age	Quartile	£	Quartile	£	Quartile	%age	Quartile	£	Quartile	%age	Quartile			
Alexandra	16.2%	1	£77,500	1	£60,000	1	3.75%	2	£381.24	1	7.65%	1	7	1=	1
Chadderton Central	10.3%	3	£133,000	3	£105,000	3	2.04%	4	£387.23	2	5.20%	3	18	13	3
Chadderton North	9.0%	4	£145,000	4	£105,000	3	2.43%	4	£398.02	3	4.55%	4	22	20	4
Chadderton South	12.2%	2	£101,000	2	£80,000	2	3.61%	2	£390.28	2	6.53%	1	11	5=	1
Coldhurst	11.5%	3	£94,750	1	£68,750	2	2.33%	4	£384.17	1	6.31%	2	13	8=	2
Crompton	8.2%	4	£138,000	3	£102,000	3	2.80%	3	£411.72	4	5.20%	3	20	15=	4
Failsworth East	11.7%	3	£133,000	3	£108,000	4	3.68%	2	£407.91	4	4.96%	4	20	15=	4
Failsworth West	13.0%	2	£110,000	2	£84,950	2	3.18%	3	£385.57	1	6.28%	2	12	7	2
Hollinwood	12.9%	2	£112,000	2	£81,000	2	4.09%	2	£404.64	3	5.89%	2	13	8=	2
Medlock Vale	15.7%	1	£81,500	1	£63,000	1	4.29%	1	£386.77	2	7.27%	1	7	1=	1
Royton North	6.6%	4	£140,000	4	£120,000	4	2.60%	3	£375.20	1	5.13%	3	19	14	3
Royton South	10.2%	4	£126,975	3	£98,000	3	2.58%	4	£391.44	3	5.44%	3	20	15=	4
Saddleworth North	10.1%	4	£230,000	4	£169,000	4	5.19%	1	£398.14	3	3.12%	4	20	15=	4
Saddleworth South	11.8%	3	£255,000	4	£178,000	4	5.82%	1	£377.56	1	3.18%	4	17	12	3
Saddleworth West and Lees	12.6%	2	£140,000	4	£103,000	3	2.85%	3	£434.32	4	4.71%	4	20	15=	4
Shaw	13.1%	2	£118,250	3	£91,000	3	2.72%	3	£386.00	2	5.58%	2	15	10	2
St. James'	12.1%	3	£110,000	2	£78,350	2	1.62%	4	£388.11	2	5.55%	3	16	11	3
St. Mary's	17.2%	1	£70,000	1	£60,000	1	5.12%	1	£398.60	3	8.25%	1	8	3	1
Waterhead	14.7%	1	£79,950	1	£62,000	1	3.31%	2	£410.78	4	7.22%	1	10	4	1
Werneth	14.4%	1	£100,000	2	£67,000	1	4.96%	1	£434.71	4	6.24%	2	11	5=	1
Oldham	12.2%	-	£122,500		£85,000		3.40%		£395.73		5.39%				

Sources – see individual tables referenced in column headings.

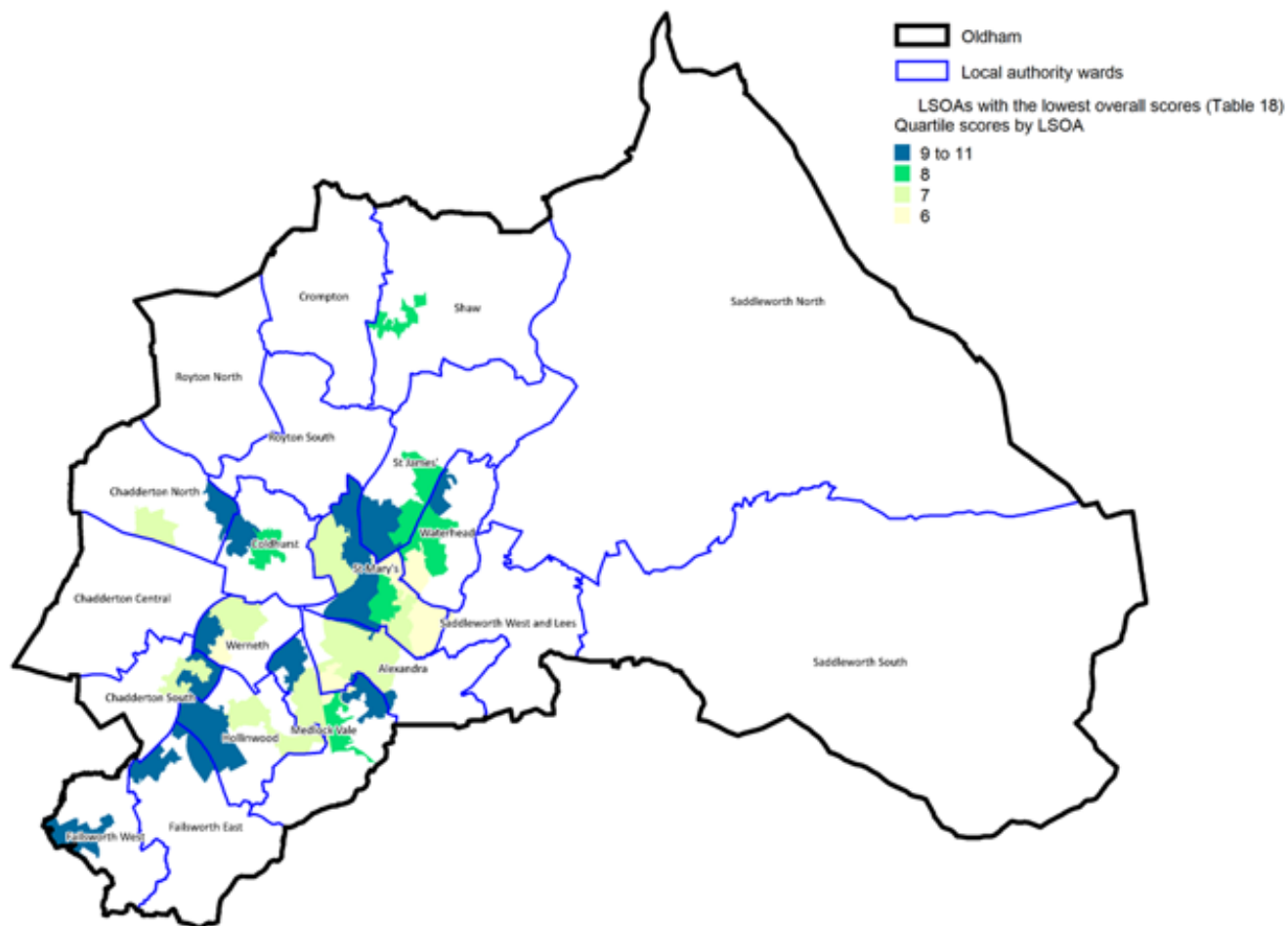
Ward	LSOA	% Private rent (6)	Median Property Price (9)	LQ Property Price (9)	Long term Voids (11)	Mean Monthly Rent (HB) (13)	Rental Yield (15)	Total
		Quartile	Quartile	Quartile	Quartile	Quartile	Quartile	
Alexandra	E01005320	1	1	1	1	2	1	7
Alexandra	E01005321	1	1	1	1	1	2	7
Alexandra	E01005322	1	1	1	1	1	1	6
Alexandra	E01005434	1	1	1	1	2	1	7
Chadderton North	E01005337	1	1	2	3	2	1	10
Chadderton South	E01005342	2	1	2	3	2	1	11
Chadderton South	E01005344	1	1	1	2	1	1	7
Coldhurst	E01005349	1	1	1	3	1	1	8
Coldhurst	E01005351	1	1	1	3	3	1	10
Failsworth East	E01005368	1	2	2	1	3	2	11
Failsworth West	E01005370	2	1	2	3	2	1	11
Hollinwood	E01005376	1	2	1	2	3	2	11
Hollinwood	E01005378	1	2	1	1	2	2	9
Hollinwood	E01005382	1	1	1	1	2	1	7
Medlock Vale	E01005323	1	1	1	2	2	1	8
Medlock Vale	E01005325	3	1	1	2	2	1	10
Medlock Vale	E01005435	1	1	2	4	2	1	11
Medlock Vale	E01005437	1	2	1	1	3	2	10
Medlock Vale	E01005438	1	1	1	1	2	1	7
Shaw	E01005445	1	1	1	2	2	1	8
St James'	E01005421	1	1	1	3	1	1	8
St James'	E01032920	1	2	1	3	1	2	10
St Mary's	E01005326	2	1	1	1	3	2	10

St. Mary's	E01005427	2	3	1	1	1	3	11
St. Mary's	E01005428	1	1	1	1	1	1	6
St. Mary's	E01005429	2	1	1	1	2	1	8
St. Mary's	E01005430	1	1	1	1	2	1	7
St. Mary's	E01005431	1	1	1	1	1	1	6
St. Mary's	E01005432	2	1	1	4	1	2	11
St. Mary's	E01005433	1	1	1	2	1	1	7
Waterhead	E01005448	2	1	1	2	1	1	8
Waterhead	E01005450	1	1	1	1	1	1	6
Waterhead	E01005455	2	1	2	2	1	1	9
Waterhead	E01005456	2	1	1	2	1	1	8
Werneth	E01005460	2	1	1	3	3	1	11
Werneth	E01005463	1	1	1	1	1	1	6
Werneth	E01032921	2	1	1	1	1	1	7

- 3.6 Table 18 gives quartile scores for the 20 LSOAs with the lowest overall scores. This shows that although individual LSOAs in wards that are not in quartile 1 sometimes have concentrated low demand, the lowest scoring wards do have concentrations of low scoring LSOAs.
- 3.7 There are 5 LSOAs (highlighted in light brown) that were in quartile 1 for all six indicators, 9 (blue) in Quartile 1 for five indicators and 7 (yellow) for four indicators. The comparative figures in 2014/15 were 7, 6 and 3 respectively. So, although there are fewer LSOAs now scoring in quartile 1 for all indicators, there are more (21 compared with 16) focused at the lower end of the market, which may indicate that the issues around low demand are becoming more concentrated.
- 3.8 The LSOAs where the ward name and LSOA reference are in bold italics indicate those LSOAs included in the current licensing system. Only one LSOA originally included has now risen above the lowest performing LSOAs. E01005351 (in Coldhurst ward) now has two indicators in quartile three. None of the LSOAs in Saddleworth North and Saddleworth South which ranked quartile one for long term vacants appear in this overall quartile one. This information is illustrated in Map 3.2
- 3.9 Table 19 shows the detailed scores for the LSOAs.

- 3.10 Table 20 compares the wards and LSOAs selected in the 2014/15 report with the Wards and LSOAs by the re-examination of the same indicators. The Wards are identified as quartile 1 or quartile 2 and the LSOAs as having 6,5 or 4 of the indicators in quartile 1.

Map 3.2 Location of 37 lowest scoring LSOAs 2019 (detailed in Table 18)



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Table 19 Details of Quartile 1 LSOAs with the most severe indicators for low demand.

		Private Rented (6)		Median Property Price (9)		LQ Property Price (9)		Long term Voids (11)		Mean Monthly Rent (HB) (13)		Rental Yield (15)		
Quartile 1 range		16.2-27.6%		£58,000-£87,000		£45,500 - £70,000		4.53% - 11.81%		£400.95 - £466.68		7.67% - 10.33%		
Quartile 2 range		11.1-16.1%		£87,500-£116,400		£70,250 - £89,500		3.06% - 4.48%		£467.81 - £491.18		6.06% - 7.23%		
Ward	LSOA	Percent	Quartile	Median Price	Quartile	LQ price	Quartile	Void rate	Quartile	Mean Rent (HB)	Quartile	Yield	Quartile	Total
Alexandra	E01005320	25.5%	1	£ 62,000	1	£ 57,000	1	4.64%	1	£ 469.02	2	9.23%	1	7
Alexandra	E01005321	23.3%	1	£ 80,000	1	£ 58,000	1	4.75%	1	£ 466.53	1	7.22%	2	7
Alexandra	E01005322	20.7%	1	£ 62,000	1	£ 57,000	1	4.55%	1	£ 426.10	1	8.73%	1	6
Alexandra	E01005434	26.0%	1	£ 76,500	1	£ 56,500	1	11.81%	1	£ 483.18	2	7.75%	1	7
Chadderton North	E01005337	20.5%	1	£ 85,000	1	£ 70,250	2	2.74%	3	£ 476.64	2	7.76%	1	10
Chadderton South	E01005342	11.3%	2	£ 78,250	1	£ 72,750	2	2.86%	3	£ 467.81	2	7.61%	1	11
Chadderton South	E01005344	22.4%	1	£ 71,250	1	£ 65,000	1	3.24%	2	£ 441.75	1	8.83%	1	7
Coldhurst	E01005349	20.1%	1	£ 58,500	1	£ 48,000	1	2.46%	3	£ 439.29	1	10.67%	1	8
Coldhurst	E01005351	18.4%	1	£ 85,000	1	£ 67,500	1	1.91%	3	£ 497.20	3	7.37%	1	10
Failsworth East	E01005368	22.2%	1	£ 93,000	2	£ 86,000	2	5.43%	1	£ 515.15	3	7.10%	2	11
Failsworth West	E01005370	13.0%	2	£ 72,000	1	£ 72,000	2	2.21%	3	£ 485.43	2	8.88%	1	11
Hollinwood	E01005376	18.5%	1	£ 95,000	2	£ 66,500	1	3.71%	2	£ 506.82	3	7.19%	2	11
Hollinwood	E01005378	19.6%	1	£ 88,000	2	£ 66,000	1	4.57%	1	£ 473.45	2	7.15%	2	9
Hollinwood	E01005382	16.7%	1	£ 83,000	1	£ 69,500	1	5.91%	1	£ 487.06	2	8.74%	1	7
Medlock Vale	E01005323	16.4%	1	£ 77,750	1	£ 62,500	1	4.31%	2	£ 482.22	2	7.36%	1	8
Medlock Vale	E01005325	8.1%	3	£ 74,750	1	£ 70,000	1	3.33%	2	£ 478.75	2	7.93%	1	10
Medlock Vale	E01005435	22.7%	1	£ 87,000	1	£ 73,000	2	1.54%	4	£ 481.32	2	8.61%	1	11
Medlock Vale	E01005437	21.6%	1	£ 95,000	2	£ 57,250	1	5.54%	1	£ 503.54	3	6.95%	2	10
Medlock Vale	E01005438	24.1%	1	£ 69,000	1	£ 55,000	1	6.27%	1	£ 480.27	2	8.59%	1	7
Shaw	E01005445	26.8%	1	£ 85,000	1	£ 68,000	1	3.57%	2	£ 482.30	2	7.76%	1	8
St James'	E01005421	23.1%	1	£ 80,000	1	£ 70,000	1	2.32%	3	£ 457.90	1	7.41%	1	8
St James'	E01032920	16.5%	1	£ 91,000	2	£ 70,000	1	2.17%	3	£ 449.49	1	6.74%	2	10

Table 19 - continued		Private Rented		Median Property Price		LQ Property Price		Long term Voids		Mean Monthly Rent (HB)		Rental Yield		Total Score
		Percent	Quartile	Median Price	Quartile	LQ price	Quartile	Void rate	Quartile	Mean Rent (HB)	Quartile	Yield	Quartile	
St Mary's	E01005326	13.0%	2	£ 80,000	1	£ 47,500	1	5.85%	1	£ 506.67	3	6.77%	2	10
St. Mary's	E01005427	12.9%	2	£ 118,000	3	£ 54,500	1	4.73%	1	£ 459.29	1	5.24%	3	11
St. Mary's	E01005428	26.7%	1	£ 69,000	1	£ 53,000	1	8.52%	1	£ 439.74	1	8.30%	1	6
St. Mary's	E01005429	15.7%	2	£ 70,000	1	£ 66,000	1	5.10%	1	£ 469.59	2	10.25%	1	8
St. Mary's	E01005430	21.7%	1	£ 70,000	1	£ 65,000	1	5.47%	1	£ 472.02	2	7.95%	1	7
St. Mary's	E01005431	21.3%	1	£ 72,750	1	£ 61,000	1	6.84%	1	£ 438.17	1	7.87%	1	6
St. Mary's	E01005432	11.9%	2	£ 83,000	1	£ 64,500	1	0.99%	4	£ 400.95	1	7.02%	2	11
St. Mary's	E01005433	17.1%	1	£ 58,000	1	£ 50,000	1	3.84%	2	£ 404.68	1	10.30%	1	7
Waterhead	E01005448	13.3%	2	£ 59,000	1	£ 50,000	1	4.15%	2	£ 442.68	1	9.25%	1	8
Waterhead	E01005450	27.6%	1	£ 62,000	1	£ 54,000	1	5.31%	1	£ 442.62	1	9.44%	1	6
Waterhead	E01005455	14.4%	2	£ 84,500	1	£ 79,475	2	4.38%	2	£ 459.18	1	7.94%	1	9
Waterhead	E01005456	13.6%	2	£ 72,750	1	£ 63,000	1	3.21%	2	£ 441.49	1	8.18%	1	8
Werneth	E01005460	16.2%	2	£ 72,000	1	£ 58,000	1	2.32%	3	£ 500.41	3	8.02%	1	11
Werneth	E01005463	17.2%	1	£ 75,000	1	£ 66,000	1	6.15%	1	£ 419.84	1	7.63%	1	6
Werneth	E01032921	14.8%	2	£ 62,000	1	£ 56,000	1	5.28%	1	£ 445.98	1	9.85%	1	7

Table 18 and 19 Sources: As in the individual tables as indicated in the column headers.

Table 20 Comparison of Wards and LSOAs using original indicators in 2014/15 and 2019.

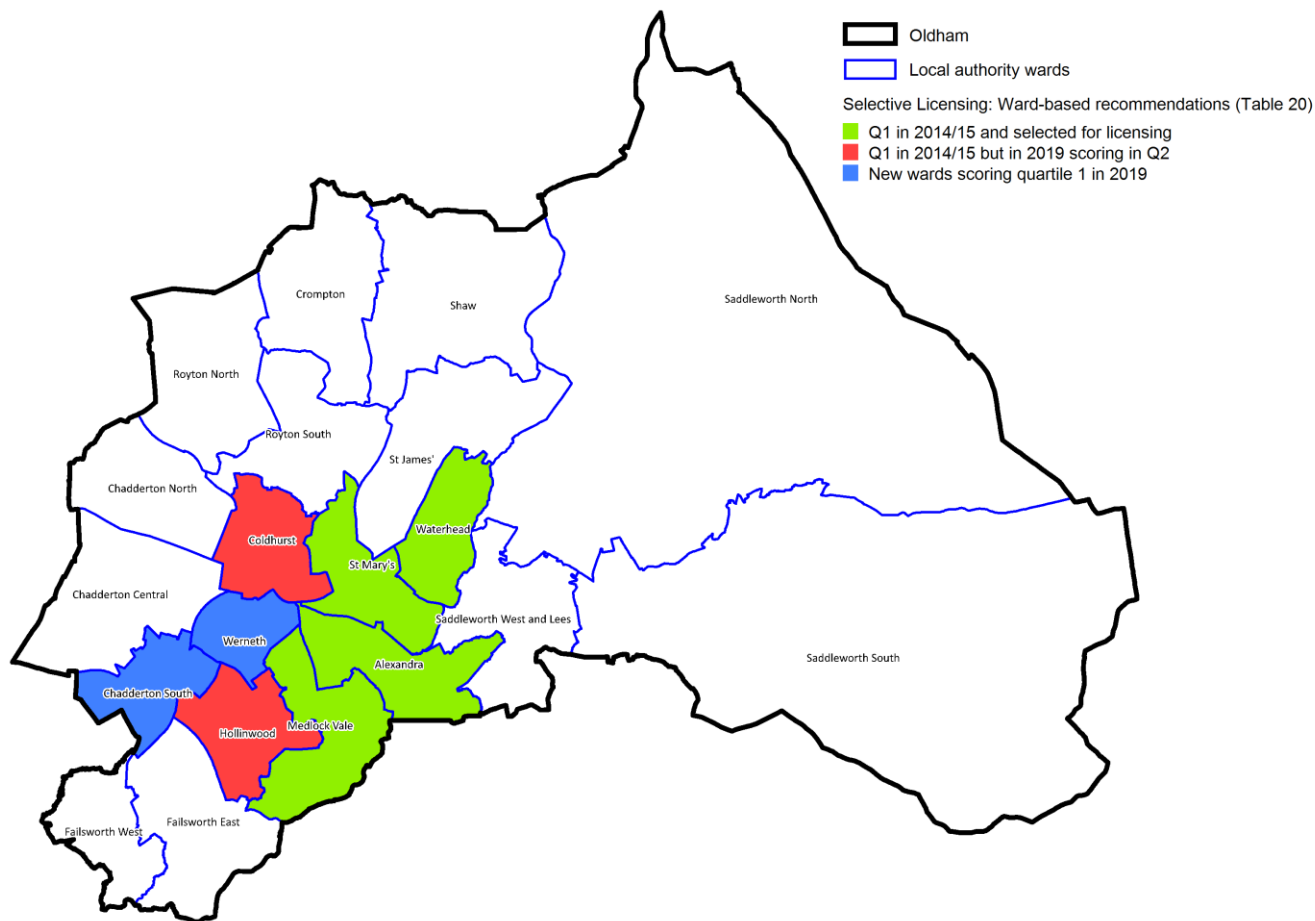
Key		2014/15 Q1 wards and selected for licensing	2019 Q1 wards
	Quartile 1	Alexandra Coldhurst	Alexandra Chadderton South
	Quartile 2	Hollinwood Medlock Vale St Mary's Waterhead	Medlock Vale St Mary's Waterhead Werneth

Key		2014/15 LSOAs selected		2019 LSOAs 4/6 Q1 scores	
	6/6 q1 scores	Alexandra	E01005320	Alexandra	E01005320
	5/6 q1 scores	Alexandra	E01005321	Alexandra	E01005321
	4/6 q1 scores	Alexandra	E01005322	Alexandra	E01005322
		Alexandra	E01005434	Alexandra	E01005434
		Coldhurst	E01005349	Chadderton Sth	E01005344
		Coldhurst	E01005351	Coldhurst	E01005349
		Hollinwood	E01005378	Hollinwood	E01005382
		Hollinwood	E01005382	Medlock Vale	E01005323
		Medlock Vale	E01005323	Medlock Vale	E01005438
		Medlock Vale	E01005438	Shaw	E01005445
		St Mary's ¹	E01005428	St James'	E01005421
		St Mary's	E01005431	St. Mary's	E01005428
		St Mary's	E01005433	St. Mary's	E01005429
		Waterhead	E01005448	St. Mary's	E01005430
		Waterhead	E01005450	St. Mary's	E01005431
		Waterhead	E01005456	St. Mary's	E01005433
				Waterhead	E01005448
				Waterhead	E01005450
				Waterhead	E01005456
				Werneth	E01005463
				Werneth	E01032921

¹ Note - the ONS lookup table for locating LSOAs indicates E01005428 (Oldham 0019A) is in Waterhead Ward. However, OMBC's ward maps indicate it as covering the Townfiled area of St Mary's Ward and the Keverlow Rd area of Waterhead Ward. For the few LSOAs that span ward boundaries we have used one ward name or the other, rather than using two or sometimes three ward names.

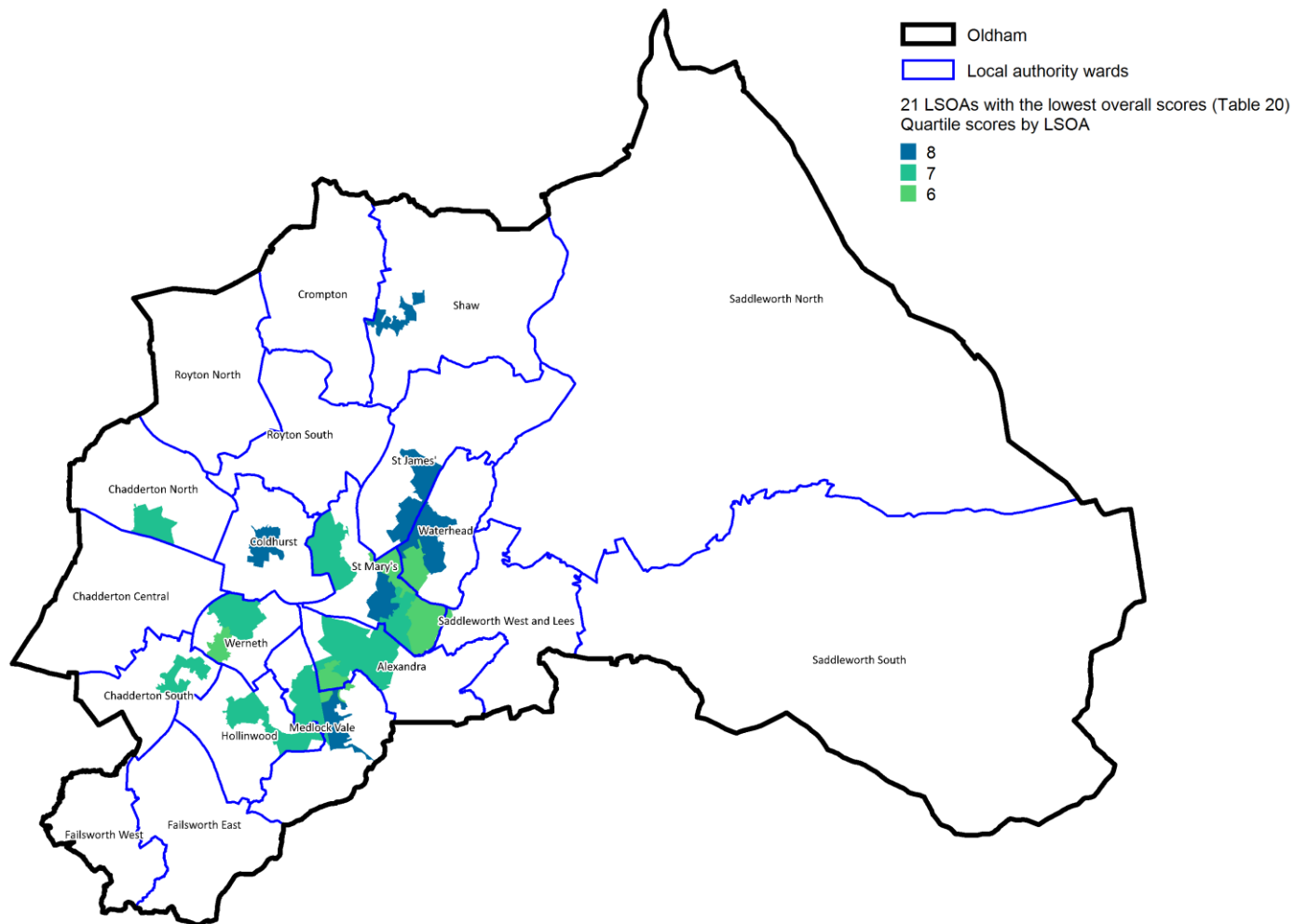
3.11 This information is mapped in Map 3.3 and 3.4

Map 3.3 Ward based scores (detailed in Table 20)



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Map 3.4 21 LSOAs with lowest overall scores (detailed in Table 20)



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4. Supplementary or alternative Indicators

- 4.1 The further indicators offered in this section of the report are:
- Change in lower quartile property price pre- and post-introduction of PRS licensing (Land Registry)
 - Change in lower quartile property price pre- and post PRS licensing (flats and houses) (Land Registry)
 - Change in median quartile property price pre- and post PRS licensing (2 bed houses)
 - Lower quartile rent levels by property type (2 bed houses) (Zoopla)
 - Change in rent levels pre- and post- licensing (Zoopla)
 - Change in lettings times pre-and post-licensing (Zoopla)
 - Change in long term voids pre- and post-licensing (OMBC data)
- 4.2 These indicators seek to identify whether the wards and LSOAs where licensing was introduced have different results to those where licensing was not introduced.

Property price Indicators

- 4.3 Change in property price by ward is illustrated in Table 21. The lower quartile prices for the four years 2011-2014 (pre-licensing) and 2015-18 (post-licensing) have been averaged and the change in averages between the two periods calculated. Most wards have seen increases (as would be expected with inflation and the recovery from the post-2008 price falls). The change for Oldham as a whole is 11.1%. However, one ward (Werneth) has had a negative change and the lowest performing 5 wards changed by 6.1% or less. This indicates that these wards have probably experienced significantly lower demand levels than other wards in the period since the Licensing Report compared to the period before it. Two of the five lower quartile had areas that were included in the licensing scheme (indicated in bold italics).
- 4.4 Table 22 provides the same indicator for the quartile 1 LSOAs. The biggest negative change is seen in LSOA E01005463 in Werneth, where the change was -37%. Four of these 35 LSOAs were selected for PRS licensing in the previous report.

Table 21 Change in lower quartile property prices, pre- and post- licensing, by ward.			
Ward	Change	Rank	Quartile
Alexandra	13.9%	12	3
Chadderton Central	12.6%	11	3
Chadderton North	3.3%	3	1
Chadderton South	6.7%	6	2
Coldhurst	16.7%	15	3
Crompton	5.7%	4	1
Failsworth East	24.9%	19	4
Failsworth West	24.1%	18	4
Hollinwood	27.1%	20	4
Medlock Vale	2.7%	2	1
Royton North	9.7%	7	2
Royton South	11.8%	10	2
Saddleworth North	16.7%	14	3
Saddleworth South	17.5%	16	4
Saddleworth West and Lees	10.2%	8	2
Shaw	14.0%	13	3
St James'	17.9%	17	4
St Mary's	6.1%	5	1
Waterhead	10.6%	9	2
Werneth	-6.5%	1	1
Oldham	11.1%		

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Table 22 Change in lower quartile property prices, pre- and post- licensing, by LSOA.				
Ward	LSOA	Change	Rank	Quartile
Alexandra	E01005320	1.0%	23	1
Alexandra	E01005321	0.7%	21	1
Chadderton Central	E01005327	-7.0%	10	1
Chadderton North	E01005335	-1.2%	17	1
Chadderton South	E01005342	-2.3%	13	1
Chadderton South	E01005344	3.4%	33	1
Coldhurst	E01005349	-25.3%	3	1
Coldhurst	E01005353	-23.5%	4	1
Crompton	E01005357	2.2%	30	1
Crompton	E01005360	-1.5%	16	1
Failsworth East	E01005366	1.4%	26	1
Hollinwood	E01005380	-11.4%	9	1
Hollinwood	E01005439	0.8%	22	1
Medlock Vale	E01005438	-2.7%	11	1
Royton North	E01005390	1.3%	25	1
Royton North	E01005392	4.2%	34	1
Royton South	E01005399	-1.2%	18	1
Royton South	E01005402	2.2%	29	1
Saddleworth North	E01005417	3.1%	32	1
Saddleworth West and Lees	E01005420	-0.4%	20	1
Shaw	E01005441	1.2%	24	1
Shaw	E01005445	2.9%	31	1
St James'	E01005422	-13.1%	7	1
St James'	E01005452	-13.0%	8	1
St Mary's	E01005326	-13.1%	6	1
St Mary's	E01005427	-20.6%	5	1
St Mary's	E01005430	-1.7%	15	1
Waterhead	E01005428	-1.2%	19	1
Waterhead	E01005450	-2.1%	14	1
Waterhead	E01005451	4.3%	35	1
Werneth	E01005460	1.5%	27	1
Werneth	E01005461	-2.6%	12	1
Werneth	E01005462	2.1%	28	1
Werneth	E01005463	-37.0%	1	1
Werneth	E01032921	-26.2%	2	1

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- 4.5 Table 23 shows the change in lower quartile property prices broken down by houses and flats, by Ward. The lower quartile wards are highlighted in tan (houses) and green (flats) and the wards identified in the 2014/15 report in bold italics.
- 4.6 Of the wards in the licensing scheme, Coldhurst is the only one not in one of the lower quartiles. No wards appear in the lower quartiles for both houses and flats. Tables 24 and 25 overleaf show the same information for LSOAs. At this level the number of flat transactions is too low in many areas to give reliable results – all those areas where sufficient transactions took place to give results are shown, but these still have low

numbers and so caution should be exercised. Again, those areas identified in the 2014/15 report for selective licensing are indicated in bold italics.

Ward	LQ House Prices			LQ Flat prices		
	Change	Rank	Quartile	Change	Rank	Quartile
Alexandra	14.4%	13	3	-23.7%	1	1
Chadderton Central	10.4%	7	2	63.2%	17	4
Chadderton North	5.0%	5	1	11.1%	12	3
Chadderton South	4.5%	4	1	1.5%	7	2
Coldhurst	13.5%	11	3	5.5%	11	3
Crompton	6.6%	6	2	3.0%	9	2
Failsworth East	25.9%	18	4	-20.5%	2	1
Failsworth West	30.1%	20	4	22.6%	15	3
Hollinwood	28.8%	19	4	-11.5%	5	1
Medlock Vale	3.2%	2	1	68.4%	18	4
Royton North	11.1%	8	2	-12.7%	4	1
Royton South	14.0%	12	3	22.5%	14	3
Saddleworth North	18.6%	16	4	2.4%	8	2
Saddleworth South	23.4%	17	4	4.7%	10	2
Saddleworth West and Lees	12.8%	10	2	-19.6%	3	1
Shaw	15.9%	14	3	27.6%	16	4
St James'	17.8%	15	3	113.1%	19	4
St Mary's	3.6%	3	1	13.8%	13	3
Waterhead	11.1%	9	2	169.2%	20	4
Werneth	-5.9%	1	1	-8.3%	6	2

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Tables 24 & 25 Change in house and flat prices by LSOA, pre- and post- licensing.

24. Change in house prices pre- and post- end 2014				
Ward	LSOA	Change	Rank	Quartile
Alexandra	E01005320	1.23%	20	1
Alexandra	E01005321	3.22%	29	1
Alexandra	E01005434	-1.19%	16	1
Chadderton Central	E01005327	-4.45%	10	1
Chadderton North	E01005335	4.71%	34	1
Chadderton North	E01005340	-1.02%	17	1
Chadderton South	E01005342	-2.29%	15	1
Chadderton South	E01005344	4.20%	32	1
Coldhurst	E01005349	1.76%	23	1
Coldhurst	E01005353	-11.05%	7	1
Crompton	E01005357	2.86%	26	1
Crompton	E01005360	3.78%	30	1
Failsworth East	E01005366	3.06%	28	1
Hollinwood	E01005380	-11.36%	6	1
Hollinwood	E01005439	2.03%	24	1
Medlock Vale	E01005438	-3.13%	12	1
Royton North	E01005390	-0.07%	18	1
Royton South	E01005399	2.06%	25	1
Saddleworth North	E01005417	4.43%	33	1
Saddleworth W & Lees	E01005420	0.56%	19	1
Shaw	E01005445	4.01%	31	1
St James'	E01005422	-13.07%	4	1
St James'	E01005452	-12.25%	5	1
St Mary's	E01005326	-7.70%	8	1
St Mary's	E01005427	-20.57%	3	1
St Mary's	E01005430	1.33%	21	1
St Mary's	E01005431	4.80%	35	1
St Mary's	E01005428	-2.95%	13	1
Waterhead	E01005448	-3.89%	11	1
Waterhead	E01005450	-2.58%	14	1
Waterhead	E01005451	1.37%	22	1
Werneth	E01005460	3.03%	27	1
Werneth	E01005461	-5.29%	9	1
Werneth	E01005463	-34.49%	1	1
Werneth	E01032921	-24.12%	2	1

25. Change in flat prices pre- and post- end 2014			
Ward	LSOA	Change	Rank
Alexandra	E01005434	10.7%	10
Chadderton Central	E01005327	-0.9%	5
Chadderton Central	E01005328	-27.8%	1
Chadderton Central	E01005332	14.1%	13
Chadderton North	E01005340	13.7%	12
Coldhurst	E01005350	5.3%	7
Crompton	E01005359	33.2%	15
Medlock Vale	E01005440	-5.8%	3
Royton South	E01005398	10.5%	9
Saddleworth North	E01005416	4.5%	6
Saddleworth South	E01005407	13.4%	11
Saddleworth South	E01005408	14.2%	14
Saddleworth South	E01032922	-20.2%	2
Saddleworth W & Lees	E01005389	-5.6%	4
Werneth	E01005461	8.6%	8

Tables 24 & 25 Source: HM Land Registry data ©
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Because of the low number of flats sold per LSOA the data in Table 25 should be treated with caution.

- 4.7 Using the sales values of a single property type is a useful confirmatory indicator because it improves the focus from properties generally or all houses or all flats. We have examined the median values for 2 bedrooomed houses, using data from Zoopla. Zoopla data records the listing values of stock and so is a good indication of value, rather than accurate 'price paid' data. This gives an indication of the price levels for a 'starter' level home, and how they have changed in the past 3 years. Table 26, shows

the distribution by ward. The lower quartile wards for 2018 price are highlighted in blue, the lower quartile for change in green and the one ward in both lower quartiles. Coldhurst, in brown.

- 4.8 Apart from Coldhurst, all the other wards in the lowest values have seen reasonable rises in the three-year period, with Werneth showing particularly large rises.

Ward	Median value 2018			Change in value 2015-18		
	Median Value	Rank	Quartile	Change %	Rank	Quartile
Alexandra	£ 75,000	1=	1	7.1%	8	2
Chadderton Central	£ 120,000	17	4	33.4%	19	4
Chadderton North	£ 99,975	10	2	8.1%	9	2
Chadderton South	£ 94,950	8	2	11.7%	10	2
Coldhurst	£ 77,473	4	1	0.0%	5	1
Crompton	£ 124,950	18	4	19.1%	13	3
Failsworth East	£ 110,000	14	3	26.5%	16	4
Failsworth West	£ 102,973	12	3	28.8%	18	4
Hollinwood	£ 94,998	9	2	35.7%	20	4
Medlock Vale	£ 80,000	6	2	3.2%	7	2
Royton North	£ 112,500	15	3	12.8%	11	3
Royton South	£ 100,000	11	3	-2.4%	4	1
Saddleworth North	£ 169,975	19	4	3.0%	6	2
Saddleworth South	£ 185,000	20	4	-2.6%	3	1
Saddleworth W & Lees	£ 109,973	13	3	-4.3%	2	1
Shaw	£ 114,975	16	4	16.2%	12	3
St James'	£ 84,950	7	2	-10.5%	1	1
St Mary's	£ 75,000	1=	1	25.0%	15	3
Waterhead	£ 79,950	5	1	23.0%	14	3
Werneth	£ 76,000	3	1	26.7%	17	4

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

- 4.9 Table 27 overleaf shows the same information for selected LSOAs. Six wards had no listings in 2018 and so have been omitted from consideration. 11 LSOAs had no listings in 2015 and so have insufficient data to calculate the change. Even using 2 bedroomed houses, one of the most common sales types, data at this level are sometimes based on only a few transactions which can cause anomalies, so LSOA E01005433 (at Crompton Fold) has a value for 2018 which is double any other values for that LSOA recorded in previous years. Likewise, E01032922 (in Werneth) has a 2018 value which is less than half of any value for the LSOA recoded in previous years. By this measure, all of quartile 1 have reduced in price by 5% or more.

Ward	LSOA	Median value 2018			Change in value 2015-18		
		Median Value	Rank	Quartile	Change %	Rank	Quartile
Alexandra	E01005320	£ 67,475	7	1	3.0%	44	2
Alexandra	E01005321	£ 67,950	10	1	23.7%	86	3
Alexandra	E01005322	£ 59,950	3	1	-14.4%	13	1
Alexandra	E01005323	£ 70,000	13=	1	-12.5%	16	1
Alexandra	E01005434	£ 75,500	18	1	25.8%	91	3
Alexandra	E01032557	£ 84,975	32	1	-1.2%	34	2
Chadderton South	E01005343	£ 94,975	53	2	-12.1%	17	1
Chadderton South	E01005344	£ 79,995	25=	1	28.0%	92	3
Coldhurst	E01005349	£ 55,000	2	1	-15.7%	9	1
Coldhurst	E01005352	£ 72,950	15	1	4.3%	46	2
Coldhurst	E01005353	£ 79,995	25=	1	14.3%	68	3
Coldhurst	E01005354	£ 85,000	33=	2	-5.0%	31	1
Crompton	E01005355	£ 89,950	42	2	-7.5%	23	1
Crompton	E01005356	£ 95,000	55	2	-14.8%	11	1
Failsworth East	E01005366	£ 92,500	49	2	-22.9%	7	1
Hollinwood	E01005381	£ 82,500	29	1	43.5%	112	4
Hollinwood	E01005382	£ 81,250	28	1	35.5%	105	4
Medlock Vale	E01005324	£ 99,995	63	2	-20.0%	8	1
Medlock Vale	E01005435	£ 83,495	30	1	No data		
Medlock Vale	E01005438	£ 77,000	19	1	10.0%	58	2
Medlock Vale	E01005440	£ 62,450	5	1	-47.4%	3	1
Royton North	E01005392	£ 92,450	48	2	-7.1%	24	1
Royton South	E01005397	£ 96,225	56	2	-9.2%	20	1
Royton South	E01005403	£ 97,450	57	2	-15.2%	10	1
Saddleworth W & Lees	E01005388	£ 98,450	61	2	-14.4%	12	1
Shaw	E01005445	£ 83,725	31	1	-6.9%	25	1
St James'	E01005421	£ 79,950	21=	1	8.8%	55	2
St James'	E01005422	£ 79,950	21=	1	No data		
St James'	E01005453	£ 89,950	43	2	-10.1%	19	1
St Mary's	E01005428	£ 67,500	9	1	12.6%	65	3
St Mary's	E01005429	£ 60,000	4	1	-14.3%	14	1
St Mary's	E01005430	£ 68,000	11	1	-6.1%	30	1
St Mary's	E01005431	£ 75,000	17	1	29.3%	94	4
St Mary's	E01005432	£ 79,950	21=	1	33.3%	101	4
St Mary's	E01005433	£ 69,000	12	1	15.0%	71	3
Waterhead	E01005448	£ 65,000	6	1	4.5%	47	2
Waterhead	E01005450	£ 70,000	13=	1	7.7%	54	2
Waterhead	E01005451	£ 93,725	50	2	-25.6%	5	1
Waterhead	E01005455	£ 80,000	27	1	10.4%	60	2
Waterhead	E01005456	£ 79,973	24	1	6.7%	52	2
Werneth	E01005459	£ 67,498	8	1	35.1%	103	4
Werneth	E01005460	£ 74,995	16	1	-6.2%	29	1
Werneth	E01005463	£ 78,500	20	1	16.3%	78	3
Werneth	E01032921	£ 30,000	1	1	-52.0%	2	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Notes – LSOAs selected are those in quartile 1 for price plus those in quartile 2 that are quartile 1 for change in price. Bleu shading = q1 price, green shading = q1 change, tan shading = q1 for both. Bold italics = LSOAs selected for PRS licensing by OMBC in 2015.

Property Rental Indicators

- 4.10 Zoopla provides information as to lettings listings by property type and size. Whilst, like its sales price information, this is not as reliable as Land Registry data, Land Registry does not issue rental data, and it is the best source available at smaller geographies. In urban areas its coverage is good and so it can provide a reliable indicator, especially at ward level and with large volume transaction data. Sometimes LSOA level data is sparse. Especially when looking at individual property types and sizes, so results in those cases should be viewed with some caution.
- 4.11 We have examined rent levels and changes in them, and the results are in the following tables. As with prices, we have selected 2 bed houses to provide focus. Table 28 shows lower quartile rents listed for 2 bed houses in 2018. This will pick up properties at the lower end of the market.

Table 28 Lower Quartile rents for 2 bed houses by ward, 2018			
Ward	LQ rent PCM	Rank	Quartile
Alexandra	£451	1=	1
Chadderton Central	£498	11=	3
Chadderton North	£524	13=	3
Chadderton South	£498	11=	3
Coldhurst	£494	7=	2
Crompton	£537	15	3
Failsworth East	£561	19	4
Failsworth West	£550	16=	4
Hollinwood	£494	7=	2
Medlock Vale	£468	4	1
Royton North	£550	16=	4
Royton South	£524	13=	3
Saddleworth North	£550	16=	4
Saddleworth South	£624	20	4
Saddleworth West and Lees	£496	9=	2
Shaw	£496	9=	2
St James'	£486	6	2
St Mary's	£451	1=	1
Waterhead	£451	1=	1
Werneth	£481	5	1
Oldham	£481		

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

- 4.12 Table 29 overleaf shows the distribution of lower quartile rents for 2 bed houses by LSOA, covering the lower quartile LSOAs. 35 of the individual LSOAs within the Borough have no result for 2018 (because no listing was made for a 2-bed house for rent in this period on Zoopla) and so the quartile is smaller in size than the 'full' set. Eleven out of the 16 LSOAs identified in OMBC's original report feature here, indicating that in these areas at least, the licensing arrangement has probably not driven rents up.

Table 29 Lower Quartile 2 bed house rents by LSOA – quartile 1 of LSOAs 2018				
Ward	LSOA	LQ rent PCM	Rank	Quartile
Alexandra	E01005320	£438	5	1
Alexandra	E01005321	£466	15	1
Alexandra	E01005322	£451	10	1
Alexandra	E01005434	£451	9	1
Chadderton Central	E01005331	£451	7	1
Coldhurst	E01005350	£477	19	1
Hollinwood	E01005378	£486	26	1
Medlock Vale	E01005323	£477	21	1
Medlock Vale	E01005437	£481	24	1
Medlock Vale	E01005438	£477	22	1
Royton South	E01005403	£451	6	1
Saddleworth W & Lees	E01005387	£477	20	1
St James'	E01005453	£477	16	1
St James'	E01032920	£477	17	1
St Mary's	E01005427	£481	23	1
St Mary's	E01005430	£451	8	1
St Mary's	E01005431	£455	13	1
St Mary's	E01005432	£399	1	1
Waterhead	E01005428	£427	3	1
Waterhead	E01005448	£425	2	1
Waterhead	E01005449	£477	18	1
Waterhead	E01005450	£438	4	1
Waterhead	E01005456	£464	14	1
Werneth	E01005460	£451	11	1
Werneth	E01005463	£451	12	1
Werneth	E01032921	£481	25	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

- 4.13 We have also examined the change in rental levels before and after the 2014/15 report. For this we have used the change in the mean of the four years' median rents for 2011-2014 and for 2015-2018. This will 'smooth' any single-year anomalies or missing data (although at LSOA level there are still some LSOAs with incomplete results). Table 30 gives ward-level results and table 31 the LSOA level results for quartile 1. It can be seen that the quartile 1 wards and LSOAs bear little relation to the targeted areas. This may be due to the influence of housing benefit supporting a larger proportion of the rented property in the lower value wards, or that the very low rent levels in those wards had less far to fall.

Table 30 Change in median rents 2011-14 to 2015-18, by Ward			
Ward	Change	Rank	Quartile
Alexandra	-2.7%	4	1
Chadderton Central	13.9%	19	4
Chadderton North	9.2%	14	3
Chadderton South	0.6%	8	2
Coldhurst	15.1%	20	4
Crompton	-2.6%	5	1
Failsworth East	0.3%	7	2
Failsworth West	6.1%	12	3
Hollinwood	4.4%	10	2
Medlock Vale	2.4%	9	2
Royton North	13.9%	18	4
Royton South	5.2%	11	3
Saddleworth North	-9.8%	2	1
Saddleworth South	-11.0%	1	1
Saddleworth West and Lees	10.4%	17	4
Shaw	-6.2%	3	1
St James'	-0.7%	6	2
St Mary's	6.7%	13	3
Waterhead	10.0%	16	4
Werneth	9.8%	15	3

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Ward	LSOA	Change	Rank	Quartile
Alexandra	E01005320	-8.2%	23	1
Alexandra	E01005321	-50.0%	4	1
Alexandra	E01005322	-14.8%	16	1
Alexandra	E01005323	-10.3%	19	1
Chadderton Central	E01005330	-19.2%	14	1
Chadderton Central	E01005333	-26.3%	10	1
Chadderton North	E01005335	-12.9%	17	1
Chadderton North	E01005338	-32.5%	7	1
Chadderton South	E01005341	-24.5%	11	1
Coldhurst	E01005352	-155.2%	1	1
Medlock Vale	E01005437	-19.9%	13	1
Royton South	E01005397	-8.3%	22	1
Royton South	E01005398	-6.8%	25	1
Royton South	E01005400	-27.5%	9	1
Royton South	E01005401	-41.5%	5	1
Saddleworth North	E01005411	-31.3%	8	1
Saddleworth North	E01005414	-59.5%	3	1
Saddleworth North	E01005415	-8.7%	21	1
Saddleworth South	E01005406	-11.8%	18	1
Saddleworth South	E01005408	-20.4%	12	1
Saddleworth South	E01005409	-7.4%	24	1
Saddleworth South	E01032922	-102.8%	2	1
Saddleworth W & Lees	E01005388	-6.7%	26	1
Saddleworth W & Lees	E01005420	-9.9%	20	1
Shaw	E01005446	-15.3%	15	1
Werneth	E01005461	-39.6%	6	1

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Time to let and Long-Term Voids

- 4.14 The change in time to let properties over a period gives an indication of whether demand in an area is falling or rising. We have taken the Zoopla time listed as a proxy for letting time and averaged the times for the periods 2010-2014 (pre-licensing) and 2015-2018 (post-licensing). The results for wards are in Table 32 and for LSOAs (quartile 1) in Table 33. There is very little correlation between the quartile 1 localities and the wards identified for licensing by OMBC in 2014/15, which may indicate the situation in these wards now being better than previously, relative to other areas of the Borough.

Ward	Mean of Annual medians		% change	Rank	Quartile
	2010-2014	2015-18			
Alexandra	6.0	6.6	10.4%	8	2
Chadderton Central	4.3	5.0	16.3%	7	2
Chadderton North	5.6	7.4	31.7%	4	1
Chadderton South	5.2	4.5	-13.5%	19	4
Coldhurst	5.6	6.1	9.4%	9	2
Crompton	5.0	5.3	5.0%	12	3
Failsworth East	3.8	5.4	41.4%	2	1
Failsworth West	4.6	4.3	-7.6%	16	4
Hollinwood	6.4	6.8	5.5%	11	3
Medlock Vale	6.6	6.3	-5.3%	14	3
Royton North	4.6	7.1	54.9%	1	1
Royton South	4.2	5.0	19.0%	6	2
Saddleworth North	6.5	5.9	-9.6%	18	4
Saddleworth South	4.6	5.0	8.7%	10	2
Saddleworth West and Lees	4.6	5.5	19.6%	5	1
Shaw	5.2	4.8	-8.7%	17	4
St James'	5.0	4.6	-7.5%	15	3
St Mary's	6.0	6.0	0.0%	13	3
Waterhead	6.9	5.0	-27.5%	20	4
Werneth	4.8	6.5	35.4%	3	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Ward	LSOA	Mean of Annual medians		% change	Rank
		2010-2014	2015-18		
Alexandra	E01005320	5.1	7.5	47.1%	20
Alexandra	E01005386	5.7	8.0	40.4%	28
Chadderton Central	E01005329	3.8	5.6	48.0%	19
Chadderton North	E01005334	5.8	8.5	46.6%	22
Chadderton North	E01005336	4.8	7.8	64.9%	12
Chadderton North	E01005338	4.3	7.5	74.4%	10
Chadderton South	E01005343	3.7	5.9	58.8%	16
Coldhurst	E01005353	5.0	7.2	43.3%	25
Crompton	E01005361	4.1	6.6	60.6%	15
Failsworth East	E01005362	5.3	9.9	86.3%	8
Failsworth East	E01005363	2.8	3.8	36.9%	30
Failsworth East	E01005364	4.0	6.6	65.6%	11
Failsworth East	E01005366	6.0	16.0	166.7%	3
Failsworth West	E01005374	7.5	11.0	46.7%	21
Hollinwood	E01005439	5.9	7.8	31.4%	34
Medlock Vale	E01005440	5.1	8.4	64.2%	13
Royton North	E01005393	6.0	10.5	75.0%	9
Royton North	E01005394	6.5	9.6	48.1%	18
Royton North	E01005395	4.2	10.7	154.0%	4
Royton North	E01005396	5.6	8.0	42.9%	26=
Royton South	E01005401	3.5	4.6	32.1%	33
Saddleworth North	E01005410	6.7	9.7	44.3%	24
Saddleworth North	E01005412	4.9	7.0	42.9%	26=
Saddleworth North	E01005417	4.2	5.6	33.9%	31
Saddleworth W & Lees	E01005418	5.0	6.5	30.0%	35
Saddleworth W & Lees	E01032556	3.6	5.9	63.2%	14
Shaw	E01005443	6.9	19.5	182.6%	2
Shaw	E01005446	4.4	5.9	33.5%	32
St James'	E01005453	6.3	8.8	40.2%	29
St Mary's	E01005326	8.0	18.0	125.0%	6
Waterhead	E01005449	4.0	6.3	56.3%	17
Waterhead	E01005451	4.5	6.5	44.4%	23
Werneth	E01005459	4.7	9.1	95.5%	7
Werneth	E01005460	5.1	11.6	127.9%	5
Werneth	E01005463	2.3	7.5	221.4%	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

- 4.15 The long-term voids data from the Council Tax database supplied by OMBC enables us to track the change in rates of properties void for 12 months or more. The data are available for three years, so we have examined the change in rates between 2015 and 2017. The results are in Tables 34 (wards) and 35 (LSOAs). These data relate to all private sector dwellings, not just the private rented sector.

Table 34 Change in long term void rate 2015-17, by Ward			
Ward	% change	Rank	Quartile
Alexandra	-40.0%	15	3
Chadderton Central	-50.9%	19	4
Chadderton North	-30.5%	9	2
Chadderton South	-32.5%	12	3
Coldhurst	-53.0%	20	4
Crompton	-27.4%	8	2
Failsworth East	-31.6%	10	2
Failsworth West	-34.8%	13	3
Hollinwood	-0.5%	1	1
Medlock Vale	-23.3%	5	1
Royton North	-19.2%	4	1
Royton South	-25.0%	7	2
Saddleworth North	-9.6%	2	1
Saddleworth South	-10.9%	3	1
Saddleworth West and Lees	-24.0%	6	2
Shaw	-40.8%	16	4
St. James ¹	-48.5%	18	4
St. Mary's	-38.6%	14	3
Waterhead	-31.7%	11	3
Werneth	-41.5%	17	4
Oldham Total	-31.1%		

Source: OMBC Council Tax Data – used by permission

- 4.16 Table 34 shows that all areas have seen improvements in this measure. Four out of the six wards identified for intervention have seen significant improvements in rates of long-term voids, with levels falling by 30% or more.
- 4.17 Table 35 overleaf shows the results for LSOAs in the first quartile. The darker blue shading shows where LSOAs had 10 or fewer voids of 12 months or more in either 2015 or 2017, and so the data may be less reliable. Only one of the LSOAs here was identified for action in the 2014/15 OMBC report.

Table 35 Change in long term void rate 2015-17, by LSOA			
Ward	LSOA	% change	Rank
Alexandra	E01005386	0.00%	24=
Chadderton North	E01005335	63.64%	4
Chadderton South	E01005341	5.56%	20
Crompton	E01005357	33.33%	8
Crompton	E01005358	-8.00%	34=
Failsworth East	E01005365	42.11%	7
Failsworth East	E01005368	-6.38%	30
Hollinwood	E01005376	-8.00%	34=
Hollinwood	E01005377	0.00%	24=
Hollinwood	E01005379	700.00%	1
Hollinwood	E01005382	-7.14%	32
Hollinwood	E01005439	1.56%	23
Medlock Vale	E01005324	-6.67%	31
Medlock Vale	E01005325	142.86%	2
Medlock Vale	E01005436	15.00%	12
Royton North	E01005390	11.11%	15=
Royton North	E01005391	-7.69%	33
Royton North	E01005393	8.33%	18
Royton North	E01005394	2.70%	22
Royton South	E01005399	4.35%	21
Royton South	E01005400	-5.26%	29
Royton South	E01005402	18.75%	9
Royton South	E01005403	16.67%	10
Saddleworth North	E01005414	12.07%	14
Saddleworth North	E01005415	-4.17%	28
Saddleworth North	E01005416	-2.04%	26
Saddleworth North	E01005417	16.00%	11
Saddleworth South	E01005407	11.11%	15=
Saddleworth South	E01005408	12.90%	13
Saddleworth South	E01005409	6.38%	19
Saddleworth South	E01032922	-3.70%	27
Saddleworth W & Lees	E01005388	43.75%	6
Saddleworth W & Lees	E01005389	9.68%	17
Waterhead	E01005454	80.00%	3
Waterhead	E01005455	47.37%	5
Oldham Total		-31.1%	
		= 10 or fewer voids	

Source: OMBC Council Tax Data – used by permission

5. Consideration

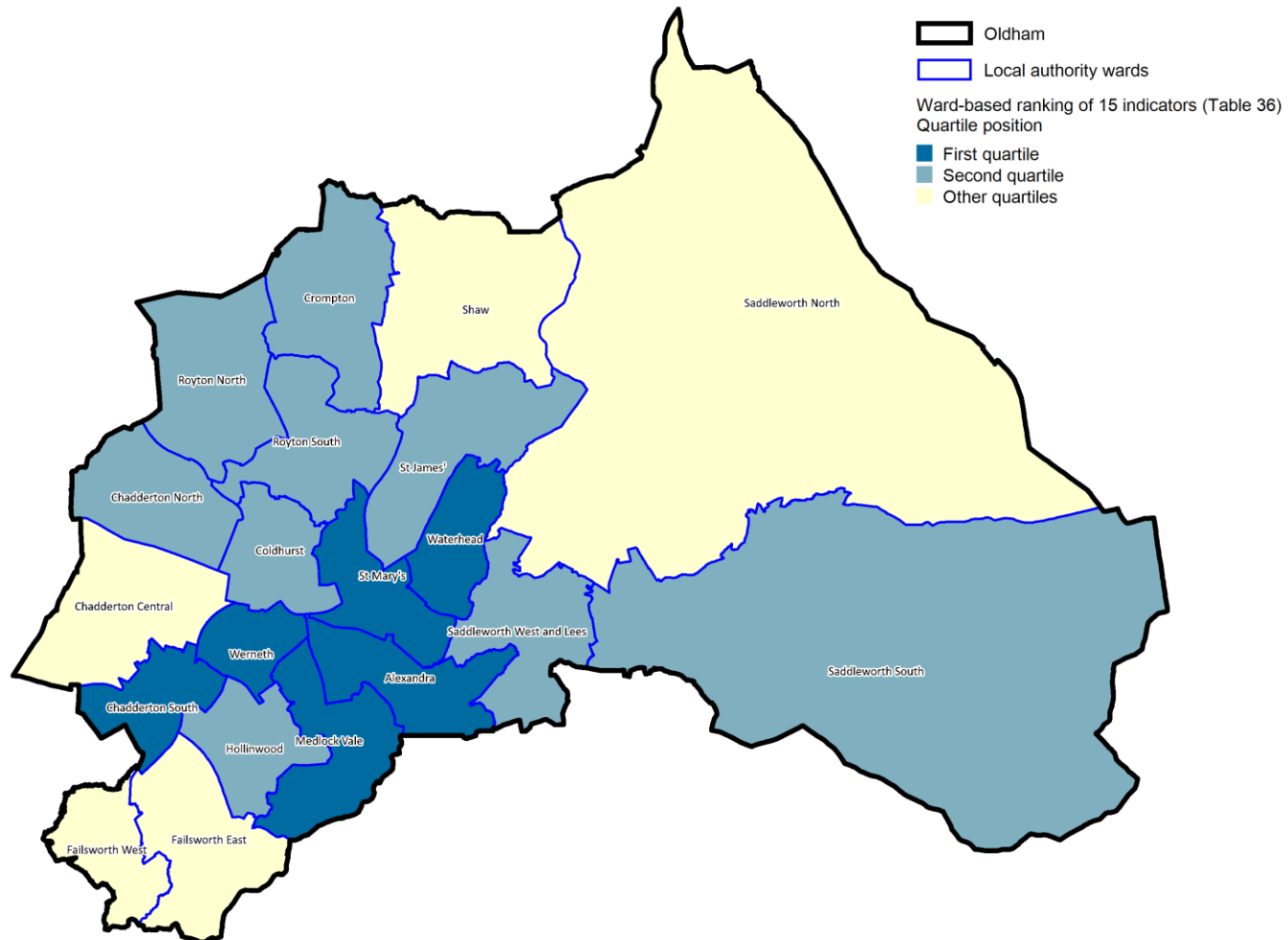
- 5.1 In incorporating the new indicators introduced in section 4 to the original indicators, this report details the scored quartiles in table 36 below at ward level. It clearly identifies those wards in quartile 1 and 2. This is mapped in Map 5.1
- 5.2 Unfortunately, this analysis cannot be completed for LSOAs. On some datasets, (especially the single items from Zoopla) there are no entries for particular LSOAs. Given these issues, getting a full LSOA table for all the indicators would be incredibly challenging. However, given the detail included in this report the report has considered which LSOAs scored in Q1 for each of the original and new indicators. The outcome is mapped in Map 5.2

	% Private Rented (5)	Lower Quartile Property Prices (8)	Median Property Prices (8)	Long Term Vacants (10)	Mean Rent Levels (HB) (12)	Rental Yield (14)	LQ prop price change (21)	LQ price change houses (23)	LQ price change Flats (23)
Alexandra	1	1	1	2	1	1	3	3	1
Chadderton Central	3	3	3	4	2	3	3	2	4
Chadderton North	4	3	4	4	3	4	1	1	3
Chadderton South	2	2	2	2	2	1	2	1	2
Coldhurst	3	2	1	4	1	2	3	3	3
Crompton	4	3	3	3	4	3	1	2	2
Failsworth East	3	4	3	2	4	4	4	4	1
Failsworth West	2	2	2	3	1	2	4	4	3
Hollinwood	2	2	2	2	3	2	4	4	1
Medlock Vale	1	1	1	1	2	1	1	1	4
Royton North	4	4	4	3	1	3	2	2	1
Royton South	4	3	3	4	3	3	2	3	3
Saddleworth North	4	4	4	1	3	4	3	4	2
Saddleworth South	3	4	4	1	1	4	4	4	2
Saddleworth West and Lees	2	3	4	3	4	4	2	2	1
Shaw	2	3	3	3	2	2	3	3	4
St. James'	3	2	2	4	2	3	4	3	4
St. Mary's	1	1	1	1	3	1	1	1	3
Waterhead	1	1	1	2	4	1	2	2	4
Werneth	1	1	2	1	4	2	1	1	2

Table 36 Ward based ranking of 15 indicators									
	Median price 2 bed house (26)	Change in MQ 2 bed house (26)	LQ rent 2 bed house (28)	Change In median rents (30)	Change in letting times (32)	Change in long term voids (34)	TOTAL SCORE	OVERALL RANK	QUARTILE
Alexandra	1	2	1	1	2	3	24	=1	1
Chadderton Central	4	4	3	4	2	4	48	20	3
Chadderton North	2	2	3	3	1	2	40	=10	2
Chadderton South	2	2	3	2	4	3	32	5	1
Coldhurst	1	1	2	4	2	4	36	=7	2
Crompton	4	3	3	1	3	2	41	=13	2
Failsworth East	3	4	4	2	1	2	45	=18	3
Failsworth West	3	4	4	3	4	3	44	17	3
Hollinwood	2	4	2	2	3	1	36	=7	2
Medlock Vale	2	2	1	2	3	1	24	=1	1
Royton North	3	3	4	4	1	1	40	=10	2
Royton South	3	1	3	3	2	2	42	15	2
Saddleworth North	4	2	4	1	4	1	45	=18	3
Saddleworth South	4	1	4	1	2	1	40	=10	2
Saddleworth West and Lees	3	1	2	4	1	2	38	9	2
Shaw	4	3	2	1	4	4	43	16	3
St. James'	2	1	2	2	3	4	41	=13	2
St. Mary's	1	3	1	3	3	3	27	3	1
Waterhead	1	3	1	4	4	3	34	6	1
Werneth	1	4	1	3	1	4	29	4	1

Sources – see individual tables referenced in column headings.

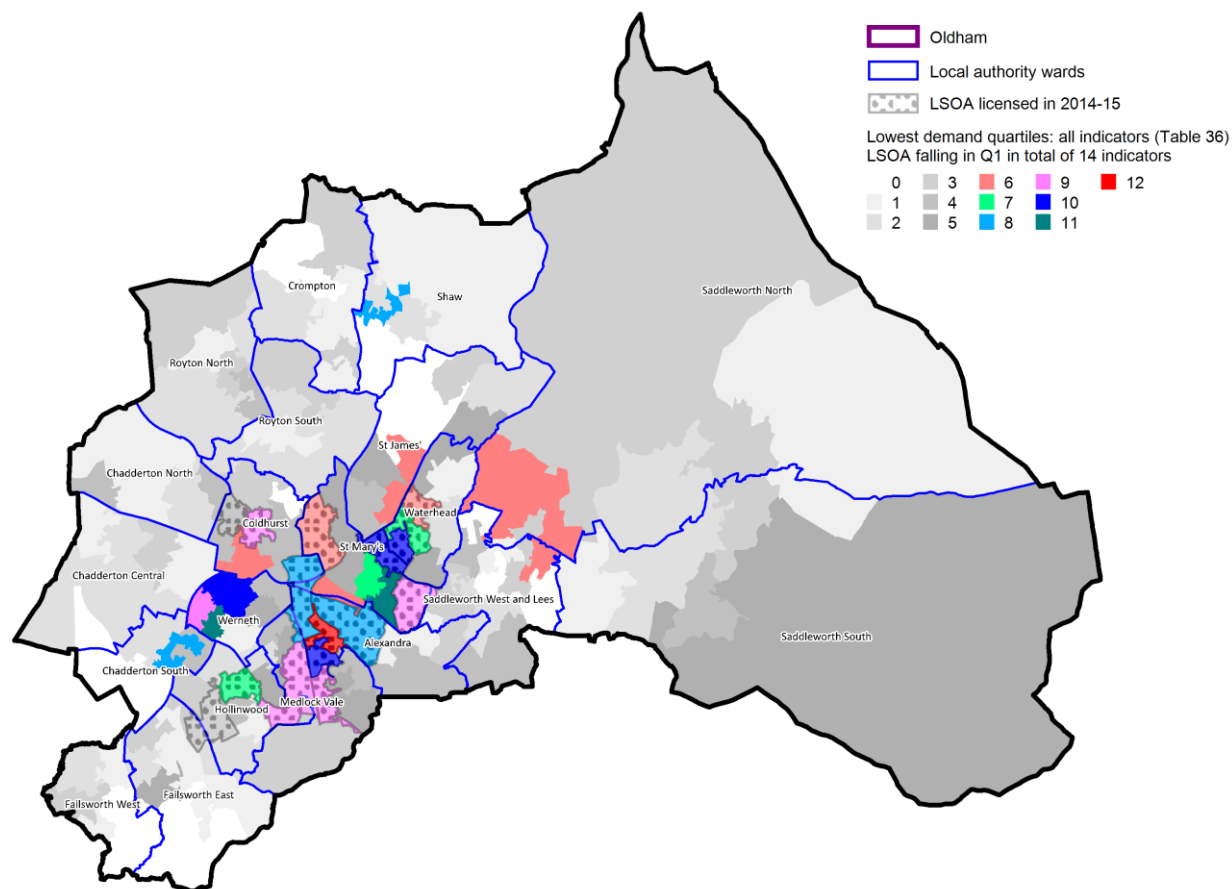
Map 5.1 Ward based ranking of 15 indicators (Table 36)



Contains adapted map data from the Office for National Statistics under the Open Government Licence v.3.0. © Crown copyright and database rights 2019 Ordnance Survey 100019153. This map © 2019 arc4 Limited (Company No. 06205180).

5.3 The map below shows the LSOAs with the highest number of indicators in Quartile 1. The scores represent the number of times, they featured in quartile 1 of 14 indicators (the change in the value of flats was not included given the amount of missing data due to the dominance of houses in these locations).

Map 5.2 Lowest demand quartiles (Table 36)



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In Conclusion

- 5.4 The analysis of data four years on from the original report indicated that low-demand areas have not changed much in the intervening period. Most of the low demand areas (at LSOA level) identified in the previous report continue to be in the quartile exhibiting lowest demand now, when the same indicators are examined. If anything, the focus of low demand seems to be intensifying, with more LSOAs showing concentrations of the lowest scores. Four of the five wards that were assessed as being in the lowest demand quartile in the last report are still in it with the updated indicators. Coldhurst has moved to quartile 2. Werneth and Chadderton South were previously in quartile 2 and have now moved to quartile 1. However, the very tight scores at the inter-quartile boundary means all of these wards are very similar. This echoes other work arc⁴ has been doing for other clients in Greater Manchester².
- 5.5 The report highlights other indicators that provide further analysis. In terms of how the current licensed locations have performed for the new indicators:
- 3 of the 6 wards currently with licensed locations had above Oldham average increases for LQ property values increases and only 4 of the current 16 LSOAs licensed featured in quartile 1 for LQ property value change. Many of the licensed LSOAs have been performing well.
 - For LQ house price changes, the dominant property type, only 2 of the wards currently with licensed locations feature in Q1. Again, many locations here have performed well since licensing. 10 of the original LSOAs feature in Q1.
 - Focusing on value changes for 2 bed houses at ward level, apart from Coldhurst, all the other wards in the lowest values have seen reasonable rises in the three-year period, with Werneth showing particularly large rises. 14 of the current LSOAs featured are in quartile 1.
 - For LQ rent levels, 4 of the 6 current wards with licensed locations are in quartile 1. 11 of the current licensed LSOAs are in quartile 1.
 - For the time to let property, there is very little correlation between the quartile 1 localities and the wards identified for licensing by OMBC in 2014/15, which may indicate the situation in these wards now being better than previously, relative to other areas of the Borough.
 - In terms of the long-term void rate, the data shows that all areas have seen improvements in this measure. Four out of the six wards identified for licensing have seen significant improvements in rates of long-term voids, with levels falling by 30% or more.
- 5.6 In considering target areas for the continuation of the licensing arrangements, OMBC may wish to consider licensing the existing locations, particularly as there is evidence of improvements but in addition, may wish to extend it to the LSOAs illustrated in Map 5.2 with over 7 indicators featured as Quartile 1.

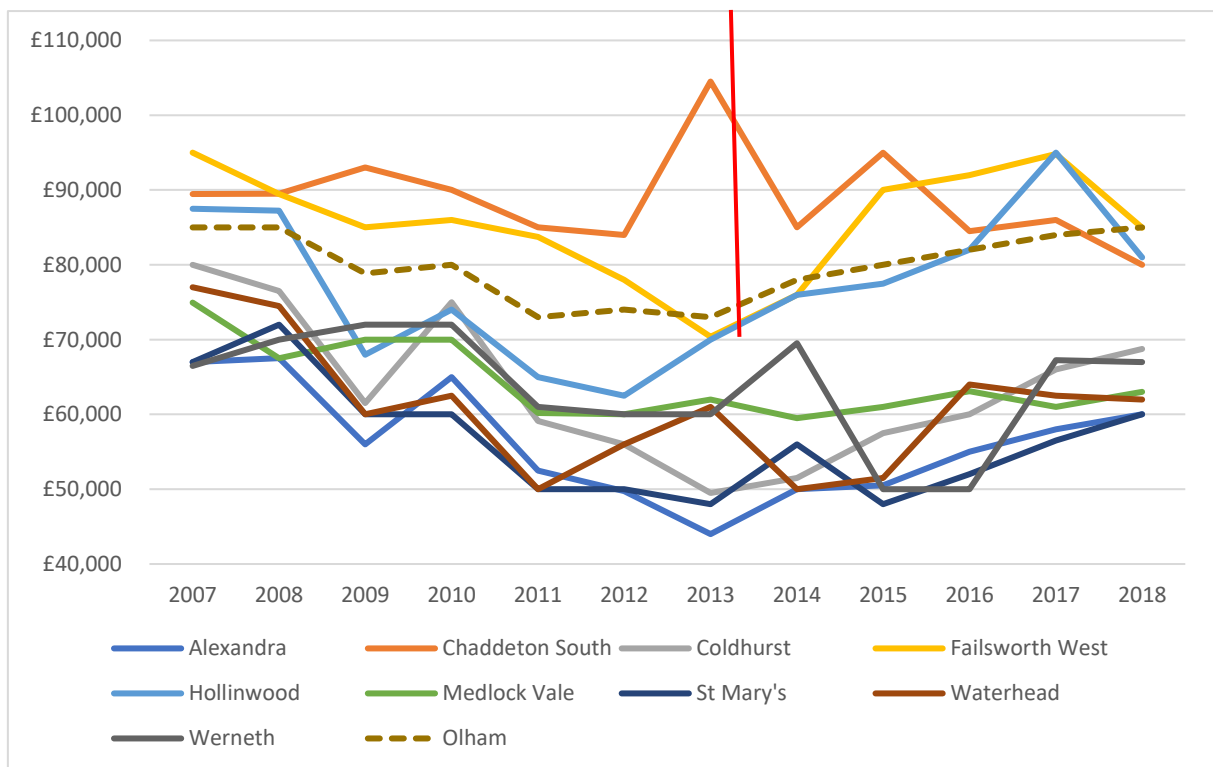
² For example, PRS analysis for One Manchester indicating stress areas especially in the north-east wards of the city.

Appendix A - Further information on trends.

Property Price Trends

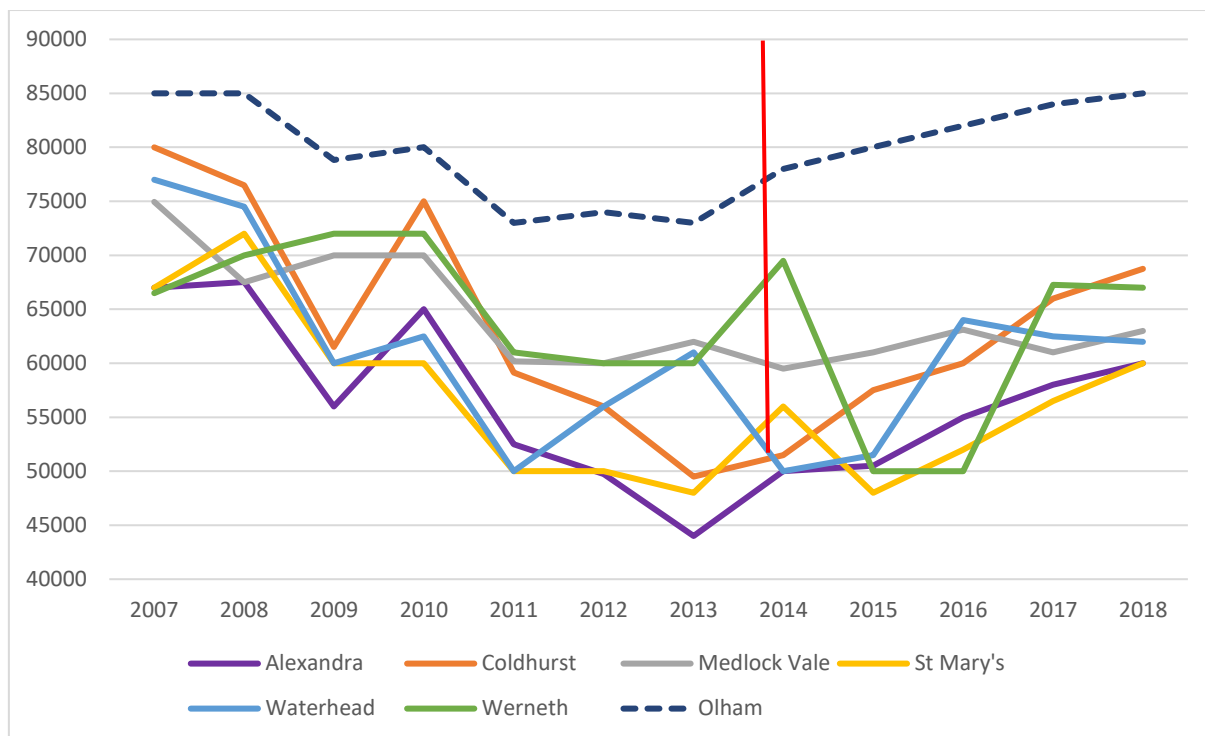
A.1 Trends in property prices can be useful in identifying changes over time in low-demand areas. Graph 8a below tracks the bottom nine wards from table 16 (the six in the lower quartile and the three very close to the quartile boundary). The red vertical line indicates the approximate date of the previous report. Three wards (Chadderton South, Failsworth West and Hollinwood) appear to have much better property prices than the rest – even allowing for a downturn in all three in 2018. Graph 8b gives clearer detail on the six wards with the lowest property prices (both graphs provide the Oldham LQ figure for comparison).

Graph 8a Selected wards lower quartile property prices.



Source: HM Land Registry Data © Crown Copyright 2018. This data is licenced under the Open Government Licence v3.0.

Graph 8b Selected Lower priced wards lower quartile property prices



Source: HM Land Registry Data © Crown Copyright 2018. This data is licenced under the Open Government Licence v3.0.

A.2 These data indicate that the lower priced wards have followed the general trend of decline between 2007 and 2014/15 and recovery since 2014/15 but seem to have recovered less well than LQ prices for Oldham as a whole. Werneth seems to have done relatively better than the others in the ‘bottom six’ over the whole period being in lowest spot in 2007, being highest in 2014/15 but finishing in second-highest ‘place’ in 2018. Coldhurst fell from the ‘top’ place of the six in 2007 to fourth at the end of 2014 and has now regained that top place. Whilst Oldham as a whole has now recovered to its 2007 lower quartile price point of £85,000, all of the bottom six wards still fall some way short of their 2007 level (with Waterhead some £15,000 below its 2007 figure). It is probably more useful to look at trend data over a number of years than take a single point in time to act as an indicator of market position.

Rent Levels – sources, measure and tend.

A.3 Tables 12 and 13 in section 2 above use mean rent levels based on Housing Benefit data. Table A1 below shows HB median and Zoopla Median rents for 2018. The light blue shading on the ward name indicates those wards in Quartile 1 using the mean Housing Benefit data. The green shading indicates the Quartile 1 wards for Housing Benefit median and the orange shading indicates Quartile 1 wards for the Zoopla median data.

Table A1 2018 Wards with Housing Benefit Mean Rents lower quartiles compared to HB and Zoopla Median Rents by ward.

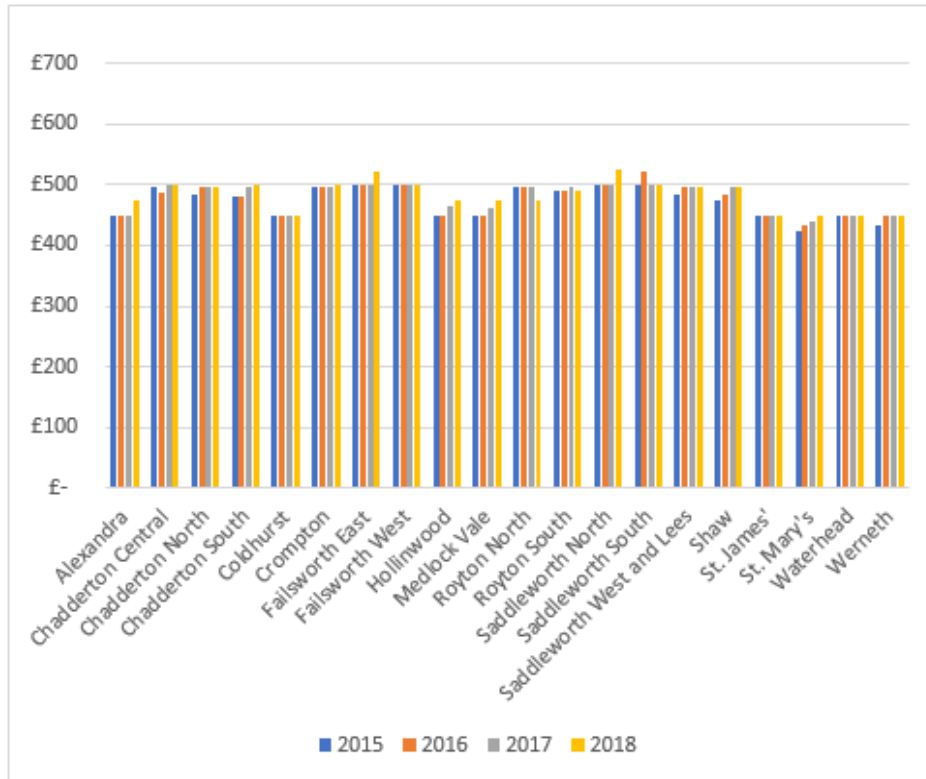
OMBC Housing Benefit data				Zoopla data		
Ward	Median Monthly Rent	Rank	Quartile	Median Monthly Rent	Rank	Quartile
Alexandra	£ 475	2=	2	£ 494	3=	1
Chadderton Central	£ 500	14=	3	£ 576	14=	3
Chadderton North	£ 495	11=	3	£ 550	8=	2
Chadderton South	£ 500	14=	3	£ 550	8=	2
Coldhurst	£ 450	1=	1	£ 498	5	1
Crompton	£ 500	14=	3	£ 598	17=	4
Failsworth East	£ 519	19	4	£ 550	8=	2
Failsworth West	£ 500	14=	3	£ 576	14=	3
Hollinwood	£ 475	2=	2	£ 550	8=	2
Medlock Vale	£ 475	2=	2	£ 494	3=	1
Royton North	£ 475	2=	2	£ 598	17=	4
Royton South	£ 488	10	2	£ 576	14=	3
Saddleworth North	£ 525	20	4	£ 598	17=	4
Saddleworth South	£ 500	14=	3	£ 676	20	4
Saddleworth West and Lees	£ 495	11=	3	£ 550	8=	2
Shaw	£ 495	11=	3	£ 550	8=	2
St. James'	£ 450	1=	1	£ 509	6	2
St. Mary's	£ 450	1=	1	£ 481	1=	1
Waterhead	£ 450	1=	1	£ 481	1=	1
Werneth	£ 450	1=	1	£ 520	7	2

Sources: Housing Benefit data supplied by Oldham BC. Zoopla data © 2018 Zoopla Ltd. All Rights Reserved.

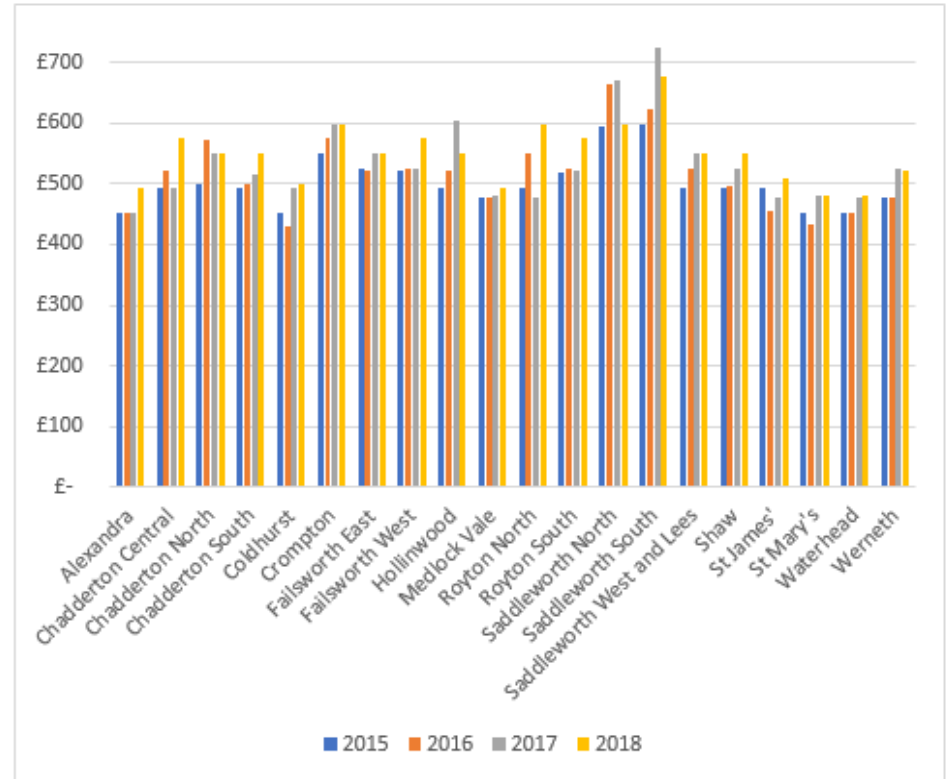
A.4 The table highlights that the Quartile 1 ward 'means' used in table 12 have been influenced by the limitations of Housing Benefit regime and probably do not represent the true market picture. Generally, analyses of median, rather than mean, figures give a more accurate representation of the state of the market because mean figures are more likely to be heavily influenced by clusters of particularly low- or high-value properties entering the market. If the lower end PRS market is of most interest, the HB median figures may be more representative, and if the general market is of interest, the Zoopla median figures may be more representative. The effect of applying the HB or Zoopla medians to Table 17 would be to 'demote' Chadderton South to quartile 2. The other five quartile 1 wards remain in quartile 1. For quartile 2, using HB medians promoted St James' over Shaw, which drops to quartile 3. But using Zoopla medians this change does not occur. So, whilst using medians for this monthly rent indicator may be more consistent with the other indicators, the practical difference made is minimal.

- A.5 Graphs 9 and 10 overleaf illustrate the difference between the HB and Zoopla median figures with trends over 4 years. It can be seen that for the whole market, the figures for some wards (e.g. Failsworth West and Saddleworth South) are much greater from Zoopla than from the Housing Benefit records, and that the Zoopla figures have generally increased more over the 4 years whereas the Housing Benefit figures tend to be very stagnant. This suggests that although there may be areas within these wards where HB is paid at the lower end of the market, the private rental sector in the ward in general is more buoyant.

Graph 9 Median rents PCM by Ward - HB data



Graph 10 Median rents by Ward - Zoopla data

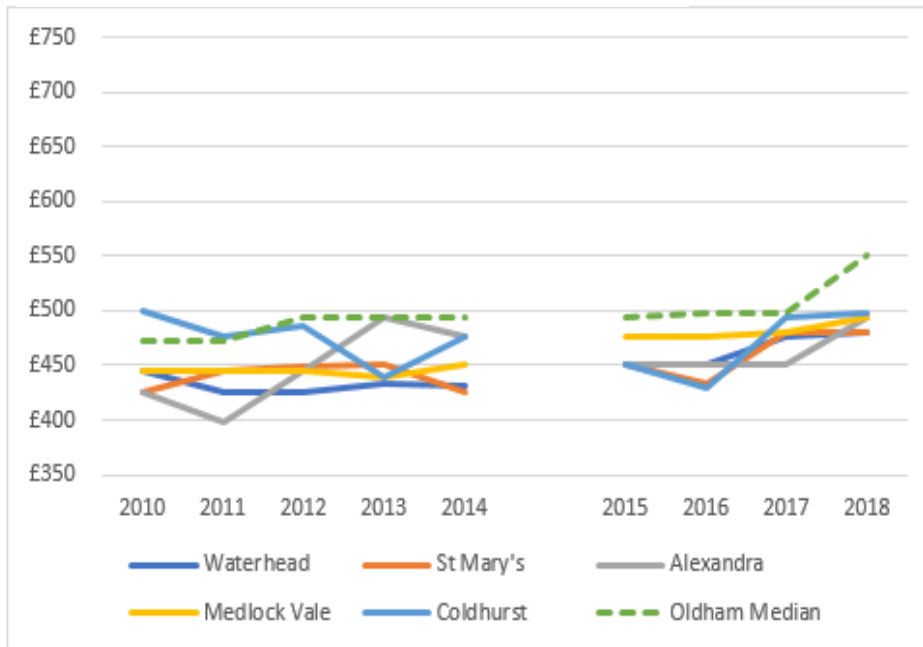


Sources: Housing Benefit data supplied by Oldham BC. Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide 'read-across' comparison.

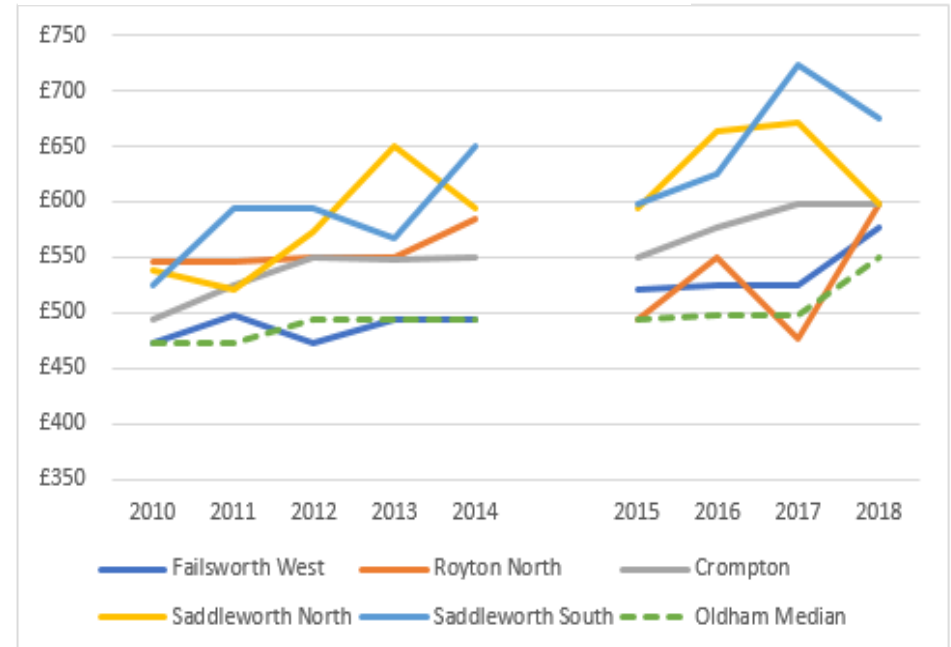
A.6 It is also instructive to look at the lower quartile and upper quartile rent trends before and after 2014/15 – the date of the last report and the introduction of licensing. Graphs 11 and 12 below show, respectively, the lower quartile wards and upper quartile wards median rents from Zoopla, with the Oldham median provided in both as a comparison. There seems to be a more consistent pattern in rent variation in the lower quartile since 2015 with all areas showing reasonably consistent rises (except Medlock Vale which seems fairly stagnant after the highest-level

start). By comparison, the upper quartile rent trends seem a lot more volatile both before and after 2014/15, as do the lower quartile trends before 2014/15. It is difficult to say whether this has been as a consequence of licensing or not. The areas covered are wider than those selected for licensing arrangements.

Graph 11 Median rents, lower quartile wards

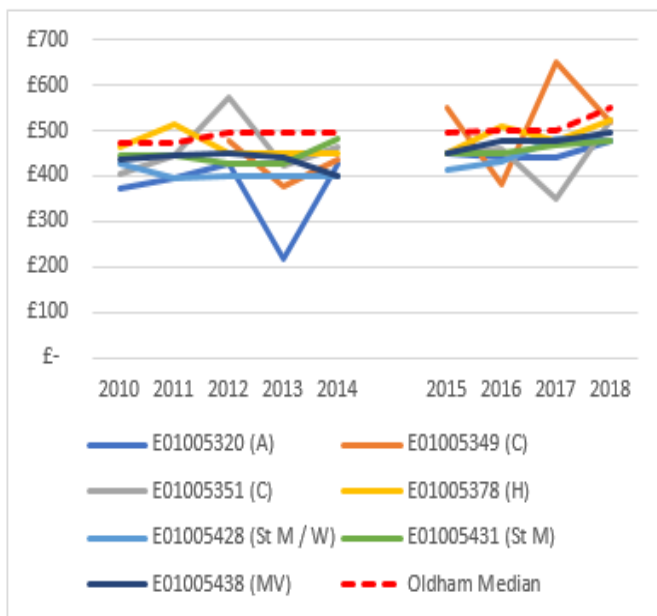


Graph 12 Median rents, upper quartile wards

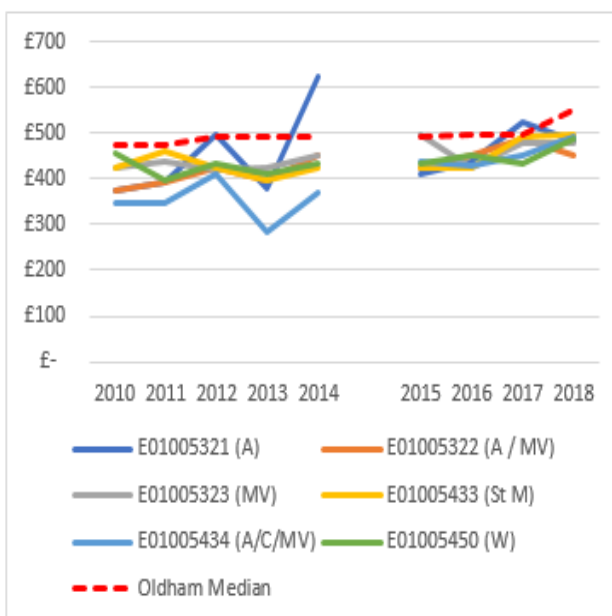


A.7 Graphs 13, 14 and 15 cover those LSOAs recommended for selective licensing in the previous report. Graph 10 shows the 7 LSOAs that ranked in the lowest quartile in each of the indicators used in the report, graph 11 shows those that were in the lowest quartile in all but one indicator, and graph 12 those that were in the lowest quartile in all but two indicators. Each LSOA as a ‘ward indicator’ reference – A = Alexandra, C = Coldhurst, St M = St Mary’s, H = Hollinwood, W = Waterhead, and MV = Medlock Vale. It seems that in the years since the previous report, the rents in the targeted LSOAs have been closer to the Oldham median than they were before. This may indicate increasing demand but again, whether this is as a direct cause of the licensing arrangements is difficult to say.

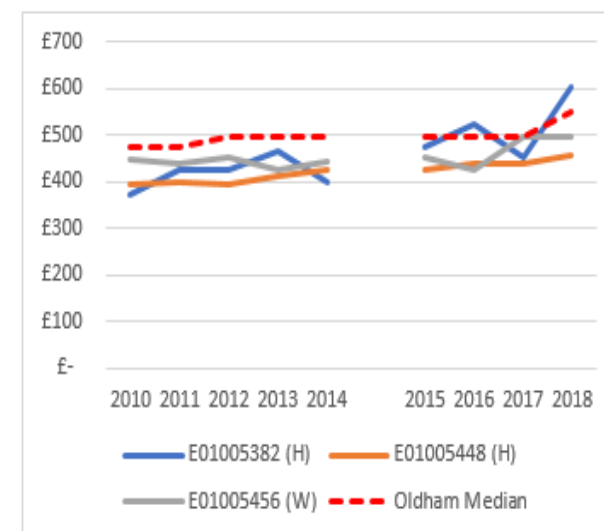
Graph 13 All lower quartile LSOAs Median rents 2010-14 & 2015-18



Graph 14 All but one lower quartile LSOAs Median rents 2010-14 & 2015-18



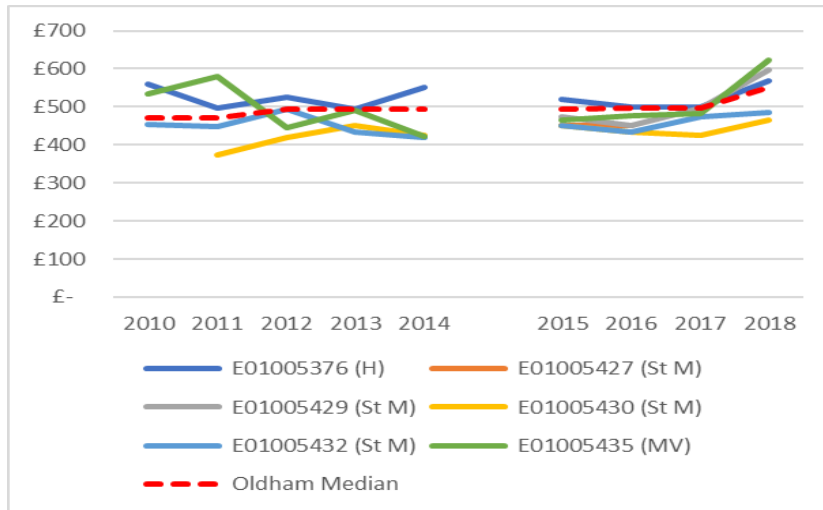
Graph 15 All but two quartile LSOAs Median rents 2010-14 & 2015-18



Graphs 10-15 Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide ‘read-across’ comparison.

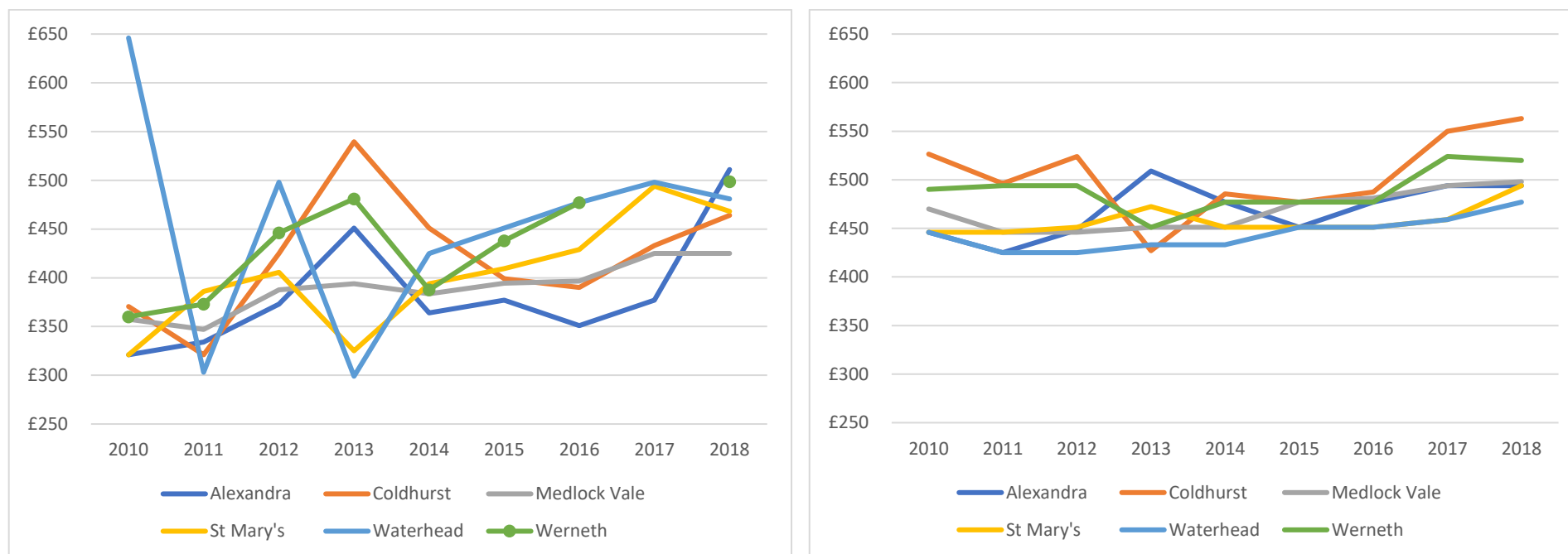
A.8 For comparison, the previous report identified six LSOAs that were not recommended for inclusion in the licensing proposal but only narrowly missed selection. Graph 16 shows the trends over the same period for these areas. Whilst the overall pattern for these LSOAs is relatively similar to that in graphs 13-15, it does appear that the changes in the latter period are not as pronounced as in the selected areas, which may suggest that the licensing system has had some effect on demand for the selected areas relative to these non-selected ones. It should be noted that some of the LSOAs in these graphs have incomplete data with no Zoopla median rents recorded for some of the years.

Graph 16 LSOAs narrowly missing selection in prior report. Median rents 2010-14, 2015-18



A.9 Zoopla also enables property type rentals to be analysed. Graphs 17 and 18 do this for flats and houses respectively in the six lowest priced wards. It appears that flat rental prices (Graph 17) are more volatile than house rentals (Graph 18), even discounting the 2010 median for Waterhead, which is an anomaly. Generally, the numbers of flats let is lower than the number of houses (there are too few flats in Werneth in 2017 to produce a median). Rent levels (especially for houses) do seem to show a steady increase since the 2014/15 report.

Graphs 17 and 18 Median flat had house rental prices, selected wards, 2010-2018

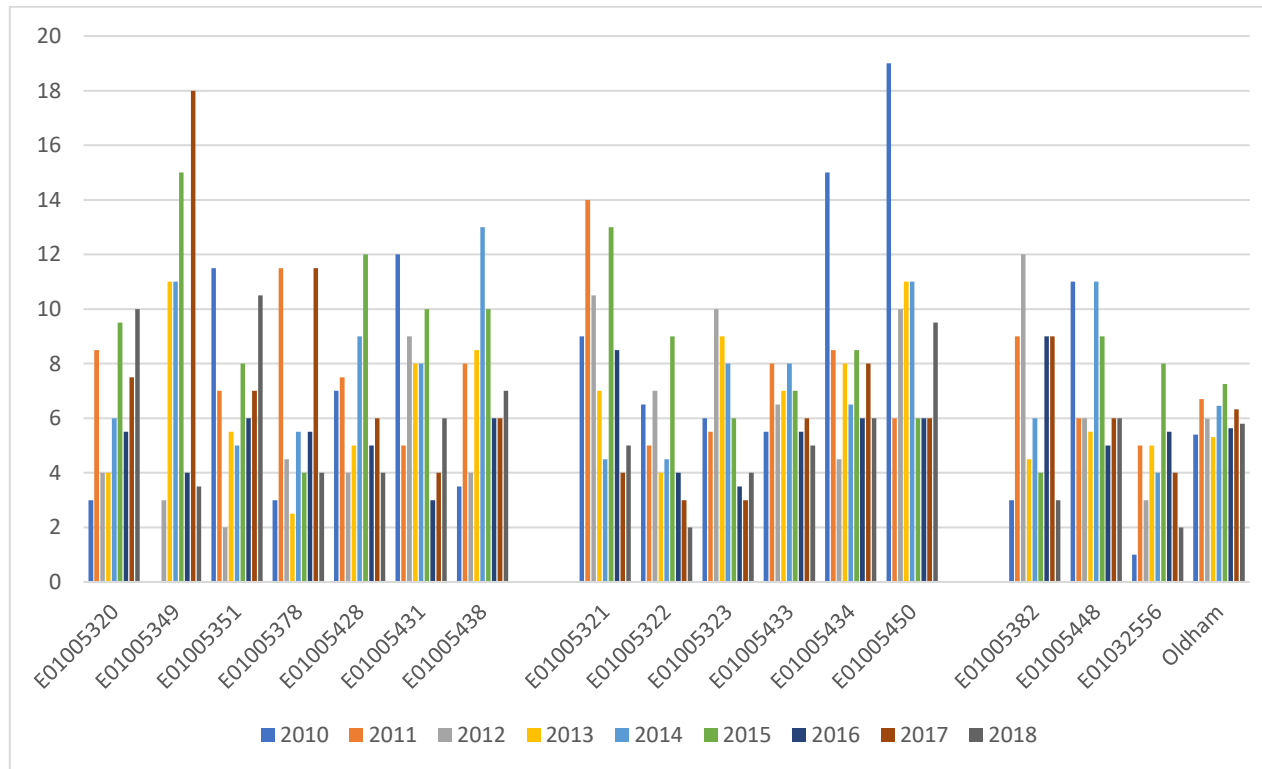


Graph 17-18 Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide 'read-across' comparison.

A.10 Zoopla also enable analysis of time taken to let properties (using the proxy of the number of weeks advertised). In the case of the areas in which licensing has been used, the data are mixed. At a ward level, the variation in time to let seems to be reducing – in 2010 it ranged from 3-7 weeks, and in 2018 it ranged from 4.5-6 weeks. Graph 19 shows the LSOAs selected in the previous report in clusters with the 7 LSOAs scoring

lower quartile for all indicators on the left, those scoring lower quartile for 5 out of 6 of the indicators in the middle, and those scoring 4 out of 6 on the right. It seems that letting times in most of the LSOAs have generally decreased since 2014/15. The times in the third group (the least worst of the areas) are noticeably shorter than those on the other two groups. The overall figures for Oldham have been generally steady over the period. Caution should be exercised, though, because in some of these smaller areas the numbers of relets in a year could be very low.

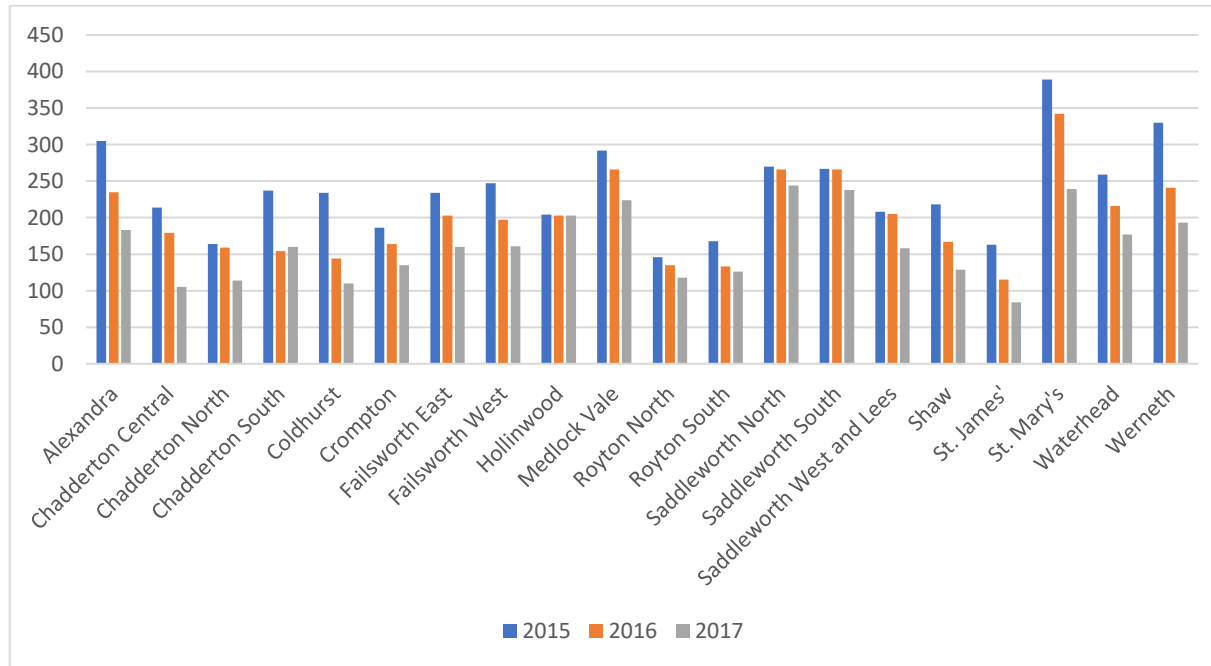
Graph 19 Time advertised on Zoopla by LSOA, 2010 – 2018.



Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved.

A.11 The trend in the number of long-term voids can be indicated from LA data. For the three years since the previous report for which complete year data are available, the trend seems to be reasonably consistent across the Borough, generally reducing each year (see graph 20). Only Hollinwood seems to be static.

Graph 20 Long Term (1 year or more) void properties by ward, 2015-17.



Source: OMBC data, LLPG Vac code 4