<u>Dwelling Completions in Birmingham - 2002- 2011</u> <u>New Build and Conversions, (excluding Student cluster flats)</u>

Year	New	Conversions	New build	Conversions	New build
	build	(Gross)	plus gross	(Net)	plus net
			Conversions		Conversions
2001-02	2310	490	2800	440	2750
2002-03	2434	336	2770	308	2742
2003-04	3036	354	3390	307	3343
2004-05	2989	243	3232	192	3181
2005-06	3747	349	4096	253	4000
2006-07	2971	163	3134	108	3079
2007-08	3229	468	3697	420	3649
2008-09	2848	432	3280	380	3228
2009-10	1667	146	1813	83	1750
2010-11	1837	129	1966	83	1920

Note: Net conversions are calculated by subtracting any existing dwelling units within conversion sites from the completed dwelling units (gross).

Summary: New build, Conversions and Demolitions New build, Conversions (plus Student dwellings) - 2002-2011

Year	New	New build	Demolitions	Net	Net Additional
	Build	plus Net		Additional	Dwellings (incl.
		Conversions		Dwellings	Student dwellings)
2001-02	2310	2750	1506	1244	NA
2002-03	2434	2742	1704	1038	NA
2003-04	3036	3343	1930	1413	NA
2004-05	2989	3181	734	2447	NA
2005-06	3747	4000	859	3141	NA
2006-07	2971	3079	1240	1839	(+137) 1976
2007-08	3229	3649	661	2988	(+435) 3423
2008-09	2848	3228	772	2456	(+176) 2632
2009-10	1667	1750	817	933	(+128) 1061
2010-11	1837	1920	945	975	(+10) 985

Source: Birmingham Land Availability and Development Enquiry System ('BLADES')

Note: Net additional dwellings (including student cluster flats) for 2010-11 total 985. This includes 10 units of student accommodation counted as 'dwellings' according to 2001 Census definitions. Communal establishments are not normally counted in the overall housing supply. However, purposebuilt (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be counted as a dwelling. Some dwellings of this type may have been excluded due to changes in this part of the dwelling definition during the last 10 years. (See Department for Communities and Local Government 'Housing definitions').