

# Housing

The national Census happens every 10 years and gives us a picture of all the people and households in England and Wales. The last Census Day was on 21 March 2021. On 5<sup>th</sup> January 2023, ONS released a **topic summary** providing detail on **Housing**.

This briefing focuses on analysis of **Housing in Birmingham**. Other themes are analysed in subsequent briefing notes, and an interactive census dashboard is available on the **Birmingham City Observatory**.



## KEY HEADLINES:

- Most households in Birmingham lived in 1 of 3 accommodation types in 2021: semi-detached (35.6%, 150,608), terraced (27.8%, 117,527) or a purpose-built block of flats or tenement (21.0%, 88,786).
- The largest change in property tenure since 2011 was a 4.7 percentage point increase in households privately renting (from 17.9% (73,405) to 22.6% in 2021(95,719)).
- The proportion of households that owned their accommodation decreased from 55.2% in 2011 (226,616) to 52.7% in 2021 (223,016), which was below the England and Wales average (61.6%).
- 30.8% of households (130,505) lived in accommodation with 5 rooms in 2021, which was above the England and Wales average (23.2%).
- 3-bedroom accommodation was the largest category in 2021 with 45.0% of households (190,603) living in this kind of property.
- In 2021, there was a 2.3% increase in households living in accommodation with 4 bedrooms or more (16.7%, 70,582) since 2011. This was the largest percentage point change in the number of bedrooms per household.
- 57.7% of households (244,227) had more bedrooms than required in 2021 and 9.4% of households (39,625) had fewer bedrooms than required.
- 2.4% of households (9,995) reported having no central heating in 2021, which was above the England and Wales average (1.5%).

## KEY FINDINGS:

### Accommodation type

- Most households lived in 1 of 4 accommodation types in 2021:
  - 35.6% (150,608) lived in semi-detached properties.
  - 27.8% (117,527) lived in terraced properties.
  - 21.0% (88,786) lived in a purpose-built block of flats or tenement.
  - 11.2% (47,332) lived in detached properties.

### Tenure

- There was a decrease in the proportion of households that owned their accommodation from 55.2% (226,616) in 2011 to 52.7% (223,016) in 2021, which was below the England and Wales average (61.6%).
- There was a 4.7 percentage point increase in households privately renting since 2011 (from 17.9% (73,405) to 22.6% (95,719) in 2021).
- Other types of property tenure:
  - 23.5% of households (99,499) lived in social housing in 2021 compared to 24.2% (99,592) in 2011.
  - 0.9% (3,641) lived in accommodation with shared ownership in 2021 compared to 1.0% (3,940) in 2011.
  - 0.4% (1,580) lived rent free in 2021 compared to 1.7% (7,183) in 2011.

### Rooms and occupancy

- 30.8% of households (130,505) lived in accommodation with 5 rooms in 2021, which was 7.6 percentage points above the England and Wales average (23.2%). 27.2% of households (115,174) lived in accommodation with 4 rooms, 18.6% of households (78,641) lived in accommodation with 3 rooms and 12.4% of households (52,586) lived in accommodation with 2 rooms.

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- 3-bedroom accommodation was the largest category with 45.0% of households (190,603) living in this kind of property in 2021. This was higher than the England and Wales average (40.4%) but a 2.0 percentage point decrease since 2011 (47.0%, 192,977). The figures are followed by:
  - 24.3% of households (102,784) living in 2-bedroom accommodation in 2021 compared to 25.0% (102,272) in 2011.
  - 16.7% of households (70,582) living in accommodation with 4 bedrooms or more in 2021 compared to 14.4% (58,801) in 2011.
  - 14% of households (59,488) living in 1-bedroom accommodation in 2021 compared to 13.5% (55,304) in 2011.
- In 2021, 57.7% of households (244,227) had more bedrooms than required and 33.0% of households (139,604) had the required number of bedrooms. A total of 9.4% of households (39,625) had fewer bedrooms than required, which was above the England and Wales average (4.3%) and a 0.5 percentage point increase since 2011 (8.9%, 36,446).

## Central heating

- 97.6% of households (413,460) reported having central heating in 2021. The most common type was mains gas (74.2%, 314,339), electric (11.7%, 49,507), and two or more types of central heating (not including renewable energy (8.2%, 34,541)).
- 2.4% (9,995) of households reported having no central heating, which was above the England and Wales average (1.5%).

## Car/van availability per household

- 68.3% of households owned/had access to 1 or more cars/vans:
  - 41.6% of households (176,325) owned/had access to 1 car/van in 2021 compared to 41.4% (169,909) in 2011.
  - 20.4% (86,325) owned/had access to 2 cars/vans in 2021 compared to 18.1% (74,523) in 2011.
  - 6.3% (26,683) owned/had access to 3 or more cars/vans in 2021 compared to 4.7% (19,192) in 2011.
- 31.7% of households (134,123) did not own/have access to a car/van in 2021. Whilst this was above the England and Wales average (23.3%), it was a 4.1 percentage point decrease in the percentage from 2011 (35.8%, 147,112).

## COMPARISON WITH CORE CITIES:

**Accommodation type:** Of all the Core Cities, Sheffield (38.0%, 88,149), Leeds (37.5%, 127,950) and Birmingham (35.6%, 150,608) had the highest percentages of households living in semi-detached accommodation in 2021. Whilst all the Core Cities had higher percentages of households living in flats than the England and Wales average in 2021 (16.7%), Manchester (28.1%, 60,411), Newcastle upon Tyne (24.8%, 30,478), Bristol (21.9%, 42,039) and Birmingham (21%, 88,786) had significantly higher rates.

**Tenure:** In comparison to the other Core Cities, in 2021, Birmingham had the 5<sup>th</sup> largest percentage of households that owned their accommodation (52.7%, 223,016), 4<sup>th</sup> largest percentage of households that lived in social housing (23.5%, 99,499) and 6<sup>th</sup> largest percentage of households that privately rented (22.6%, 95,719).

**Rooms:** Cardiff (32.1%, 47,285), Liverpool (30.4%, 63,083) and Birmingham (30.8%, 130,505) had the largest percentages of households living in accommodation with 5 rooms in 2021.

**Bedrooms:** Liverpool (47.6%, 98,842), Sheffield (45.1%, 104,513), Birmingham (45.0%, 190,603) and Nottingham (44.1%, 54,970) had higher percentages of households living in 3-bedroom accommodation in 2021. The England and Wales average was 40.4%.

**Occupancy rating (of -1 or less):** Birmingham had the highest percentage of households with fewer bedrooms than required (9.4%, 39,625) across all the Core Cities in 2021, followed by Manchester (7.9%, 16,953) and Nottingham (6.0%, 7,533).

**Central heating:** Of all the Core Cities, Birmingham had the 7<sup>th</sup> highest percentage of households using a mains gas supply connection in 2021 (74.2%, 314,339). Manchester (18.3%, 39,199), Bristol (13%, 24,851) and Birmingham (11.7%, 49,507) had higher percentages of households using electric heating only in 2021.

Birmingham had the highest percentage of households with no central heating in 2021 (2.4%, 9,995), followed by Liverpool (2.3%, 4,822), Manchester (2.3%, 4,884) and Leeds (2.2%, 7,383).

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**Cars/vans:** A larger proportion of households in each Core City owned/had access to 1 car/van in 2021, with Birmingham having the 5<sup>th</sup> highest percentage (41.6%, 176,325).

All the Core Cities had percentages of households with no car/van above the England and Wales average in 2021 (23.3%). The highest no car/van Core Cities were Liverpool (40.1%, 83,142), Manchester (39.0%, 83,770), Nottingham (38.0%, 47,399), Newcastle upon Tyne (36.6%, 44,961) and Birmingham (31.7%, 134,123).

## COMPARISON WITH WEST MIDLANDS COMBINED AUTHORTIES:

**Accommodation type:** Coventry (30.1%, 40,312) and Birmingham (35.6%, 150,608) had the smallest percentages of households living in semi-detached housing in 2021 compared to other LAs in the WMCA. Birmingham had a higher percentage of households living in flats in 2021 (21%, 88,786) than other LAs in the WMCA.

**Tenure:** Birmingham had the smallest percentage of households that owned their accommodation in 2021 (52.7%, 223,016). Coventry (24.7%, 33,195) and Birmingham (22.6%, 95,719) had the highest percentages of households privately renting across LAs in the WMCA in 2021.

**Rooms:** Birmingham had the highest percentage of households with accommodation comprising 2 rooms in 2021 (12.4%, 52,586).

**Bedrooms:** Though above the national average of 40.4%, Solihull (44.0%, 39,370) and Birmingham (45.0%, 190,603) had the smallest percentages of households living in 3-bedroom accommodation in 2021 compared to other LAs in the WMCA.

**Occupancy rating (of -1 or less):** Birmingham (9.4%, 39,625) had the highest percentage of households with fewer bedrooms than required across the WMCA area in 2021, followed by Sandwell (7.4%, 9,633) and Coventry (5.8%, 7,779).

**Central heating:** Birmingham had the smallest percentage of households using a mains gas supply connection (74.2%, 314,339) in the WMCA area in 2021, the LA with the largest percentage of households using a mains gas supply was Dudley (82.5%, 113,051). In terms of using electric heating only, Birmingham had the largest percentage of households connected to this in 2021 (11.7%, 49,507).

Birmingham had the highest percentage of households with no central heating in 2021 (2.4%, 9,995), followed by Coventry (1.9%, 2,584), Sandwell (1.8%, 2,349) and Wolverhampton (1.8%, 1,863).

**Cars/vans:** Sandwell (42%, 54,728), Coventry (41.7%, 55,958) and Birmingham (41.6%, 176,325) had higher percentages of households that owned/had access to 1 car/van in 2021. In the WMCA area, the LAs with higher percentages of households that did not own/have access to a car/van in 2021 were Birmingham (31.7%, 134,123), Sandwell (29.2%, 38,092) and Wolverhampton (28.5%, 29,951).