

DATE: 30 NOVEMBER 2018

SUBJECT: GOVERNMENT HOUSING PROGRAMMES: GEOGRAPHICAL
TARGETING

REPORT OF: PAUL DENNETT, PORTFOLIO LEAD HOUSING,
HOMELESSNESS AND INFRASTRUCTURE

PURPOSE

To update the Combined Authority on a recent announcement from Government on national funding for housing.

BACKGROUND

On 30 October 2018, Government announced the 'geographical targeting' of five Homes England housing programme funds. This follows previous announcements directing Shared Ownership and Affordable Homes Programme grant funding for new social rent homes to areas of 'high affordable pressures'.

This has considerable impact on the ability of GM districts to qualify for funding opportunities for housing, including on the HIF FF projects already in development.

RECOMMENDATIONS

That the Combined Authority:

1. Note the contents of the attached report.
2. Consider and agree a GM approach to responding to the Government announcements.

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GOVERNMENT ANNOUNCEMENT

1. On 30 October 2018, Government announced the 'geographical targeting' of five Homes England housing programme funds. This follows previous announcements directing Shared Ownership and Affordable Homes Programme (SOAHP) grant funding for new social rent homes to areas of 'high affordable pressures'. This has considerable impact on the ability of GM districts to qualify for funding opportunities.
2. In a statement placed on the Ministry of Housing, Communities and Local Government website, the Government announced the 'geographical targeting' of the following five housing programmes:
 - the **Housing Infrastructure Fund (HIF) Forward Fund (FF)** (£500m announced in the Budget, in addition to £5 billion previously announced);
 - **Estates Regeneration Fund** (approximately £180m);
 - the short term **Home Building Fund** (£4.5bn);
 - **Small Sites Fund** (£630m); and
 - **Land Assembly Fund** (£1.3bn).
3. Annex 1 summarises the background to these programmes. A minimum of 80% of resources available from these programmes will, on average over the next five years, be directed at areas of 'highest affordability pressure'. These are defined using the ratio of median house prices to median workplace-based household income figures. Only four local authority areas qualify in the North of England (Trafford and South Lakeland in the North West, Hambleton and Harrogate in Yorkshire and Humber). In general, the five programmes are unlikely to directly deliver social rented or other affordable housing, though most will unlock or bring to market sites with the potential to do so.

IMPACT ON GREATER MANCHESTER

4. Homes England have now confirmed that this methodology does apply to the HIF FF business plan projects already in development – for GM those in Bolton/Wigan, Manchester, Salford and Stockport. In total, these had bid for around £240m of grant, and will therefore be competing for a share of 20% of the £5.5 billion available for HIF FF. Homes England advise that there has been a reasonably high attrition rate for FF projects nationally, and that the existing balance of the HIF FF projects was already weighted toward higher cost areas. The impact of this announcement on the prospects for our FF projects may therefore not be as damaging as initially feared, though this is clearly worrying news. **Note:** the targeting does **not** apply to our Marginal Viability Fund projects.
5. This geographical targeting of the above housing programmes follows the July 2018 announcement that £2 billion of SOAHP grant funding now available for new social rent homes is limited to local authority areas with a 'high affordability pressure' where private rents are £50 or more higher per week than social rents. Only ten local authorities across the North are able to bid (five in Greater Manchester: Bury, Manchester, Salford, Stockport, Trafford).

6. This formula was also to be applied to the Housing Revenue Account (HRA) borrowing programme, which was later superseded by the Prime Minister announcing the lifting of the HRA borrowing cap on 3 October 2018.
7. The table below shows how GM districts fare under the eligibility criteria for these funding programmes. Only Trafford is eligible under both criteria.

District	Homes England targeted geographical funding score <i>[qualifying threshold = 8.88]</i>	SOAHP social rent 'high affordability pressure' score <i>[qualifying threshold = £50]</i>
Bolton	5.23	£36.49
Bury	6.51	£58.39
Manchester	5.35	£81.93
Oldham	5.55	£45.24
Rochdale	5.62	£35.58
Salford	5.63	£54.55
Stockport	7.56	£62.08
Tameside	5.54	£39.51
Trafford	8.94	£107.52
Wigan	5.34	£26.66

Source: Office for National Statistics, Regulator of Social Housing Statistical Data Return, Valuation Office Agency modelled data

POLICY CONTEXT

8. Across England, only Bristol of the Core Cities qualifies for the Homes England targeted geographical funding, and no districts in the North East. Annex 2 gives the estimated full listings, and therefore an indication of the areas the nine excluded GM districts will be competing against for the maximum of 20% remaining programme funding. Annex 3 is a 'heat map' illustrating the spatial implications of the latest announcement.
9. This shift in direction of national funding appears to be reflected in the Homes England Strategic Plan which was also published on 30 October 2018. One of the Agency's ten stated key performance indicators is 'the share of funding to the 50% least affordable local authorities by the price: earnings ratio' methodology. The Strategic Plan also sets out an increasing focus on Homes England as investors in land rather than on regeneration activities, while still promising support for priority areas including implementation of Housing Deals.
10. The approach can arguably be traced back to the inclusion of major housing programmes in the National Productivity Investment Fund (NPIF) established at Autumn Statement 2016, and then expanded to £31bn at Autumn Budget 2017 along with commitment to Government investment to the Cambridge-Oxford arc. Responsibility for NPIF lies with HM Treasury and hence an emphasis on Benefit Cost Ratio and Value for Money criteria, which disadvantages lower value areas including many parts of GM. This was clearly evidenced in the distribution (nationally and within GM) of successful and unsuccessful HIF schemes through the Marginal Viability route, and of the HIF FF schemes which got through the

Expression of Interest stage, and has also emerged in the context of negotiations on the GM Housing Package.

CONCLUSION

11. These latest announcements further demonstrate the increasing regional shift in Government investment in housing, which in general disadvantages GM, the North West and the broader North and Midlands. There are some Homes England programmes which are not currently subject to these criteria: the remainder of the £9 billion Shared Ownership and Affordable Homes Programme for products other than social rent, Help to Buy (demand-led), Care and Support Specialised Housing Fund and Community Housing Fund. Our existing GM Housing Investment Loan Fund means that the impact of restricted access to the Home Building Fund is somewhat less problematic for GM.
12. But collectively, and even assuming a degree of success in securing a share of the '20%', the programmes and funding streams now available do not represent a full response to the challenges GM faces in driving housing delivery forward. As increasing amounts of Government's funding for housing and infrastructure are driven by formulas designed to reward maximum direct or indirect financial return, relatively lower value areas seem likely to continue to lose out. This also calls into question our hopes of achieving a positive outcome from Housing Package negotiations.
13. Views would be welcome on the appropriate GM response to this increasingly clear national approach to investment. A joint Core Cities/Key Cities [statement](#) was issued on 14 November, with contributions from the GM Mayor and GM Portfolio Holder as part of an initial cross-regional response, picked up by the Financial Times and Manchester Evening News.

ANNEX 1: HOUSING PROGRAMMES WITH RESTRICTED AVAILABILITY FOR GM

There are several programmes currently available for housing, however none of the funding sources are 'allocated' to districts - in the main they are either competitive bids or they are market led and therefore the funding follows where the market will build. The main housing growth programmes and funds impacted by the focus on areas of high affordability pressure are detailed in the table below.

Funding stream	Funding available	Funding restrictions (if any)
<p>Shared Ownership and Affordable Homes Programme (SOAHP) Grant funding targeted toward housing associations and other 'registered housing providers'. Allocations are made to housing providers rather than to areas, so there is no formal overall GM allocation as such. Bids are assessed on a competitive basis, taking into account grant rate and unit cost, with the Homes England consulting districts on allocations to ensure strategic fit. Products include affordable rent, shared ownership, rent to buy, etc.</p>	<p>£9 billion nationally to 2021</p>	<p>£2 billion of social rent grant funding within the £9 billion total only available to areas with 'high affordability pressures' whereby private rents are £50+ more per week than social rents. Five GM districts eligible – Bury, Manchester, Salford, Stockport, Trafford.</p>
<p>Home Building Fund Homes England loan funding aimed at private sector (or majority private sector) organisations to meet the development costs of building homes for sale or rent; and loan funding. Similar in concept to the GM Housing Investment Loan Fund.</p>	<p>£4.5 billion nationally announced in Budget</p>	<p>80% of unallocated monies restricted to areas of 'highest affordability pressure', calculated using the ratio of median house prices to median workplace-based household income figures. Only Trafford eligible for preferential access in GM.</p>
<p>Housing Infrastructure Fund Funding allocated to local government on a competitive basis, which will provide infrastructure targeted at unlocking new private house building in the areas where housing need is greatest. Twelve schemes in GM awarded Marginal Viability Funding, under the first round of funding,</p>	<p>£5 billion nationally plus £500 million announced in Budget</p>	<p>80% of Forward Funding element restricted to areas of 'highest affordability pressure', calculated using the ratio of median house prices to median workplace-</p>

Funding stream	Funding available	Funding restrictions (if any)
<p>worth £69,227,164. The GM Housing Package also commits to taking forward taking four Forward Fund projects through to the next stage of assessment for funding, with a potential total grant of around £240m.</p>		<p>based household income figures. Only Trafford eligible for preferential access to in GM.</p>
<p>Estate Regeneration Fund Fund intended to transform up to 100 housing estates. Government sees that estate regeneration schemes are long term and complex projects, requiring significant upfront expenditure which may only be fully recovered over the life of a project. Funds are split into project loan finance, enabling funding and capacity building funding.</p>	<p>£180 million nationally</p>	<p>80% of unallocated monies restricted to areas of 'highest affordability pressure', calculated using the ratio of median house prices to median workplace-based household income figures. Only Trafford eligible for preferential access in GM.</p>
<p>Small Sites Fund Fund will provide grant funding to speed up getting the right infrastructure in place to support home building on stalled small sites to provide the homes their communities need. Prospectus expected November/December 2018.</p>	<p>£630 million nationally</p>	<p>80% restricted to areas of 'highest affordability pressure', calculated using the ratio of median house prices to median workplace-based household income figures. Only Trafford eligible for preferential access in GM.</p>
<p>Land Assembly Fund Funding to acquire land needing work and get it ready for the market, making it less risky for developers to invest in and start building. Prospectus expected November/December 2018.</p>	<p>£1.3 billion nationally</p>	<p>80% restricted to areas of 'highest affordability pressure', calculated using the ratio of median house prices to median workplace-based household income figures. Only Trafford eligible for preferential access in GM.</p>

ANNEX 2: LOCAL AUTHORITY RANKINGS

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
London	Kensington and Chelsea	40.69	n/a
London	Westminster	24.57	n/a
London	Hammersmith and Fulham	20.86	n/a
London	Camden	19.95	n/a
London	Richmond upon Thames	19.91	n/a
London	Wandsworth	19.73	n/a
South East	Chiltern	18.04	£173.13
South East	Epsom and Ewell	17.80	£164.23
London	Haringey	16.80	n/a
East	St Albans	16.59	£156.98
South East	Elmbridge	16.44	£164.75
London	Harrow	15.98	n/a
London	Ealing	15.96	n/a
London	Hackney	15.91	n/a
London	Barnet	15.88	n/a
London	Brent	15.86	n/a
London	Waltham Forest	15.71	n/a
London	Islington	15.69	n/a
South East	South Bucks	15.69	£160.06
London	Kingston upon Thames	15.46	n/a
London	Merton	15.44	n/a
London	City of London	14.83	n/a
London	Lambeth	14.65	n/a
South East	Sevenoaks	14.59	£166.16
London	Bromley	14.57	n/a
South East	Waverley	14.50	£112.67
East	Epping Forest	14.49	£127.52
South East	Mole Valley	14.37	£146.31
London	Redbridge	14.36	n/a
London	Southwark	14.30	n/a
East	Hertsmere	14.22	£155.13
South East	Tandridge	14.10	£159.91
South West	Cotswold	14.00	£97.62
London	Enfield	13.94	n/a
East	Three Rivers	13.85	£153.53
South East	Horsham	13.78	£115.01

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
South East	Windsor and Maidenhead	13.50	£162.32
South East	Chichester	13.49	£94.16
East	Cambridge	13.46	£156.99
East	Uttlesford	13.37	£99.78
South East	Tunbridge Wells	13.35	£114.68
South West	East Dorset	13.23	£96.32
South East	Surrey Heath	13.07	£119.55
South West	Christchurch	13.04	£90.73
East	East Hertfordshire	12.97	£102.71
London	Sutton	12.92	n/a
London	Greenwich	12.90	n/a
East	Dacorum	12.77	£113.82
South East	Mid Sussex	12.69	£110.71
East	Watford	12.66	£128.18
London	Newham	12.65	n/a
South East	Guildford	12.53	£171.85
London	Lewisham	12.42	n/a
South East	East Hampshire	12.38	£77.08
London	Hillingdon	12.34	n/a
South East	Oxford	12.30	£169.66
South East	Brighton and Hove	12.28	£162.26
South East	Arun	12.27	£64.56
South East	Wokingham	12.25	£128.84
South East	Woking	12.21	£150.34
South East	Winchester	12.04	£122.16
London	Havering	12.01	n/a
East	Rochford	12.00	£120.88
South East	Hart	11.99	£101.89
South East	New Forest	11.94	£84.00
South West	South Hams	11.91	£76.38
South East	South Oxfordshire	11.86	£118.81
South East	Tonbridge and Malling	11.78	£97.43
South East	Adur	11.73	£78.54
South East	Wealden	11.62	£94.09
East	Castle Point	11.60	£89.31
South East	Wycombe	11.48	£112.50
South East	Reigate and Banstead	11.48	£131.95
East	Broxbourne	11.41	£105.68
East	Chelmsford	11.38	£90.03

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
South East	Worthing	11.35	£69.84
South West	West Dorset	11.27	£63.91
South East	West Oxfordshire	11.24	£91.21
East	Brentwood	11.23	£138.46
London	Croydon	11.21	n/a
East	Welwyn Hatfield	11.19	£126.07
South West	Bath and North East Somerset	11.10	£130.06
South East	Spelthorne	11.09	£164.70
London	Hounslow	11.08	n/a
South East	Aylesbury Vale	11.08	£91.90
South West	Purbeck	11.05	£72.50
London	Bexley	11.04	n/a
South East	Rother	11.04	£69.43
South East	Canterbury	11.03	£82.27
East	South Cambridgeshire	11.01	£104.63
East	Babergh	11.00	£60.92
South East	Runnymede	10.91	£169.45
South West	Teignbridge	10.78	£63.74
London	Barking and Dagenham	10.72	n/a
East	Maldon	10.68	£82.17
South East	West Berkshire	10.65	£92.97
West Midlands	Malvern Hills	10.63	£57.34
South East	Thanet	10.58	£52.31
East	North Hertfordshire	10.50	£85.60
East	Basildon	10.48	£92.80
East Midlands	Rutland	10.45	£58.23
East	Central Bedfordshire	10.44	£87.44
Yorkshire and The Humber	Harrogate	10.36	£71.44
East Midlands	South Northamptonshire	10.30	£89.00
West Midlands	Bromsgrove	10.24	£54.77
East	Southend-on-Sea	10.23	£80.66
East	Mid Suffolk	10.17	£54.08
South East	Test Valley	10.17	£86.53
South West	Mendip	10.17	£51.52
South West	West Devon	10.15	£61.11
South East	Maidstone	10.12	£86.91
East Midlands	Daventry	10.11	£62.18
East	St Edmundsbury	10.10	£80.62

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
South East	Lewes	10.02	£109.21
East	Thurrock	10.00	£94.48
South West	Poole	10.00	£81.94
South West	North Devon	9.99	£60.13
South East	Dartford	9.97	£107.74
East	East Cambridgeshire	9.86	£75.59
South East	Slough	9.86	£80.56
South East	Fareham	9.85	£77.70
East Midlands	Rushcliffe	9.84	£57.48
South West	East Devon	9.84	£59.40
South East	Ashford	9.83	£57.12
East	Broadland	9.75	£51.41
South East	Cherwell	9.75	£90.27
South East	Shepway	9.70	£35.12
London	Tower Hamlets	9.68	n/a
North West	South Lakeland	9.67	£43.33
East Midlands	Harborough	9.66	£58.91
South East	Eastleigh	9.64	£78.41
East	North Norfolk	9.60	£43.98
Yorkshire and The Humber	Hambleton	9.52	£43.46
South West	Torrige	9.51	£35.47
East	Braintree	9.50	£77.43
West Midlands	Herefordshire, County of	9.49	n/a
South East	Basingstoke and Deane	9.48	£87.05
South West	Wiltshire	9.43	£73.72
West Midlands	Wychavon	9.36	£58.94
South East	Rushmoor	9.35	£84.45
East	Bedford	9.33	£68.79
South East	Eastbourne	9.31	£61.96
West Midlands	Warwick	9.29	£79.97
East Midlands	Derbyshire Dales	9.28	£44.46
East	Breckland	9.26	£55.65
South East	Gravesham	9.26	£82.56
West Midlands	Stratford-on-Avon	9.26	£76.32
South East	Havant	9.20	£71.87
South East	Swale	9.18	£58.14
South East	Bracknell Forest	9.17	£84.24
South West	North Dorset	9.09	£54.11
East	Harlow	9.06	£109.95

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
South West	Bristol, City of	8.99	n/a
South West	North Somerset	8.99	£66.01
South West	Cheltenham	8.98	£73.71
South West	Cornwall	8.96	£65.23
East	Tendring	8.95	£49.85
East	Suffolk Coastal	8.95	£51.80
North West	Trafford	8.94	£107.52
South East	Vale of White Horse	8.93	£109.43
East	Colchester	8.89	£65.23
South East	Crawley	8.89	£106.16
East	South Norfolk	8.87	£50.85
South West	Sedgemoor	8.87	£54.44
Yorkshire and The Humber	Ryedale	8.84	£36.86
South West	Stroud	8.80	£58.43
East Midlands	South Kesteven	8.77	£45.63
East	Huntingdonshire	8.76	£66.76
South West	Forest of Dean	8.74	£56.28
South West	Bournemouth	8.68	£64.31
South East	Milton Keynes	8.65	£105.63
Yorkshire and The Humber	York	8.62	£72.88
East	Forest Heath	8.60	£116.22
South East	Hastings	8.54	£41.89
West Midlands	Lichfield	8.52	£54.69
South West	Mid Devon	8.50	£61.41
South West	Exeter	8.45	£85.01
West Midlands	Shropshire	8.39	£38.08
South West	Weymouth and Portland	8.31	£52.75
South East	Medway	8.25	£73.98
South East	Isle of Wight	8.20	£42.36
East Midlands	East Northamptonshire	8.19	£58.19
South East	Reading	8.17	£92.51
South West	South Somerset	8.16	£51.21
South West	Taunton Deane	8.13	£55.69
South West	South Gloucestershire	7.97	£90.34
South East	Dover	7.96	£43.43
East Midlands	Oadby and Wigston	7.94	£55.25
South West	Tewkesbury	7.92	£64.18

Region	Local authority	Homes England targeted geographical funding score <i>[qualifying threshold = 8.88]</i>	SOAHP social rent 'high affordability pressure' score* <i>[qualifying threshold = £50]</i>
East	King's Lynn and West Norfolk	7.91	£50.39
Yorkshire and The Humber	Craven	7.91	£51.45
South East	Gosport	7.83	£63.52
West Midlands	Wyre Forest	7.79	£39.58
West Midlands	Solihull	7.77	£73.30
West Midlands	South Staffordshire	7.72	£52.79
East	Waveney	7.70	£34.54
South West	Torbay	7.67	£61.77
East Midlands	Melton	7.66	£41.28
East	Stevenage	7.61	£67.61
North West	Cheshire East	7.57	£54.08
North West	Stockport	7.56	£62.08
East Midlands	Blaby	7.52	£52.49
West Midlands	Redditch	7.52	£58.87
East	Luton	7.50	£80.00
North West	Eden	7.49	£27.60
East Midlands	Wellingborough	7.48	£47.16
East Midlands	North Kesteven	7.44	£36.16
Yorkshire and The Humber	Richmondshire	7.43	£37.08
East Midlands	Hinckley and Bosworth	7.36	£33.90
East Midlands	Northampton	7.33	£52.42
East Midlands	North East Derbyshire	7.31	£26.35
East Midlands	Charnwood	7.30	£15.88
East Midlands	Newark and Sherwood	7.27	£34.13
East Midlands	South Derbyshire	7.26	£36.69
East Midlands	North West Leicestershire	7.24	£43.34
West Midlands	Stafford	7.23	£44.02
North West	Cheshire West and Chester	7.22	£50.41
East Midlands	High Peak	7.15	£20.26
East	Fenland	7.14	£43.57
West Midlands	North Warwickshire	7.12	£47.48
East Midlands	Boston	7.09	£55.78
East Midlands	South Holland	7.09	£45.86
South East	Portsmouth	7.08	£62.09
East Midlands	Kettering	7.02	£42.48
South West	Swindon	7.00	£60.45

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
East	Norwich	6.96	£50.14
West Midlands	Tamworth	6.91	£43.84
North West	Chorley	6.82	£45.23
East	Ipswich	6.77	£48.97
Yorkshire and The Humber	Selby	6.77	£36.87
West Midlands	Rugby	6.75	£49.80
West Midlands	Nuneaton and Bedworth	6.72	£34.00
North West	Wyre	6.68	£50.33
East	Peterborough	6.64	£46.15
West Midlands	Worcester	6.61	£46.41
Yorkshire and The Humber	East Riding of Yorkshire	6.60	£24.11
East Midlands	East Lindsey	6.58	£25.79
North West	Ribble Valley	6.58	£50.94
South East	Southampton	6.58	£76.63
North West	Sefton	6.55	£44.34
North West	West Lancashire	6.52	£44.44
North West	Bury	6.51	£58.39
North West	Rossendale	6.44	£34.63
North West	Allerdale	6.43	£18.87
North East	Northumberland	6.38	£32.36
Yorkshire and The Humber	Scarborough	6.37	£25.82
North West	Warrington	6.36	£39.25
West Midlands	Telford and Wrekin	6.33	£35.93
East Midlands	Corby	6.29	£45.29
South West	Gloucester	6.29	£33.26
West Midlands	East Staffordshire	6.29	£41.69
West Midlands	Cannock Chase	6.23	£28.41
North East	North Tyneside	6.22	£36.41
East	Great Yarmouth	6.20	£27.83
North West	South Ribble	6.12	£39.53
West Midlands	Staffordshire Moorlands	6.12	£29.47
West Midlands	Dudley	6.09	£26.12
East Midlands	Bassetlaw	6.04	£21.92
East Midlands	Mansfield	6.03	£26.78
South West	Plymouth	6.03	£51.05
East Midlands	Leicester	5.99	£30.17
East Midlands	West Lindsey	5.99	£23.96

Region	Local authority	Homes England targeted geographical funding score	SOAHP social rent 'high affordability pressure' score*
		<i>[qualifying threshold = 8.88]</i>	<i>[qualifying threshold = £50]</i>
East Midlands	Broxtowe	5.98	£42.35
West Midlands	Walsall	5.95	£26.07
Yorkshire and The Humber	Leeds	5.94	£63.57
North West	Wirral	5.92	£44.17
Yorkshire and The Humber	Wakefield	5.78	£31.43
Yorkshire and The Humber	North East Lincolnshire	5.77	£14.28
North West	Fylde	5.74	£49.21
East Midlands	Chesterfield	5.69	£18.85
North East	South Tyneside	5.67	£34.13
Yorkshire and The Humber	Kirklees	5.67	£25.00
North West	Salford	5.63	£54.55
North West	Rochdale	5.62	£35.58
North East	Stockton-on-Tees	5.59	£35.13
North West	St. Helens	5.59	£42.68
West Midlands	Birmingham	5.59	£59.30
East Midlands	Bolsover	5.57	£17.78
North West	Oldham	5.55	£45.24
East Midlands	Lincoln	5.54	£37.51
North West	Tameside	5.54	£39.51
East Midlands	Ashfield	5.52	£23.27
Yorkshire and The Humber	Sheffield	5.51	£46.23
West Midlands	Newcastle-under-Lyme	5.49	£29.93
West Midlands	Coventry	5.49	£35.13
East Midlands	Erewash	5.48	£24.04
North East	Newcastle upon Tyne	5.48	£63.26
East Midlands	Amber Valley	5.44	£25.96
West Midlands	Wolverhampton	5.43	£27.60
East Midlands	Gedling	5.40	£40.72
West Midlands	Sandwell	5.40	£41.01
North West	Lancaster	5.36	£43.39
North West	Manchester	5.35	£81.93
North West	Wigan	5.34	£26.66
North West	Carlisle	5.27	£15.54
North East	Darlington	5.23	£20.47
North West	Bolton	5.23	£36.49
North East	Gateshead	5.22	£39.55

Region	Local authority	Homes England targeted geographical funding score <i>[qualifying threshold = 8.88]</i>	SOAHP social rent 'high affordability pressure' score* <i>[qualifying threshold = £50]</i>
Yorkshire and The Humber	Doncaster	5.21	£27.71
North West	Preston	5.20	£36.88
Yorkshire and The Humber	Bradford	5.15	£32.13
Yorkshire and The Humber	Rotherham	5.13	£26.09
North East	Redcar and Cleveland	5.11	£27.32
East Midlands	Nottingham	5.01	£39.39
Yorkshire and The Humber	Calderdale	5.01	£30.03
North East	Middlesbrough	4.88	£16.00
Yorkshire and The Humber	Barnsley	4.86	£9.58
Yorkshire and The Humber	North Lincolnshire	4.82	£27.65
North East	Sunderland	4.77	£42.16
North West	Halton	4.75	£45.89
North West	Blackpool	4.71	£51.47
North East	Hartlepool	4.68	£18.50
North West	Liverpool	4.61	£28.12
Yorkshire and The Humber	Kingston upon Hull, City of	4.58	n/a
North West	Knowsley	4.54	£51.45
East Midlands	Derby	4.48	£27.66
North East	County Durham	4.46	£31.34
North West	Blackburn with Darwen	4.46	£33.17
West Midlands	Stoke-on-Trent	4.45	£23.50
North West	Hyndburn	4.14	£20.93
North West	Pendle	3.95	£23.65
North West	Burnley	3.77	£18.05
North West	Barrow-in-Furness	3.69	£24.07
North West	Copeland	2.71	£19.44

*SOAHP funding operated separately by Greater London Authority in London

MHCLG: Geographical Targeting Across 5 Housing Programme Funds 30th October 2018

Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England, 2017

Source: ONS, House price to workplace-based earnings ratio, 26th April 2018

Table 5C: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Legend

