

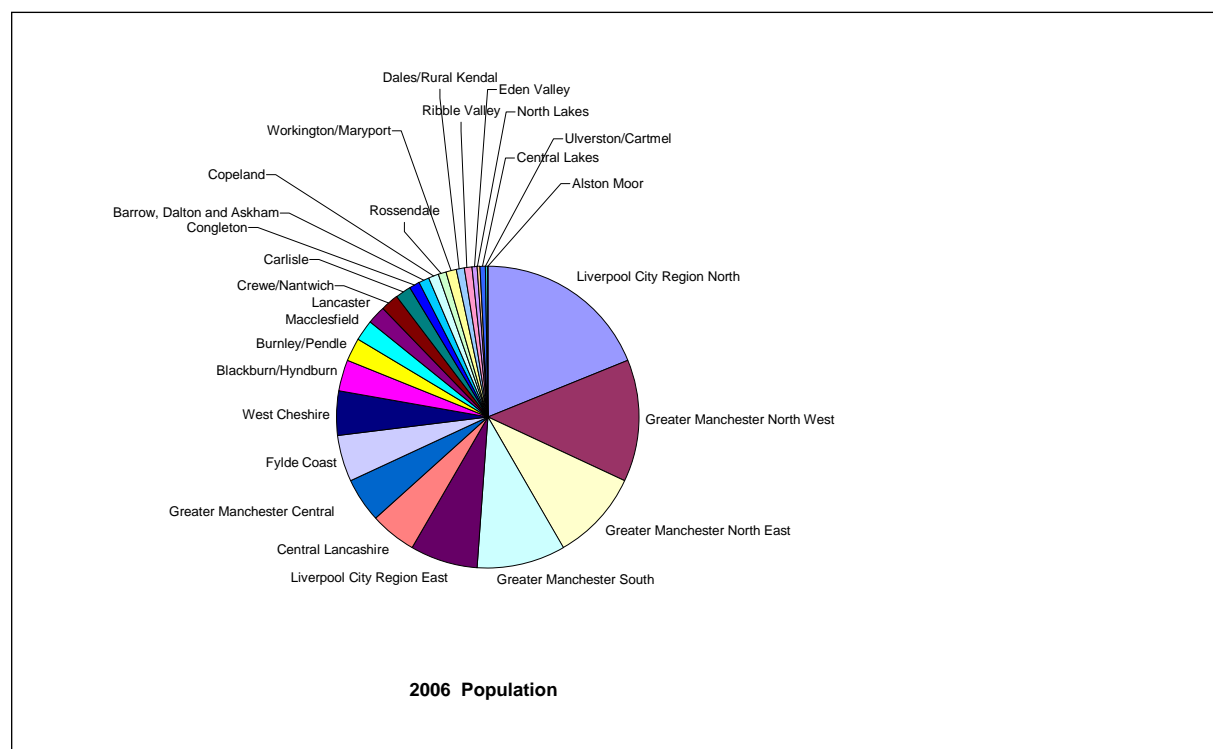
## Appendix 1 Housing Market area data issues

The 27 housing market areas vary considerably in size, as Figure A.1 shows.

The Greater Manchester and Liverpool housing market areas contain more than half of the region's population, whilst other areas, particularly those in Cumbria, are very much smaller. The relative sizes of the housing market areas need to be borne in mind when looking at data.

Whilst over half of the housing market areas are amalgamations of local authority districts, the remainder cut across district boundaries. The housing market areas in Cumbria follow ward boundaries, but the four Greater Manchester housing market areas cross all administrative and statistical boundaries. This has important implications for the handling and interpretation of the data used in this analysis.

**Figure A.1 Housing market areas by population**



The approach has been to use data at the smallest available spatial level, and where possible to aggregate this up to the housing market area boundaries. Land Registry house price data is available at property level, which means that it can be accurately summed to any boundary. All other data, though, have been aggregated to some degree by their providers

before being released into the public realm. These data are available for one or more of the levels in ONS area hierarchy (output areas, super-output areas, wards and districts). Where data are available at ward level or below, an exact match can be made with all but the Greater Manchester housing market areas. Where data are only available at district level – and this applies to a significant proportion of the data used in this study – these spatial data have had to be split, and therefore in these cases exact matches are restricted to the housing market areas which do not cross local authority boundaries.

The apportionment process initially involved creating a look-up table, linking all available geographical units (properties, output areas, super output areas (SOAs), wards and districts) to housing market areas. Where data were available for spatial units which could be built up neatly to housing market area boundaries, allocation to housing market areas was straightforward. However, for cases where an exact match to housing market area boundaries was not possible, data were apportioned. Where spatial units were split by housing market area boundaries, their data were allocated according to the proportion of unit post codes falling inside and outside the housing market area. This allocation was done using the number of delivery points per postcode (as a proxy for dwellings). Where they related to population this was weighted by the household/population ratio (from the 2001 Census) for the output area in which the postcode fell.

Where data are available at output or super output area level this is likely to produce fairly accurate results. However, as the size of the area being apportioned increases, the accuracy will decrease. At district level accuracy will inevitably be compromised. For this reason, the source geography used in the analysis in this report is made explicit in Appendix 4.