

HOUSING BRIEFING BOOK: HEADLINE STATISTICS

Introduction:

The [Housing Briefing Book](#) brings together data that is internally held, as well as external sources to provide a rich understanding of the housing stock in Birmingham. The dashboard provides information on all dwellings in Birmingham, council owned housing stock, social housing lettings, rooms, tenure, housing supply, affordability and benefits, and Help to Buy.

Dwelling stockⁱ:

A dwelling is a unit of accommodation in use by an individual household.

Number of dwellings by tenure:

- The vast majority of dwellings in the West Midlands are 'owner occupied' (64.2%), followed by those which are 'rented privately or with a job or business' (17.9%).
- The vast majority of dwelling in Birmingham are 'Private sector' (76.7%), followed by those owned by the Local Authority (including those owned by others LAs) (13.1%).
- Home ownership tends to be concentrated in the outskirts of the city and is highest in Sutton Vesey (6,564). The lowest number of households that own their housing is in Newtown (738).
- Private rented housing tends to be denser in western wards of the city – Ladywood (6,785), Soho and Jewellery Quarter (4,906) and North Edgbaston (3,386).
- Social rented housing is lowest in the north of the city e.g. Sutton Wylde Green (138), Sutton Trinity (207) and Sutton Four Oaks (249). It is the highest in Ladywood (3,841) and Bartley Green (3,630).

Number of vacant dwellings:

Since 2005 there has been a decrease in vacant dwellings.

- Local authority vacant dwellings fell from 1,550 to 534 in 2022.
- General needs properties of private registered providers (PRP) fell from 608 to 278 in 2022. PRPs are independent societies, bodies of trustees or companies providing low-cost social housing.
- PRP general needs vacant properties not available for letting fell from 286 to 83 in 2022.

Council owned housing stockⁱⁱ:

58,529 properties in Birmingham		
	↙	↓
Flats (26,155, 44.7% of properties)	Houses (25,831, 44.1% of properties)	Bungalows (4,154, 7.1% of properties)

- The majority of properties are between 45 – 60 years old (21,988).
- The average property age is 66 years old.
- 59.7% of properties (35,110) were non-decentⁱⁱⁱ.
- 12.6% of properties (19,792) were without reasonably modern amenities and services.
- 43.5% of properties (25,576) were not in a reasonable state of repairs.

Sheltered housing is designated for occupation mainly by over-55s with lower-level care and support needs. The majority of residents are above the state pension age, but some are of working age. Their needs are at least in part met by extra housing facilities and services available to residents.

8.4% of properties in Birmingham are sheltered (4,908 properties)	
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82.8% are flats (4,065 properties)	17% are bungalows (833 properties)

Supply vs demand^{iv}:

There is an increased demand for 2- and 3-bedroom social housing properties.

No of bedrooms required by household	No of applications for social housing	No of social houses issued in the past 12 months (by council/housing associations)
1 bedroom	4,650 applications	1,562 properties issued
2 bedrooms	6,399 applications	882 properties issued
3 bedrooms	6,059 applications	561 properties issued
4 bedrooms	2,742 applications	100 properties issued

Rooms/bedrooms^v:

Number of rooms:

- Since 2011, in Birmingham, there has been an increase in households living in properties with fewer rooms but a decrease in households living in properties with more rooms.

No of bedrooms in property	2011	2021
1 bedroom	3,964 households	4,475 households
2 bedrooms	13,641 households	52,586 households
3 bedrooms	49,013 households	78,641 households
4 bedrooms	70,666 households	115,174 households
5 bedrooms	111,567 households	130,505 households
6 bedrooms	87,703 households	25,698 households
7 bedroom	37,844 households	9,278 households
8 bedrooms	19,854 households	3,831 households
9 or more bedrooms	16,484 households	3,268 households

Occupancy ratings of bedrooms:

Occupancy ratings of bedrooms measure whether a property has the right number of bedrooms (occupancy rating of 0) to accommodate a household or whether there are too few (occupancy rating of -2 or -1)/too many bedrooms (occupancy rating of +1 or +2).

Birmingham:

- Rating of +2 or more (household has two or more bedrooms than required): 27.7%, 117,195 households. Occupancy rating of +2 tends to be concentrated in the outskirts of the city and is highest in Sutton Vesey (4,050 households)
- Rating of -2 or less (household has two bedrooms too few for the household): 2.2%, 9,203 households. Occupancy rating of -2 or less has the highest concentration in inner Birmingham and the south east such as Alum Rock (649 households)

Comparison of occupancy ratings of bedrooms:

- Birmingham had the highest percentage of households with fewer bedrooms than required (-1 or less) (9.4%, 39,625 households) across all Core Cities in 2021.

Birmingham	Manchester	Nottingham	Bristol	Cardiff	Leeds	Sheffield	Liverpool	Newcastle
39,625 (9.4%)	16,953 (7.9%)	7,533 (6.0%)	9,684 (5.1%)	5,806 (3.9%)	12,777 (3.7%)	8,825 (3.8%)	7,352 (3.6%)	4,011 (3.3%)

Tenure by household composition:

A household must contain at least one person or a group whose place of usual residence is at the address, living at the same address who share cooking facilities and share a living room or sitting room, or dining area. A group of short-term residents living together is not classified as a household.

One person household:

- This refers to one person living alone. There are a similar proportion of one person households that socially rent (9.7%) and own their accommodation outright (9.6%).
- The highest number of one person households were in Ladywood (6,490 households).

Single family households:

- A “family” is a married, civil partnered or cohabiting couple with or without children, or a lone parent with at least one child who lives at the same address. Single family households are the largest household group in Birmingham (57.4%).
- These households tend to be owned through a mortgage/loan/shared ownership (18.6%) or owned outright (14.9%).
- Single family households are spread throughout the city – Longbridge and West Heath is the ward with the highest number of households (5,757 households).

Other household types:

- All other household types include multiple-family households, full-time student house shares, etc.
- There is an even spread of tenure types in relation to other household types e.g., private rented or lives rent free (3.7%), owned through mortgage/loan/shared ownership (2.8%) or owned outright (2.7%).
- The highest number of other household types were in Bournbrook and Selly Park (2,536 households).

Tenure by economic activity status:

Economically inactive:

- Economically inactive residents are those aged 16 years and over who did not have a job and had not looked for work or could not start within 2 weeks. They are the largest group owning their house outright (15.5%) or living in social rented housing (12.8%).
- The largest number of economically inactive households were in Bartley Green (4,065 households).

Employed residents:

- Employed residents are those aged 16 years or over in employment. They are the largest group for owning through a mortgage/loan/shared ownership (23.4%), followed by privately rented/lives rent free households (16.1%).

- The largest number of employed residents were in Ladywood (8,729 households), followed by Soho and Jewellery Quarter (7,171 households).

Unemployed residents:

- Unemployed residents are those aged 16 and over who were looking for work and could start within 2 weeks or waiting to start a job that had been offered and accepted. They tend to live in social rented housing (2.0%), and private rented or rent-free housing (1.3%), all of which are primarily situated around the city centre.

Tenure by age:

The most common types of tenure in each age group across Birmingham are:

- Aged 24 years and under – Private landlord/letting agency (2.3%)
- Aged 24 to 34 years – Private landlord/letting agency (6.3%)
- Aged 35 to 49 years – Owns with mortgage/loan/shared ownership (11.6%)
- Aged 50 to 64 years - Owns with mortgage/loan/shared ownership (8.7%)
- Aged 65 years and over – Owns outright (15.0%)

Tenure by ethnicity:

- 'White' is the ethnic group which constitutes the majority of households in Birmingham (59.4%), and thus has the highest proportion of each tenure.
- Asian, Asian British or Asian Welsh constitutes 22.2% of households in Birmingham. Of these households, the majority are owned through mortgage/loan/shared ownership (7.9%).
- Black, Black British, Black Welsh, Caribbean or African constitute 11.6% of households in Birmingham. Of these households, most are rented from the council or local authority (2.9%).

Central heating:

- The wards with the highest percentage of no central heating are Ladywood (4.8%), Bordesley Green and Highgate (4.0%) and Nechells (3.9%).
- The wards with the highest percentage of central heating are Sutton Roughley (99.3%), Sutton Four Oaks (99.3%) and Sutton Wylde Green (98.9%).

Housing supply^{vi}:

- New builds have consistently accounted for most of the housing supply in Birmingham across the years. In 2021 to 2022, there were 2,704 new builds which accounted for 83.5% of the household supply (compared to 86.7% in 2012 to 2013).
- 'Change of use' refers to the changing of a non-residential dwelling to residential use or vice versa. In 2021 to 2022, the net change of use was 505 (15.6% of the household supply and an increase compared to 12.1% in 2012 to 2013).
- Conversions are an alteration to the original construction which affect the total number of dwellings in the housing stock. They account for a very small population of the housing supply. In 2021 to 2022, there were 28 net conversions (0.9% of the household supply compared to 1.0% in 2012 to 2013).

Affordability of housing^{vii}:

Affordability in Birmingham is an increasing challenge as house prices have increased almost 3 times faster than wages over the past 12 years. **In relation to the percentage change in median gross annual pay and median house prices (since 2010)**, the gap in Birmingham and England has significantly widened since 2015.

Indicator	2015	2022
% change in Birmingham annual pay	8%	30.9%
% change in Birmingham house prices	9.2%	65.4%
% change in England annual pay	6%	26.4%
% change in England house prices	16.4%	52.8%

In relation to the percentage of additional affordable homes provided as a percentage of all net additional homes, this has decreased since 2013/2014^{viii}.

Year	Birmingham	Average English Local Authority	Average Metropolitan Local Authority
2014/15	39%	45%	42%
2023/24	14%	29%	30%

Universal Credit^{ix}:

To be eligible for Universal Credit housing entitlement, the household must be liable for payments for the accommodation they occupy as their home. Housing entitlement can help with rent and service charges for tenants, or towards interest payments for homeowners.

- 49.8% of Universal Credit claimants (70,810 recipients) in Birmingham do not have housing entitlement.
- In the social rented sector, there are 37,564 recipients and in the private rented sector, there are 32,297 recipients.

Right to Buy^x:

The Right to Buy scheme gives secure tenants in a local authority home the opportunity to buy their home at a discount. In order to qualify for the scheme, a social tenant must have lived for a total of at least 3 years in a public sector tenancy.

Right to Buy sold properties as a percentage of previous year's total LA stock across Core Cities

Birmingham	Leeds	Nottingham	Sheffield	Manchester	Newcastle	Bristol
0.68%	0.75%	0.69%	0.55%	0.48%	0.45%	0.31%

ⁱ Data sources from MHCLG/DLUHC and Census 2021.

ⁱⁱ Internal BCC housing data.

ⁱⁱⁱ Department for Levelling Up, Housing and Communities and relates to the time period of 2023/24.

^{iv} Internal BCC data and is updated annually.

^v Census 2021.

^{vi} Ministry of Housing, Communities and Local Government and the latest data refers to the time period of 2021/22.

^{vii} The data source for this information is the ONS and is updated annually.

^{viii} The data source for this information is the Ministry of Housing, Communities and Local Government.

^{ix} The data source for information in this section is the Department for Work and Pensions and is updated quarterly.

^x The data source for information in this section is Ministry of Housing, Communities and Local Government. The latest data refers to the time period of 2020/21 and the data is updated annually.