Housing Market Reports

Ladywood District

Birmingham

Policy and Commissioning Team

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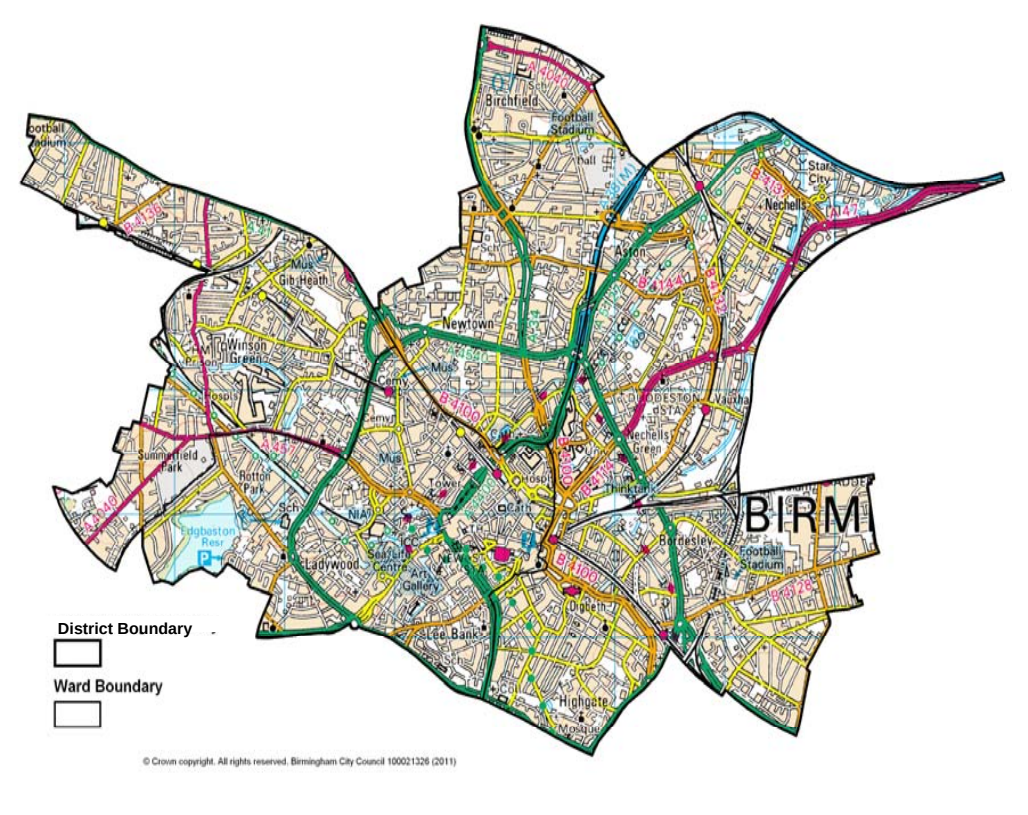
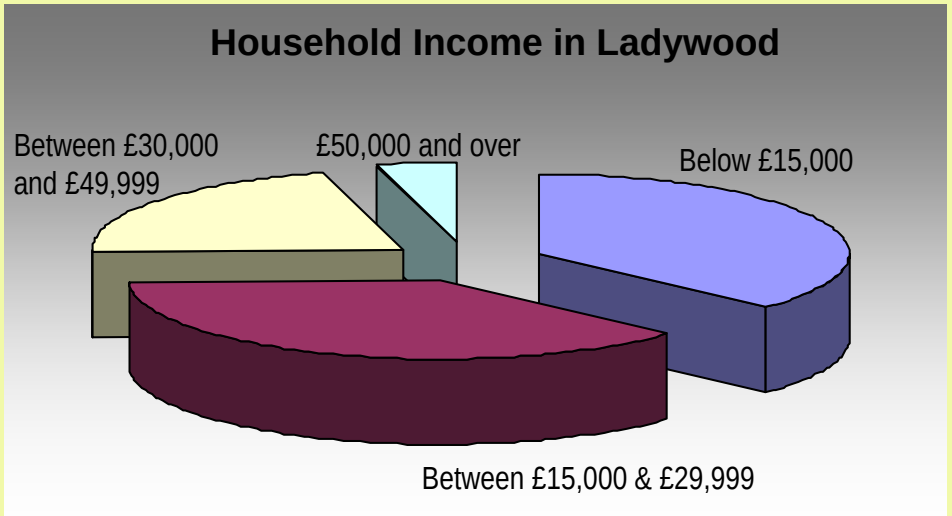
Homes and Households

Ladywood District





	Owner Occupier	Council	HA	Private Rent	Other
Tenure (Census 2001)	35.3%	31.5%	17.8%	9.8%	5.5%
	White	Mixed	Asian	Black	Other
Ethnicity (ONS 2009 est)	36.2%	5.3%	38.7%	18.6%	1.3%

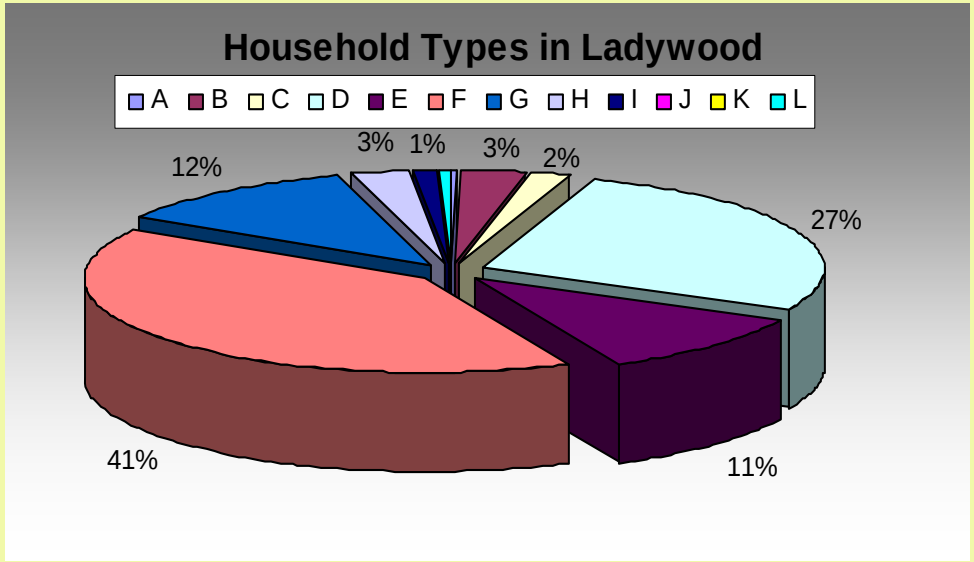
	Detached	Semi Detached	Terraced	Flat	Other
Property Type (Census 2001)	6.0%	15.0%	37.6%	34.6%	6.8%

Property Type	Council	RPs	All
Flat	62%	54%	58%
House	26%	38%	31%
Bungalow	2%	1%	2%
Other	10%	7%	9%

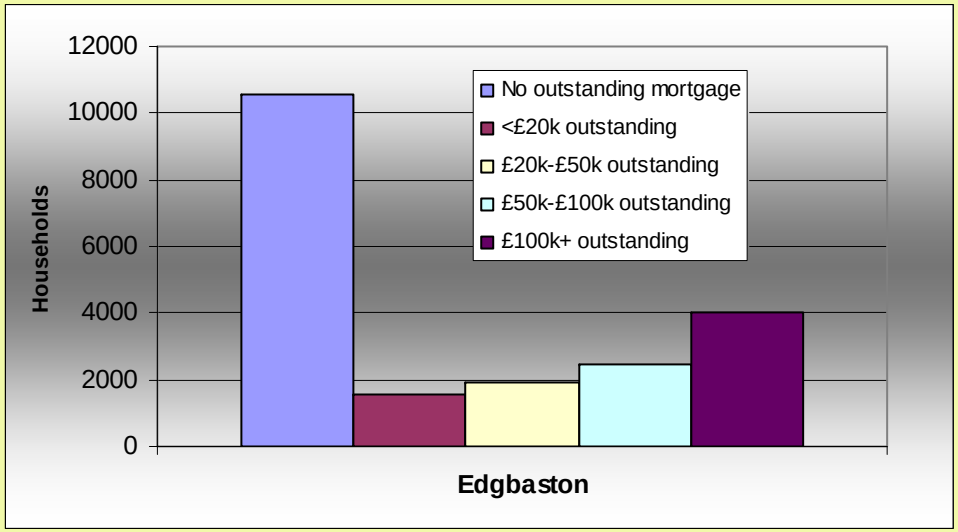
Bedrooms	Council	RPs	All
1	29%	47%	37%
2	41%	31%	37%
3	27%	16%	23%
4 +	3%	6%	4%

Social Housing Stock - Ladywood housing stock is predominantly terraced houses and flats. Social housing stock is dominated by flats. Most properties are 1 and 2 bed with relatively few 3 or 4 beds. Income is relatively low, while the ethnic breakdown of the population is diverse with the largest single group being Asian, closely followed by White.

Homes and Households



Household Mortgage Debt in Ladywood



Household Segmentation Types in Ladywood.

The pie chart to the left shows segmentation data for Birmingham. Segmentation data is commonly used to identify different types of households based on their frequent activities and attributes. This groups household characteristics such as income, spending habits, and household composition together. It should be noted that this data is only a model and while based on real information, can only be an indicative guide. If you are interested in this dataset and how to use it in your work, please contact the Housing Intelligence and Partnership Team. Group F is by far the largest single grouping in the Ladywood District. The characteristics of this group and a selection of others are highlighted below.

Group G
-Low incomes
-Income Support
-Free school meals
-Terraces and semis
-Large council estates

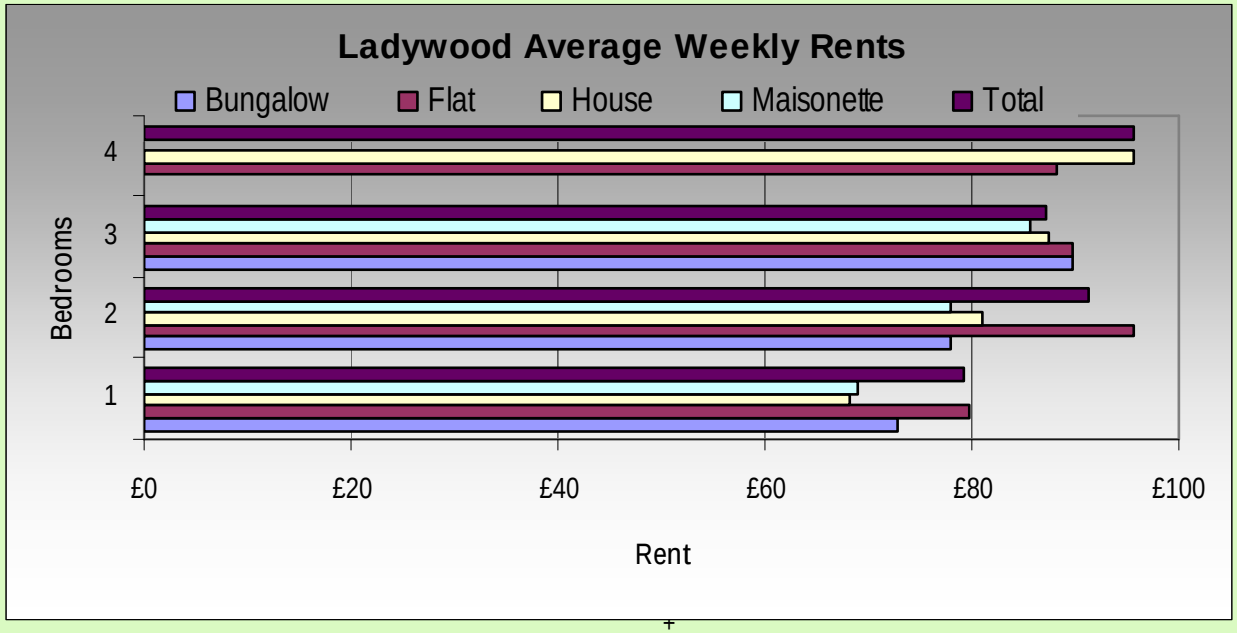
Group E
-Young often single
-In higher education or in profession
-Private Renting

Group F
-Large families, some overcrowding
-Service sector or manufacturing jobs
-Rented accommodation

Group D
-Young couples – families close by – Working family tax credit – Older houses – Inactive lifestyles.

The chart on the left shows mortgage debt of owner occupiers in the Ladywood. Please note this is based on modelled data.

Affordable Housing – Social Housing Rents 3



Council Rent Levels in Ladywood

The graph and table on this page show weekly average rent levels for Council tenants by property type and bedroom number in the Ladywood District.

Across all properties, there is a general trend for rent to increase as the number of bedrooms increases. The exception to this is flats, where rents peak for 2 beds and decrease for 3 and 4 beds. This is likely to be due to service charges.

With many flats located within blocks, service charge are incurred for concierge schemes and other similar services. This is charged on a per property basis not a per person basis and hence compressed the difference between the rents.

The rent on 4 bed houses is the highest across all property types and sizes and is considerable greater than for 3 bed houses.

It should be noted that there are low property counts for 3 and 4 bed flats, as well as for 1 bed houses. While comparisons can be drawn between low property count types and other types, they cannot be treated as significant.

Service Charges have been included in these figures as in most instances these charges are not an optional extra that the tenant can choose whether or not to pay. As such they are included as an integral part of the rent.

Council Rents In Ladywood

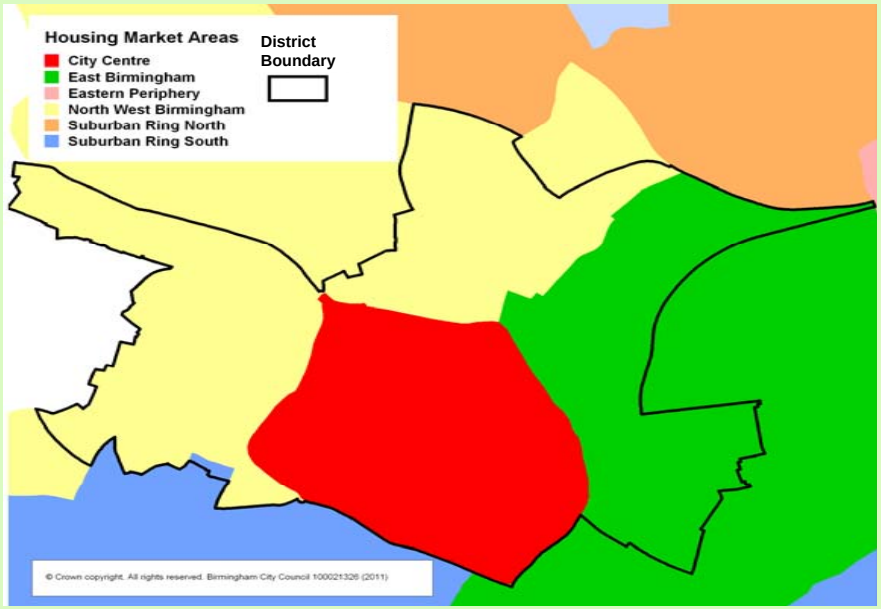
	1 Bed	2 Bed	3 Bed	4 Bed
Bungalow	£72.69	£78.01	£89.87	-
Flat	£79.79	£95.58	£89.65	£88.25
House	£68.14	£80.96	£87.41	£95.70
Maisonette	£68.94	£77.95	£85.75	-
All Property Types	£79.12	£91.37	£87.26	£95.67

Council Rents as April 2012. All figures weekly rents, in £ and include service charges. Data source BCC. 1 Bedroom properties include bed-sits and other studio accommodation. Rents are 48 week rents.

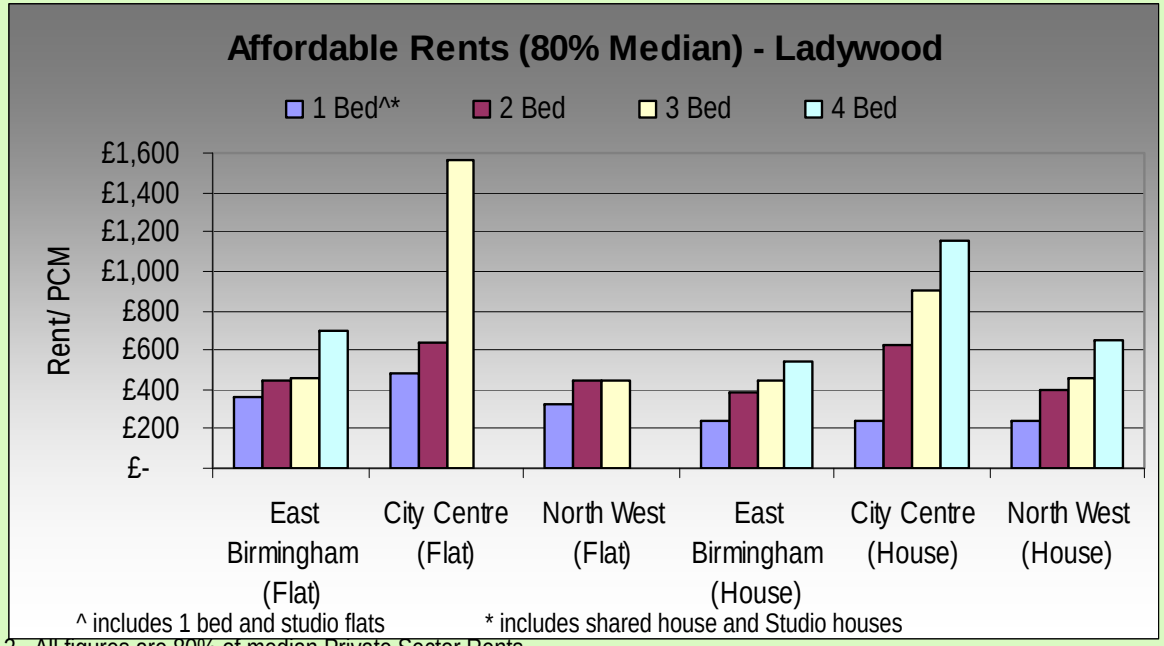
Affordable Housing – Affordable Rent Initiative 4

Affordable Rents in Ladywood The table and graph on this page show rental levels that are indicative of 80% of market rents, based on median values. Affordable rent is a new form of affordable housing introduced by the Coalition government with rents set at 80% of the local market rent. Here the maximum rental level for flats and houses has been shown broken down by number of bedrooms for housing market areas covering Ladywood. It should be noted that nil values indicate that no private rental properties of this type and size were found in that particular Housing Market Areas when information was collected. As such no affordable rent has been calculated.

Number of Bedrooms	1		2		3		4	
Property Type	House	Flat	House	Flat	House	Flat	House	Flat
East Birmingham	£239	£360	£390	£440	£440	£460	£537	£650
City Centre	£242	£480	£620	£640	£908	£1,560	£1,100	-
North West B'ham	£240	£324	£396	£440	£460	£450	£650	-



The premium on 2 and 3 bed flats and 2, 3 and 4 bed houses within the City Centre is the most striking thing to initially note. This likely to be caused by the luxury developments within the city centre in recent years.



Outside of the city centre, rents progress from a lower base and increase more gradually as the number of beds rises. The only exception to this is the large premium for 4 bed flats in East Birmingham, but this is difficult to judge in comparison to the other housing markets, as there are no other 3 bed flat rents to compare it with.

Data was captured as a snapshot of properties advertised on property websites in April 2012. All figures are 80% of median Private Sector Rents.

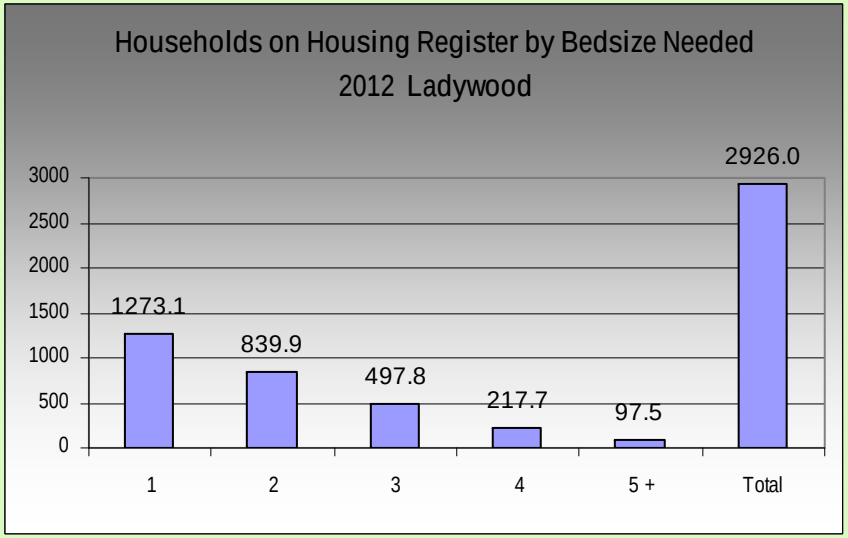
Affordable Housing – Council Need & Lettings 5

Letting to Council Properties

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +	Total
2009/10	391	405	146	10	1	953
2010/11	385	444	185	8	1	1023
2011/12	461	541	266	18	-	1286

The table to the left and graphs below, show the number of lettings made to Council properties in Ladywood over the last 3 years, number of households on the Council's waiting list (proportioned for Ladywood) and the percentage of the Ladywood's waiting list whose requirements could be met by 2011/12 lettings in the District, each by property bedroom size.

The table shows that there were 1286 lettings in 2011/12, an increase on the 2010/11 and 2009/10 figures. The majority of lettings are 1 and 2 bedroom properties and the supply of 4 and 5 bedroom dwellings is extremely constrained. This pattern is constant across all three years of lettings shown here.



From the graph to the right it can be seen that there is greatest absolute need for properties with 1 and 2 bedrooms and a decrease to those households who need 5 or more bedrooms. The graph below, however, show lettings against need and illustrates absolute figures in a different light by presenting them as a percentage of lettings made by the number of bedrooms in a property.

Therefore it can be seen that just under 37% households on the waiting list who require a 1 bedroom property where let a suitable home in 2011/12. It also shows that over 64% of households on the waiting list in need of a 2 bedroom home and just over 53% of 3 bedroom need households were let a property.

The letting of council properties to households who need 4 and 5 or more bedroom properties falls to 8.3% and 0% respectively.

This shows that there is lack of larger properties becoming available and hence a need for a greater proportion of larger homes being added to the housing stock, despite the relatively smaller absolute number of larger households on the waiting list for Ladywood.

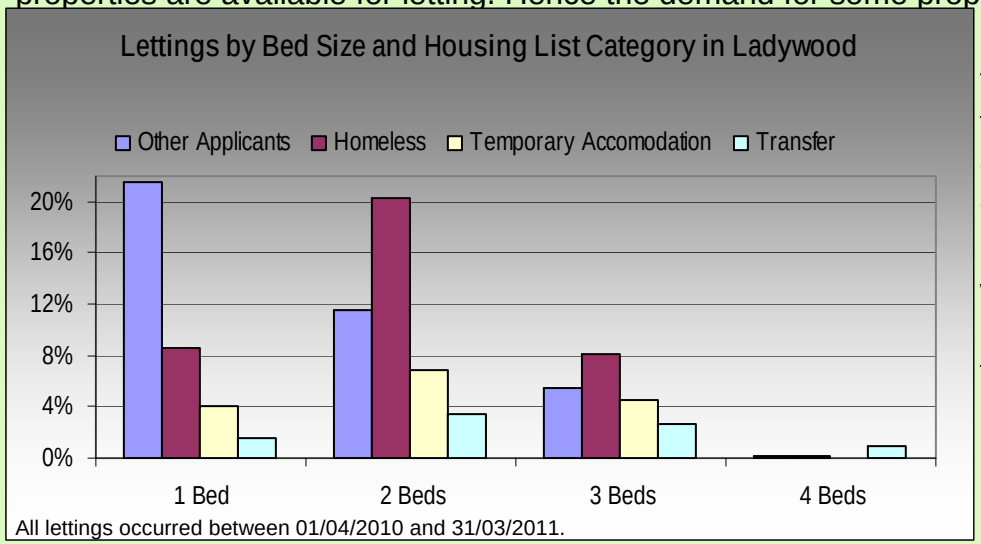
Affordable Housing – Council Need & Lettings 6

Weighted Effective Demand by Bed Size and Location

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Ladywood	1111.6	914.4	388.7	79.4	2494.1

Bids made between 01/04/11 and 31/03/12. Bid on BCC properties only.

The table to the left shows demand for Ladywood by bed sizes from CBL bidders. The table shows effective demand, as it only includes households who have placed a bid for a property in Ladywood, rather than all households on the waiting list for the District. The model has been weighted to account for different number of bids placed by different households across bed sizes and locations. It should be noted that households can only bid for properties that they are eligible for (e.g. a 1 person household is prevented from bidding for a 3 bedroom property). It can be seen from the table that there is high demand for 1 and 2 bed properties in Ladywood. The demand for 4 bed properties is lower. However, it needs to be noted that bids can only be placed when properties are available for letting. Hence the demand for some property sizes is constrained by letting numbers.



Lettings by Bed Size and Housing List Category

The chart to the left shows the amount of lettings in Ladywood to different types of households on the housing register. A majority of 1 bed lettings are going to 'other applicants - those not already in social housing or apply as homeless - while lettings to Homeless households are largest group for 2 and 3 bed properties.

While the number of lettings involved for 4 bed properties is low, Transfers have make up a majority, but due to these low numbers, care needs to be taken before drawing any conclusions, as 1 letting may make a difference.

CBL Bids by Outcome and Bed Size for Ladywood

The table below shows the number of bids that have been made by property size and the outcome of the bid for Ladywood. The descriptions of the categories is below. The largest number of bids was placed for 1 and 2 properties, in that order, followed by 3 then 4 bed units. However, the bids to letting ratio shows the average competition per letting, with 4 beds having the greatest demand by some margin. 2 bed properties had the least competition with just over 37 bids per letting.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Bid Successful	346	361	152	2	861
Bid Withdrawn	1	12	0	0	13
Bid Unsuccessful	14117	13007	7171	704	34999
Total	14464	13380	7323	706	35873
Bids to Letting Ratio	41.8	37.1	48.2	353.0	41.7

Bids made between 01/04/11 and 31/03/12. Bid on BCC properties only.

Bid Successful – Bid accepted and property let or allocated
Bid Withdrawn – Bid has been withdrawn by bidder
Bid Unsuccessful – Bid not short listed or unsuccessful during short listing process
Bids : Letting Ratio – Ratio of number of bids to each letting

Housing Stock Condition

2010 Private Sector Stock Condition Survey Results for Ladywood

53.3% of dwellings in Ladywood are in the private sector

59 of private sector properties passed the decent homes standard

61 % of vulnerable households lived in properties that passed the decent homes standard

19.6% of properties had a category 1 hazard

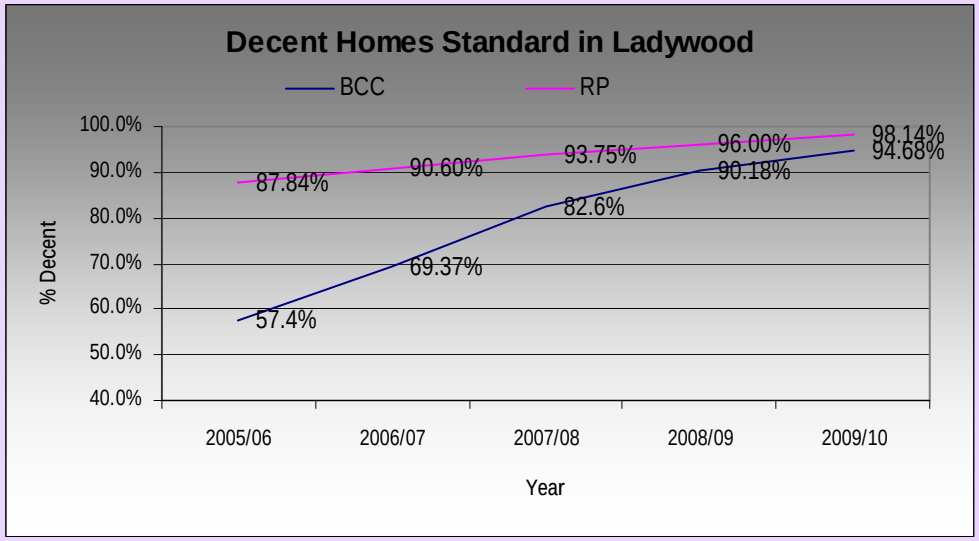
Average SAP rating of 53 in the private sector

12.7% of households in fuel poverty in the private sector

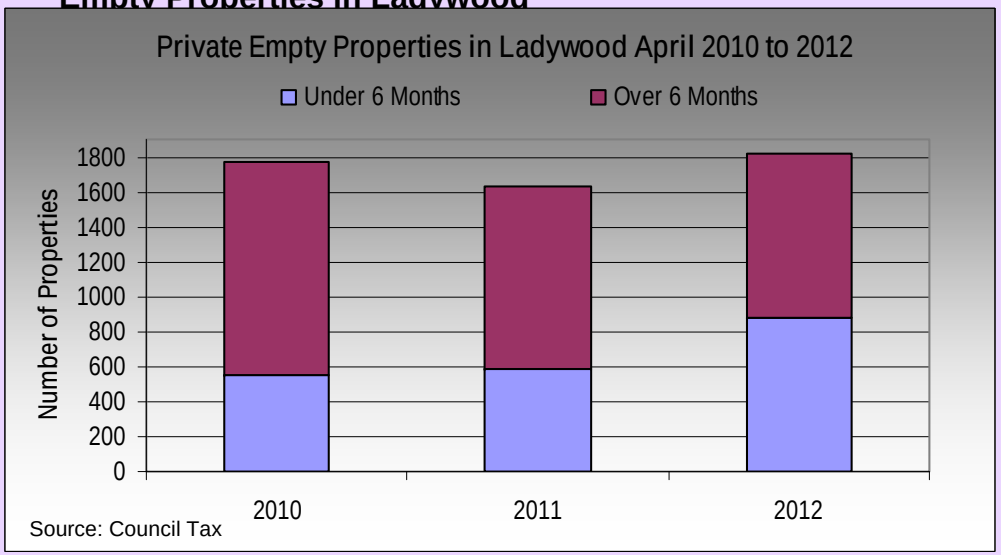
Average cost to make a private sector home meet the decent homes standard is £6,800.

Private Sector House Condition Survey 2010 undertaken 2010, by Birmingham City Council and CPC

Social Housing Decent Homes Standard in Ladywood



Empty Properties in Ladywood



The information here provide a summary of conditions within the Ladywood housing stock. The Private Sector Stock Condition Survey results provide an overview of privately held properties in Ladywood. This includes both private rented and owner occupied properties. It can be seen that a major of properties are decent, with a high average SAP rating. The average cost of bring those properties that currently fail the decent homes in the private sector up to standard is on average £6,800 each across Birmingham.

The chart above shows the improvement of social housing properties in meeting the decent homes standard in Ladywood. The Government's target of 100% decent homes by 2010 has broadly been met.

The chart above shows the number of properties that have been empty for over and under 6 months in Ladywood in the private sector each April between 2010 and 2012. The number of properties empty for under 6 months increases slightly between 2010 and 2011, before increasing sharply between 2011 and 2012. This helps masks a fall in properties empty for over 6 months between 2010 and 2011 and a very slight decrease between 2011 and 2012.

Affordability – Rates and Private Sector Rents 8

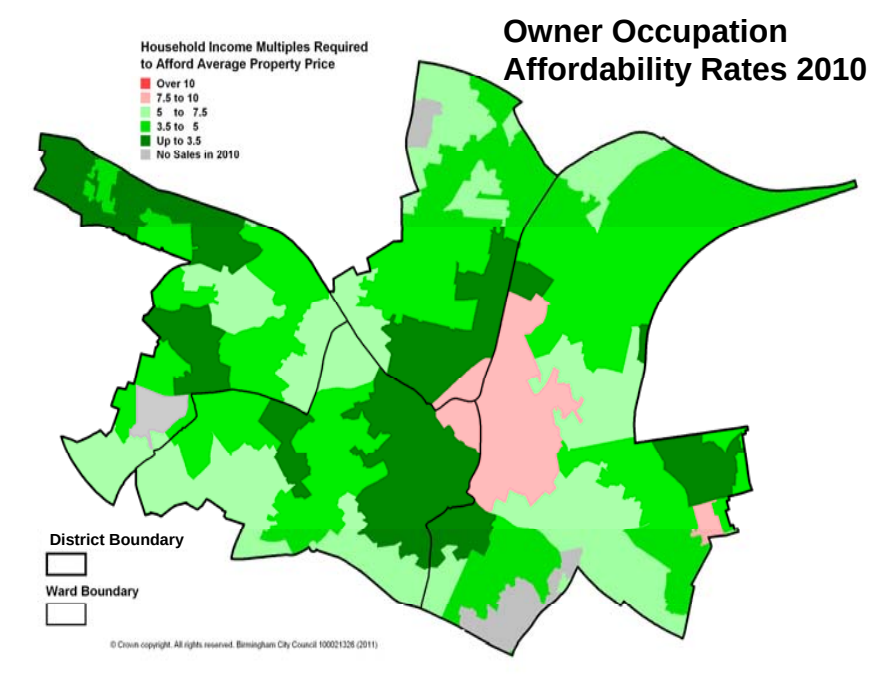
Affordability Rates The map shows property prices in relation to local household incomes at neighbourhood levels, indicating the relative affordability of purchasing a home within Ladywood. Where affordability rate is over 5, very large deposits, in relation to typical income, are frequently required.

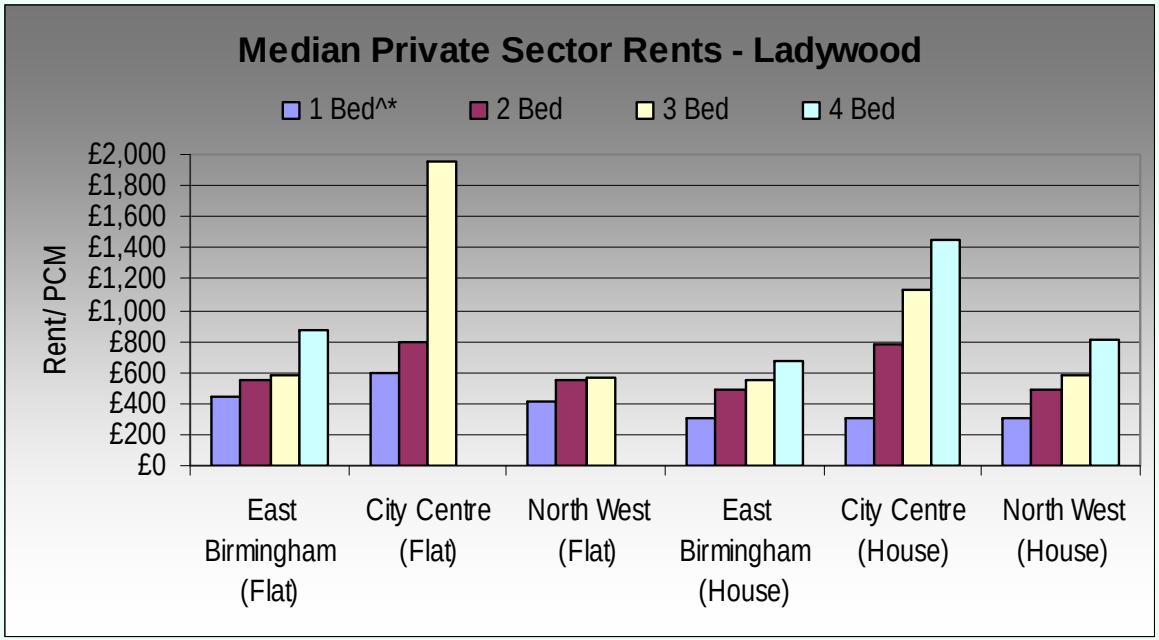
Number of Bedrooms	1		2		3		4	
Property Type	House*	Flat^	House	Flat	House	Flat	House	Flat
East Birmingham	£299	£450	£488	£550	£550	£575	£813	£867
City Centre	£303	£600	£775	£800	£1135	£1995	£1450	-
North West	£300	£406	£495	£550	£575	£563	£813	-

Private Rental Costs in Ladywood

The table and the graph below show the median monthly rents for private sector houses and flats in Birmingham, by number of bedrooms and Housing Market Areas (map on page 4).

The costs of 3 bed flats in the City Centre clearly stands out, but there are also high costs for 2, 3 and 4 bed houses, as well as 2 bed flats within the City Centre. This is likely to be due to the large number of luxury developments within the City Centre. Across the other housing markets, rents increase with bed size. There is also a premium on 4 bed flats within East Birmingham housing market.





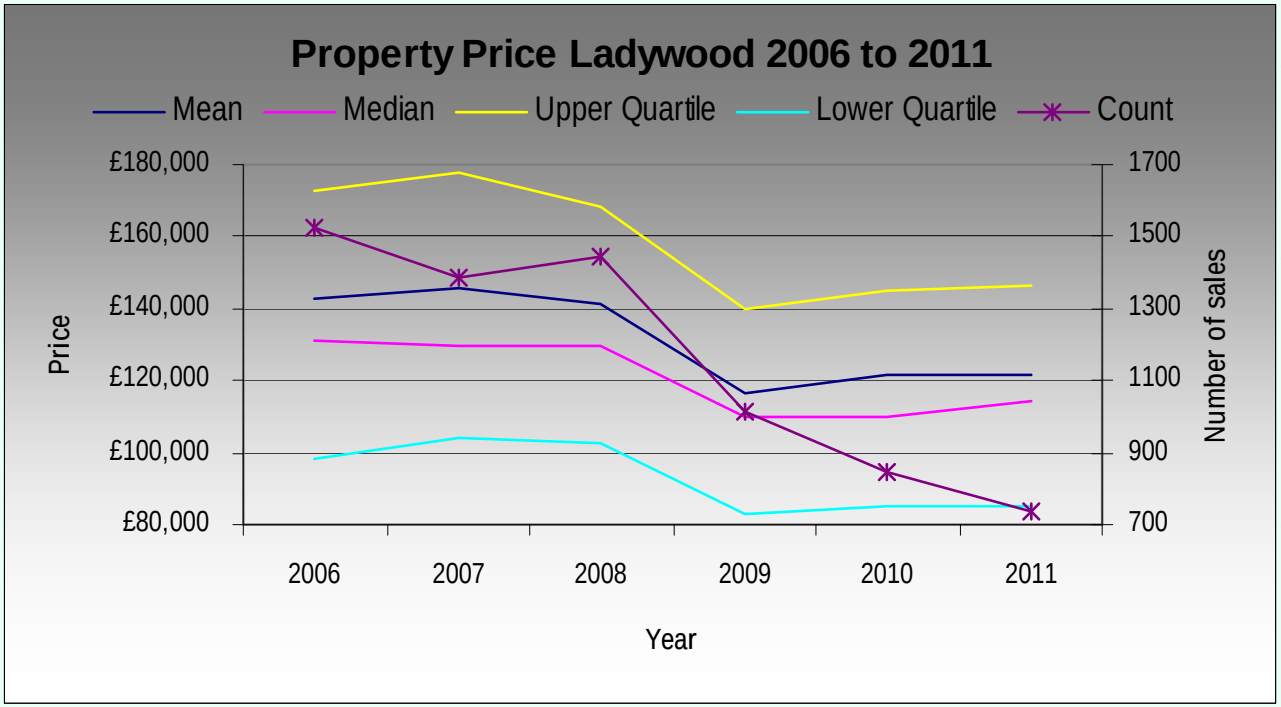
Data was captured as a snapshot of properties advertised on property websites in April 202

^ includes 1 bed and studio flats

* includes shared house and Studio houses

Affordability – Property Sales

Ladywood	2006	2007	2008	2009	2010	2011
Mean	£142,798	£145,454	£141,435	£116,679	£121,474	£121,596
Median	£131,250	£130,000	£130,000	£109,950	£109,950	£114,500
Upper Quartile	£172,500	£177,500	£168,294	£140,000	£145,000	£146,750
Lower Quartile	£98,594	£104,000	£102,500	£83,000	£85,325	£85,000
Count	1528	1384	1445	1015	834	735



The tables to the left and the graph below show property sale prices in Ladywood between 2005 and 2010, alongside the number of sales.

Mean property prices in Ladywood initially increases between 2006 and 2007, but this was then followed by a decrease in 2008, which became more pronounced in 2009. There was a small rise in values in 2010, with no change in price in 2011.

The median (most common) price have followed similar, but simple trajectory, with a static price between 2006 and 2008, a drop in 2009, static price again in 2010 and an increase in 2011.

The upper quartile price, which is a good measure of the upper end of the housing market, has shown the most change in price. It has seen a sharp drop in price between 2007 and 2009, but has been able to maintain a modest increase in price since then.

The lower quartile price, which is a good measure of the lower end of the market, follows a similar pattern to the upper quartile price. However, the price has only been maintained between 2010 and 2011, rather than rising.

The secondary axis on the graph shows the number of property sales across the period and is also shown in the table above. Sale numbers have fallen across the period shown, except for an increase in from 2007 to 2008. However, this was followed by a sharp and sustained fall from 2009 to 2011. Across the period the number of sales per year have more than halved.

Source acknowledgement: Property Sales and Counts produced by Land Registry. This Material was last updated on 04/09/2012. It covers the period from 01/01/2006 to 31/12/2011.
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Further Information

For further information please contact the Housing Intelligence and Partnerships Team via one of the methods below:

Email: HousingStrategy&Partnerships@Birmingham.gov.uk

Web: About the Homes and Neighbourhoods

Telephone: 0121 464 2858

Post: Housing Intelligence and Partnerships Team,
Strategy and Commissioning Division,
Homes and Neighbourhoods Directorate,
Birmingham City Council,
POBOX 16533
Birmingham
B2 2GT

The information provided in this report is intended to increase understanding and knowledge of housing and affordable housing issues within Birmingham.

All information is correct at dates stated.

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