

VIABILITY ASSESSMENT APPLICATION NUMBER: 131094/FO/2021

PROPOSED CHANGE OF USE OF NURSING HOME TO APARTMENTS 130 KENYON LANE, MANCHESTER

This assessment looks at the viability of a proposal to change the use of existing care home (Class C2) to 20 x 2 bedroom and 4 x 1 bedroom residential apartments (Class C3) Location: Oakland Nursing Home, 130 Kenyon Lane, Manchester, M40 9DF

This viability assessment has been undertaken by PAR Planning on behalf of Mr Qasim Surname Shah of Risbridger Scott & Sons Ltd of 2 Grobars Avenue ,Woking.

EXECUTIVE SUMMARY

The proposed scheme to change the use of 130 Kenyon Lane, Moston, Manchester from a care home to apartments is one with considerable planning merit. In particular it:

1. Brings a vacant building back into use;
2. Serves a market currently limited in scale but potentially growing;
3. It helps diversify the local housing market which has an overdependence on terraced properties.

The analysis above does, however, demonstrate that the Kenyon Lane area of Moston is a low value housing area with a high dependence on terraced and semi detached properties and its social make up reflects this and means that housing values are relatively low and unlikely to increase significantly in the future.

The scheme proposed is therefore on the margins of viability as it depends on achieving higher sales prices than were achieved by a new build scheme nearby two years ago and marginal increases in costs could make the scheme unviable.

This assessment demonstrates that there is relatively little flexibility in the financing of the project to justify significant S106 contributions especially for Affordable Housing.

The scheme also fits within the exceptions of the Council's affordable housing policy as it complies with the following exceptions.

1. There is a very high level of affordable housing in the immediate area;
2. There is either a high proportion of socially rented housing (35%) or low house prices in the immediate area compared to average incomes;
3. Such housing would be prejudicial to the diversification of the existing housing mix;

It is significant that rented housing stock comprises 65% of the stock in the Kenyon Lane area well above the trigger figure of 35%.

It is clear therefore that the scheme cannot accept any significant S106 contribution beyond the £97,500 already included within the development appraisal.

1. INTRODUCTION

The assessment has been requested to supplement work undertaken by Paul Butler Associates as part of an assessment of the project's viability. Their assessment which accompanies the planning application states.

'Applying the Vacant Building Credit

National Planning Policy and Practice Guidance provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is to be demolished and replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought.

This credit is applied by taking the existing floorspace of a vacant building and crediting this against the floorspace of the new development.

The formula to calculate site affordable housing requirement is as follows: (Difference between proposed and existing floorspace / proposed floorspace) * policy requirement

In this instance: The gross existing floor space is 2029.2sqm The proposed gross floor space is 2029.2sqm The affordable housing requirement is 20% (equivalent to 5 dwellings). Applying the vacant building credit the site wide affordable housing requirement for this scheme would be 0% (equivalent to 0 dwellings).

Having regard to the intention of national policy in promoting the development of brownfield land, it is not considered that there is any evidence of abandonment. Planning permission was granted for the erection of a two storey nursing home with new vehicular access to Kenyon Lane on 24 Feb 1994 (044541/FO/NORTH2/93) and the building is fairly recent in this regard.

The building history has been researched and it is clear it has not been abandoned.

BestCareHome.co.uk list the building in 15/11/2009 as 'Oakland Care Centre (Moston)' and it is described as 'a large purpose built provision set in its own grounds and located in the North of the City.

The home is owned by Southern Cross Health Care and is registered to offer accommodation to 54 older people. There are carparking facilities to the front and rear of the building and well maintained gardens with a seating area for residents and their visitors. There is a ramp to the homes main entrance and a passenger lift that enables access to all levels of the home. The home offers lounges and dining rooms on both floors. All bedrooms are for single use and have en-suite facilities. The home is equipped to meet the needs of those with mobility difficulties and who may require additional space'.

In October 2011 the home was listed by Quality Care Commission as Oakland Care Centre (Moston) and run by Southern Cross Home Properties Limited. Oakland was subsequently listed in a release by MEN as being 'Inadequate' (17/02/2017). The care home is understood to have closed after a series of poor reports and since has likely remained closed without alternative use in the intervening period.

The applicant has secured the building and boarded the windows whilst looking for an alternative use and has decided to pursue an application to convert the building for residential use. The

property remains in a reasonable condition which would also prove that issues of abandonment are not relevant here. Residual Planning Requirement and Viability

After the vacant building credit is taken into consideration, the residual affordable housing requirement for this site would be 0%.

Paragraph 006 and 007 of the NPPG Guidance on Viability states: 006 “Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage...” 007 “Such circumstances could include for, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example building to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force...”

The adopted Local Plan currently comprises the Manchester Core Strategy DPD (2012) and any relevant Saved Policies of the Manchester Unitary Development Plan Review (2009). The economic viability work which informed the Core Strategy policy likely predates 2012. This cannot be considered up to date and as such viability is a matter which needs to be considered on a case-by-case basis at the decision-making stage.

The planning application is accompanied by a viability appraisal prepared by Inn8vds. The report identifies that the expected level of profit associated with the scheme is approximately 10%. This represents a relatively low level of profit and demonstrates the marginal level of viability associated with the scheme. On this basis, the scheme is unable to support any affordable housing contributions due to the effect that this would have on the already marginal level of viability associated with the scheme.’

Following the submission of the document a response has been received from Manchester City Council requesting a financial assessment of the project to assess the affordable housing calculation as set out below.

- 1) *Further to your affordable housing statement received on 27 September 2021 a viability report to validate the application is still required. Financial figures are required to assess the vacant building credit in order to calculate the level of any affordable housing contribution.*

Providing for Housing Choice - Supplementary Planning Document and Planning Guidance

Before examining the finances of the scheme it should be noted that the Council’s Affordable Housing policy does allow for exceptions to the requirement for Affordable Housing contributions in specific circumstances. These are set out within the policy

Exceptions

A lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where material considerations indicate that this would be appropriate. Such circumstances could include, for example:

1. There is a very high level of affordable housing in the immediate area;

2. There is either a high proportion of socially rented housing (35%) or low house prices in the immediate area compared to average incomes;
3. Such housing would be prejudicial to the diversification of the existing housing mix;
4. The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes; or financially undermine significant development proposals critical to economic growth within the City;
5. The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability (see below);
6. A legally binding agreement had been reached on land values by 1st December 2007 which had not incorporated the cost of affordable housing.

It is argued that the scheme falls within criteria 1, 2, and 3 and that an Affordable Housing contribution is not required under the exemptions. Further details on the nature of the housing and social structure of this area are provided later.

2. FINANCIAL APPRAISAL

In order to achieve the requirement of the Council, this appraisal looks at:

1. The nature of the area around the site:
2. The impact on values and examples of the values of similar properties in the area;
3. An assessment of potential yields for the development
4. An assessment of the return on investment and the likely opportunity to provide affordable housing contributions.

THE NATURE OF THE AREA AN OVERVIEW

Moston lies within the M60 motorway in the City of Manchester. It is less than 3 miles north of the city centre and about half a mile east of Rochdale Road - a major route from Manchester to the North and the M60. It is a predominantly residential area with a wide mix of properties from terraced houses to semi detached and increasingly the area is seeing the development of low rise apartments.

The area can be divided into the older urban area dominated by older terraced and semi detached housing and the New Moston area which is modern estate based development and very different in character. As the project is located in the older area data used reflects this. There is a very limited but developing apartment market in this older area driven by ease of access to the City Centre with a Metro Link just over half a mile from the development which gives access to the city centre in less than 10 minutes.

A range of local facilities is driven by the residential market eg a 24 hour Puregym is located 10 minutes away.

Housing Types

The area containing Kenyon Lane, Manchester consists predominantly of terraced housing, which is common in suburban and inner-city areas.

Housing Types	%	
Detached	12	8
Semi-Detached	13	8
Terraced	112	86
Flat (Purpose-Built)	10	7
Flat (Converted)	3	2
Residence in Commercial Building	2	1
Total	152	

Housing Tenure

The area containing Kenyon Lane, Manchester contains a higher than average level of rented housing (excluding social housing) - 66% of household spaces. This contrasts with the national average of just over 16%.

Housing Tenure	%	
Owned Outright	17	13
Owned with Mortgage	24	18
Shared Ownership	0	0
Rented: From Council	2	1
Rented: Other Social <i>inc. charities and housing associations</i>	0	0
Rented: Private Landlord <i>inc. letting agents</i>	85	65
Rented: Other	1	1
Rent Free	1	1
Total	130	

3. HOUSE PRICES IN KENYON LANE, MOSTON, MANCHESTER

We have found 55 property sales in Kenyon Lane since the beginning of 1995.

The schedule below confirms the view that house prices in the area are low and are generally affordable. Particular emphasis is given to apartments within this area with transactions in recent years listed below.

The data comes directly from the Land Registry, and is updated monthly. It does not include commercial sales, or sales of land without property.

These show values of £75,000 to £97,000 but particular attention needs to be given to 141 Kenyon Lane a new build scheme which attracted values of £95,000 to £101,000. This is considered to be an accurate exemplar for this scheme. On this basis the asking prices for the proposal here can be viewed as optimistic but reflect increases in property values over the two years since 141 Kenyon Lane was completed with an allowance for a further 12 months growth until the scheme comes to the market.

Properties sold

190, Kenyon Lane, Manchester, Greater Manchester M40 5EH

2 bed, flat

£75,000 31 Jan 2020 Leasehold

£55,000 7 Jan 2011 Leasehold

Apartment 5, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ
Flat

£95,750 8 Jan 2020(New Build) Leasehold

Apartment 13, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ
Flat

£95,950 20 Dec 2019(New Build) Leasehold

94, Kenyon Lane, Manchester, Greater Manchester M40 9DH

3 bed, semi-detached

£130,000 13 Dec 2019 Freehold

Apartment 9, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ
Flat

£96,495 8 Aug 2019(New Build) Leasehold

136, Kenyon Lane, Manchester, Greater Manchester M40 9DF

3 bed, terraced

£110,000 25 Jul 2019 Freehold

£57,000 23 May 2014 Freehold

Apartment 17, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ
Flat

£97,000	29 Mar 2019(New Build)	Leasehold
Apartment 1, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£89,995	28 Mar 2019(New Build)	Leasehold
Apartment 10, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£94,995	7 Feb 2019(New Build)	Leasehold
Apartment 2, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£91,995	29 Jan 2019(New Build)	Leasehold
Apartment 3, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£46,500	8 Apr 2004	Freehold
Apartment 3, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£94,995	30 Nov 2018(New Build)	Leasehold
		
Apartment 16, Kenyon Court, 141, Kenyon Lane, Manchester, Greater Manchester M40 9DJ Flat		
£100,250	22 Oct 2018(New Build)	Leasehold

4. LIKELY YIELD ON INVESTMENT

Given the limited apartment market in Moston, evidence of yields is hard to identify. There is however, an investment currently being marketed. This has the following requested terms.

22 APARTMENTS WITH PARKING

'Residents parking within landscaped area, 2 lifts, Intercom access, High specification fixtures and fittings. Unit sizes from 636 sq ft. 10 year building warranties. Metrolink within walking distance - less than 10 minutes to city centre'

****Gross yield from 8.5%****

****Net yield from 6.7%****

(Property Ref: 1501)

5. VALUES AND YIELD ON INVESTMENT

The analysis above shows a number of relevant points.

Firstly the majority of properties in Moston are already rentals and social housing and it can be argued that this triggers the exception in the Housing Supplementary Guidance about areas where there is a large proportion of social housing already. Exceptions 1,2,3.

Secondly and more fundamentally the analysis of return on investment shows a limited profitability with total spend of £2853,399 against a value of £3169,00. This would give a developer's profit of £315601 or 9.9% using value as the base. If one includes a developer's profit of 10% within the costs given that a more typical figure would be 15% then the cost of the scheme comes to £3,1387,389. The costs assume a S106 contribution of £97500 so it is clear that there is very little scope for affordable housing.

The appraisal undertaken by Innvds is based on property sales rather than rental income so a formal assessment of yield has not been undertaken but at 8.75% yield an income of £277,287 per annum or an average rental of say £1000 per month for 2 bed apartments and £900 for 1 bed apartments. These are not figures achieved in the local market again making the developer's assumptions optimistic.

6. CONCLUSIONS

The analysis of the scheme to change the use of 130 Kenyon Lane, Moston, Manchester from a care home to apartments is one with considerable planning merit. In particular it:

1. Brings a vacant building back into use;
2. Serves a market currently limited in scale but potentially growing;
3. It helps diversify the local housing market which has an overdependence on terraced properties.

The analysis above does, however, demonstrate that Moston is a low value housing area with a high dependence on terraced and semi detached properties and its social make up reflects this and means that housing values are unlikely to increase in the future.

The scheme proposed is therefore on the margins of viability as it depends on achieving higher sales prices than were achieved by a new build scheme nearby two years ago and marginal increases in costs could make the scheme unviable. A brief assessment of yields on rental income confirms this assessment and if the scheme is to proceed the developer is clearly taking a risk on rental and value growth.

It is clear therefore that the scheme cannot accept any significant S106 contribution beyond the £97,500 already included within the development appraisal.

APPENDIX 1

Oakland Carehome, Kenyon Lane, Manchester



PROJECT APPRAISAL

Income										
Plot No.	GIA (sqft)	Type Description	New/ConvGarage		Parking (Sqft)	Sales (£185)	Sales (Value)	Sales (Price)		
1	646	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£119,480	£120,000		
2	689	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£127,446	£128,000		
3	431	1B1P 1Bedroom 1Person Apartment	C	0	1	£185	£79,654	£80,000		
4	818	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£151,342	£152,000		
5	753	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£139,394	£140,000		
6	764	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£141,385	£142,000		
7	797	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£147,359	£148,000		
8	915	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£169,264	£170,000		
9	710	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£131,428	£132,000		
10	700	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£129,437	£130,000		
11	549	1B2P 1Bedroom 2Person Apartment	C	0	1	£185	£101,558	£102,000		
12	715	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£132,225	£133,000		
13	646	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£119,480	£120,000		
14	689	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£127,446	£128,000		
15	420	1B1P 1Bedroom 1Person Apartment	C	0	1	£185	£77,662	£78,000		
16	850	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£157,316	£158,000		
17	926	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£171,255	£172,000		
18	764	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£141,385	£142,000		
19	710	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£131,428	£132,000		
20	829	2B4P 2Bedroom 4Person Apartment	C	0	1	£185	£153,333	£154,000		
21	743	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£137,402	£138,000		
22	743	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£137,402	£138,000		

23	549	1B2P 1Bedroom 2Person Apartment	C	0	1	£185	£101,558	£102,000
24	700	2B3P 2Bedroom 3Person Apartment	C	0	1	£185	£129,437	£130,000
GIA	17,054	Sqft	GIA	0	Sqft		£3,155,079	£3,169,000
No Units	24		No Garages		24		GDV	£3,169,000

Income

Plot No.	GIA (sqft)	Type	Description	New/Conv	Garage	Parking	Cost (Sqft)	Build (Cost)
1	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£66,844
2	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£71,301
3	431	1B1P	1Bedroom 1Person Apartment	C	0	1	£104	£44,563
4	818	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£84,670
5	753	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£77,985
6	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£79,099
7	797	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£82,441
8	915	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£94,696
9	710	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£73,529
10	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£72,415
11	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£104	£56,818
12	715	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£73,975
13	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£66,844
14	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£71,301
15	420	1B1P	1Bedroom 1Person Apartment	C	0	1	£104	£43,449
16	850	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£88,012
17	926	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£95,810
18	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£79,099
19	710	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£73,529
20	829	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£85,784
21	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£76,871
22	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£76,871
23	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£104	£56,818
24	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£72,415

GIA	17,054	Sqft	GIA	0	Sqft	Total GIA
£17,054						
No	2		Avera	77		£1,765,139

Build Costs

Build	£1,765,139
Prelims	Incl
Access Road	Incl
House Landscape	Incl
Site Landscape	Incl
Garages	Incl

	Demolition		Incl				
	Site Drainage		Incl				
	Soil and Septic Tank		Incl				
	Section 38 - Highways		Excl				
	Services			£120,000			
	NHBC/Warranty	£1,500		£36,000			
	Build Contingency	7.5%		£132,385			
				<u>£2,053,524</u>		<u>£2,053,524</u>	
Fees	Planning Fees			£5,000			
	Site Surveys/Studies/Topo etc			£40,000			
	Section 106			£97,500			
	Professional Fees	6%		£123,211			
	Marketing			£0			
	Estate Agent Fees	1.25%		£25,669			
	Legal to Sell	£1,500		£36,000			
	Insurance			£7,500			
	Showroom			£0			
	Fees Contingency	5%		£16,744			
				<u>£351,625</u>		<u>£351,625</u>	
Land	Land Price			£275,000			
	Stamp Duty	3%		£8,250			
	Legals to Buy			£15,000			
	Overage			£0			
				<u>£298,250</u>		<u>£298,250</u>	
				£150.0			
Finance	Finance Costs			<u>£150.0</u>		<u>£150.0</u>	
					£315.6	1%	On
					£464.7	2%	On
					£315.6	1%	On
				TOTAL	£2,853,399		

APPENDIX 2 SOCIO ECONOMIC CHARACTER OF MOSTON

Housing Occupancy

This data lists the total number of residents normally resident within each household. The figures do not record under- or over-occupancy.

Housing Occupancy

One Person	45
Two People	33
Three People	26
Four People	19
Five People	6
Six People	1
Seven People	0
8+ People	0
Total	130

Social Grade

Social Grade

AB - Higher and intermediate managerial, administrative, or professional positions	7
C1 - Supervisory, clerical, and junior managerial/administrative/professional positions	41
C2 - Skilled manual workers	14
DE - Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers	51
Total	113

Gender

Across the UK as a whole, the gender split is roughly equal at 49% male, 51% female. This address in Manchester Central constituency is broadly in line with those figures, with 49% male.

Gender

Male	147
Female	154

Gender

Total	301
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Male

Female

Age Groups

The area around M40 9JG has a very large concentration of children that are under 16 (at 28% of the resident population). This is commonly seen in suburban neighbourhoods, and sometimes in areas of high social housing.

Age Groups

0-4	30
5-7	19
8-9	13
10-14	19
15	4
16-17	6
18-19	7
20-24	20
25-29	22
30-44	91
45-59	38
60-64	7
65-74	14
75-84	7
85-89	3
90+	1
Total	301

Relationship Status

The number of residents who are separated in M40 9JG is high - 5% of the area's population. This contrasts with a national average of just 2.7%.

Figures for relationship status do not include those aged under 16, or those family members aged 16-18 who are in full-time education.

Health

Health in the UK is strongly tied to age as you would expect, but the affluence of a neighbourhood also has strong influence, with deprived areas often showing poorer standards of health. Overall, the UK considers itself to be healthy - 81.1% of residents rated their health as Very Good or Good. The full breakdown is as follows for the United Kingdom: 47.1% Very Good, 34% Good, 13.3% Fair, 4.3% Bad and 1.3% Very Bad.

Health

Very Good	158
Good	86
Fair	34
Bad	18
Very Bad	5
Total	301

Education & Qualifications

At the time of the 2011 census, across the UK 22.9% of residents had no qualification, 13.2% had 1-4 GCSEs, 15.2% had 5+ GCSEs and 1-2 A/AS-Levels, 12.3% had 2+ A-Levels, 27.1% had a degree (or similar), and 3.6% had an apprenticeship.

The qualification levels are based on current qualification names. The former Ordinary Levels (O-Levels) and CSEs will be included in the GCSE figures. Former Higher School Certificates (HSCs) will be counted as A Levels.

Highest Qualification Level Achieved

Degree or Similar <i>e.g. professional qualification (accountancy etc)</i>	51
Apprenticeship	4
HNC, HND or 2+ A Levels	25
5+ GCSEs, an A-Level or 1-2 AS Levels	33
1-4 GCSEs or Equivalent	21
No GCSEs or Equivalent	64
Other	18
Total	216

Economic Activity

Economic Activity

Full-Time Employee	66
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Economic Activity

Part-Time Employee(<i>defined as 30 hours or less per week</i>)	30
Self Employed	11
Unemployed	21
Full-Time Student(<i>with or without job</i>)	30
Retired	11
Looking After Home or Family	12
Long-Term Sick or Disabled	16
Other	8
Total	205

Employment Industry

This data is based on resident aged 16-74 on census day 2011, who were in employment.

Employment Industry

Agriculture/ <i>Inc. Forestry and Fishing</i>	1
Manufacturing	6
Water Supply/ <i>Inc. Sewage and Waste Management</i>	1
Construction	1
Retail/ <i>Inc. Wholesale</i>	23
Transportation/ <i>Inc. Storage and Logistics</i>	3
Accommodation and Food	16
Information and Communication	1
Financial Services/ <i>Inc. Insurance</i>	4
Real Estate	4
Professional, Scientific and Technical	6
Administration	11
Public Administration and Defence	6
Education	10

Employment Industry

Health/Inc. Social Work	25
Other/Inc. Arts, Recreation etc.	2
Total	120

Ethnic Group

Kenyon Lane, Manchester can be considered more ethnically diverse than the UK average. As whole, the UK population claims itself as approximately 86% white, with residents of this area being 56% so. As a country with a diverse population, the UK is home to other sizable ethnic groups, with mixed ethnicity (2.1%), Indian (2.4%) and Pakistani (1.9%) being the largest groups reported. There is considerable division of ethnicities within the UK, with ethnically diverse addresses uncommon outside of urban areas.

Country of Birth

In this area (Kenyon Lane, Manchester), 61% of the residents were born in England, which is significantly below the English average.

At the time of the 2011 census, approximately 83.5% of the resident population of England were born in England. The other groups were 1% Welsh, 1.35% Scottish, 0.4% Northern Irish, 0.75% from the Republic of Ireland, 3.75% from other European Union countries, and 9.4% from outside of Europe, with the remainder not stated.

Country of Birth

England	185
Wales	2
Scotland	3
Northern Ireland	1
Republic of Ireland	9
European Union	21
Other	80
Total	301

Passport(s) Held

Note that an individual may hold one or more passports. The data may include people living in adjacent addresses to M40 9JG

Passport(s) Held

United Kingdom	146
Republic of Ireland	8
Europe (including European Union)	28

Passport(s) Held

African Countries	48
Middle East or Asia	10
North America or Caribbean	0
Central America	0
South America	0
Oceania(<i>Australia, New Zealand, Indonesia and nearby islands</i>)	0
None	63

England and Wales are primarily Christian countries, with 59.3% of residents Christian. However, a sizeable portion of the population (25.1%) claim to have no religion. Some 4.8% identify themselves as Muslim, 1.5% Hindu, 0.4% Buddhist, 0.5% Jewish, 0.8% Sikh, and 0.4% as other religions, while the remaining 7.2% did not state their religious views.

Religion

Christian	209
No Religion	42
Buddhist	5
Hindu	2
Jewish	0
Muslim	24
Sikh	0
Other Religion	1
Not Stated	18
Total	301