# Housing Market Reports

# Yardley District

# Birmingham

## Policy and Commissioning Team

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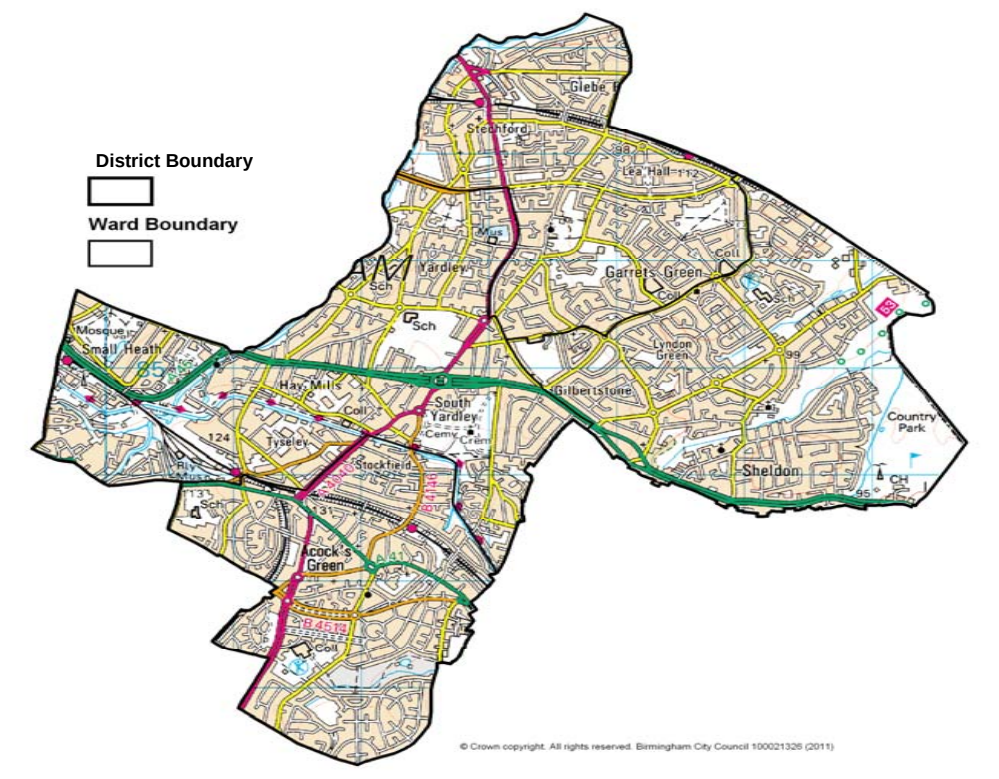
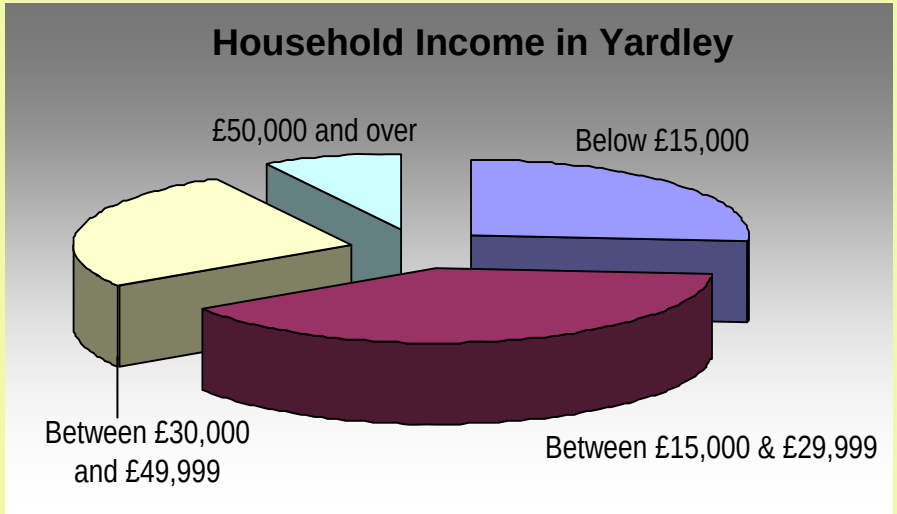
# Homes and Households



## Yardley District




| | Owner Occupier | Council | HA | Private Rent | Other |
|---|---|---|---|---|---|
| Tenure (Census 2001) | 64.0 | 22.0% | 4.1% | 6.1% | 3.8% |
| | White | Mixed | Asian | Black | Other |
| Ethnicity (ONS 2009 est) | 81.4% | 2.5% | 12.1% | 3.7% | 0.3% |
| | Detached | Semi Detached | Terraced | Flat | Other |
| Property Type (Census 2001) | 5.7% | 45.4% | 30.9% | 13.2% | 4.8% |

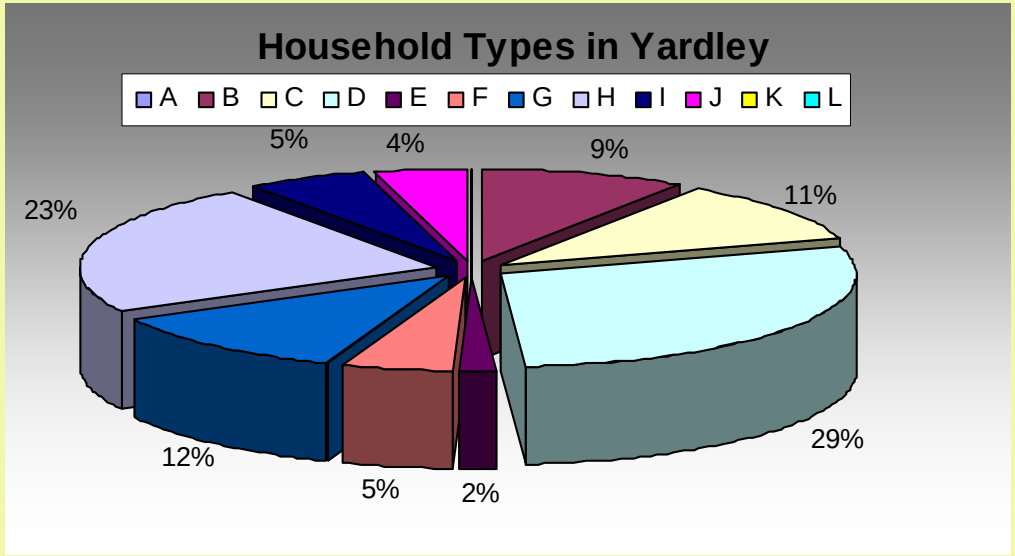
| Property Type | Council | RPs | All |
|---|---|---|---|
| Flat | 36% | 49% | 38% |
| House | 58% | 41% | 54% |
| Bungalow | 5% | 5% | 5% |
| Other | 2% | 4% | 2% |

| Bedrooms | Council | RPs | All |
|---|---|---|---|
| 1 | 28% | 41% | 30% |
| 2 | 27% | 31% | 28% |
| 3 | 43% | 21% | 39% |
| 4 + | 2% | 6% | 3% |

**Social Housing Stock** Yardley housing stock is quite mixed with a range of property types. Social housing stock is dominated by houses and flats. Most properties are 3 bed with few large units (4+). Income distribution appears quite even. The ethnic breakdown of the population shows a large majority are white (81.4%), while Asian ethnicity is the largest minority.

# Homes and Households






## Household Segmentation Types in Yardley

The pie chart to the left shows segmentation data for Birmingham. Segmentation is a commonly used marketing tool allowing identification of different households types based on their frequent activities and attributes. This groups household characteristics such as income, spending habits, and household composition together. It should be noted this data is only a model and while based on real information, is only be an indicative guide. If you are interested in this dataset and its best use please contact the Housing Intelligence and Partnership Team. The largest single group in Yardley is Group D. Group D characteristics are outlined below along with a selection of others.

**Group B**
-Young couples
-Good education
-Corporate careers
-Low unemployment
-Modern homes

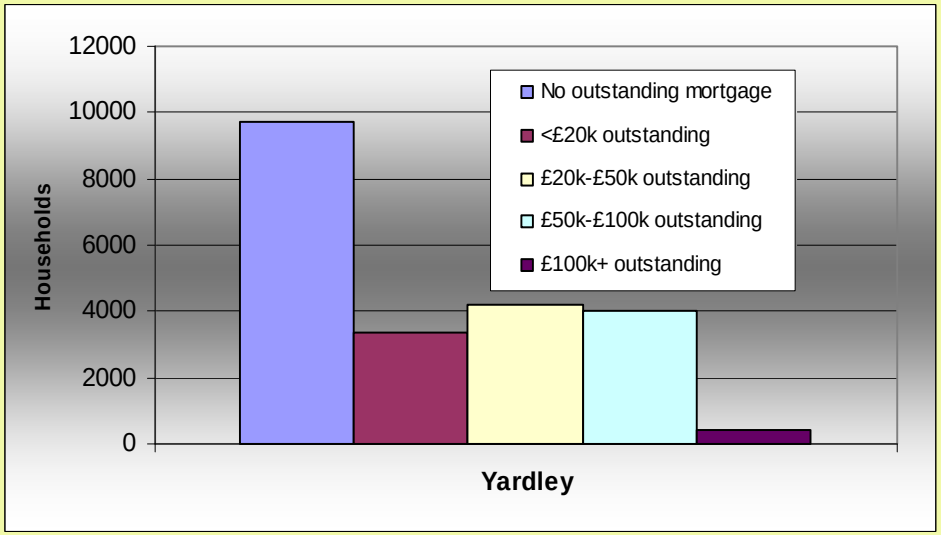
**Group G**
-Low incomes
-Income Support
-Free school meals
-Terraces and semis
-Large council estates

**Group D**
-Married couples
-White collar workers
-Self reliant
-Comfortable Homes

**Group C**
-Married older couples, planning for retirement
-Traditional life style
-Private housing

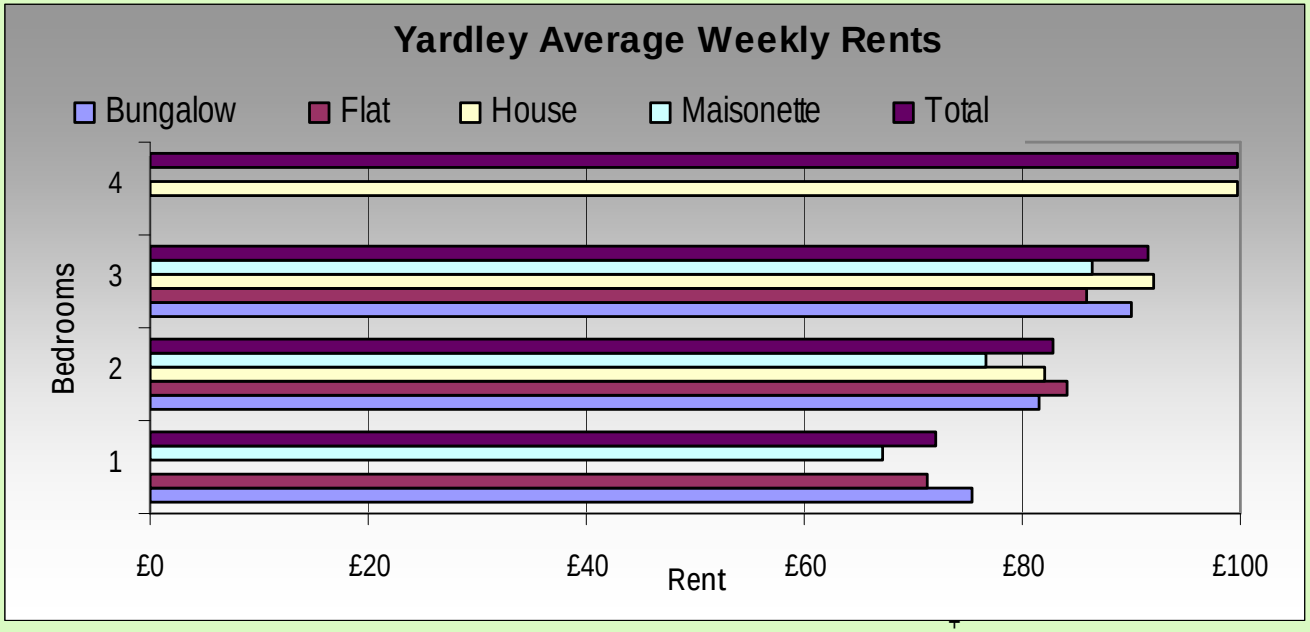
**Group H**
-Middle aged couples with families
-Often exercised RTB
-In work

## Household Mortgage Debt in Yardley




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

# Affordable Housing – Social Housing Rents 3




## Council Rent Levels in Yardley

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

Across all properties, there is a general trend for rent to increase as the number of bedrooms increases. Rents for flats are an exception to this, with rents increasingly only marginally between 2 and 3 bed flats. 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 for flats.

## Council Rents In Yardley

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed |
|---|---|---|---|---|
| **Bungalow** | £75.46 | £81.66 | £89.94 | - |
| **Flat** | £71.40 | £84.21 | £86.02 | - |
| **House** | - | £82.16 | £92.13 | £99.83 |
| **Maisonette** | £67.10 | £76.65 | £86.40 | - |
| **All Property Types** | £72.03 | £82.75 | £91.59 | £99.83 |

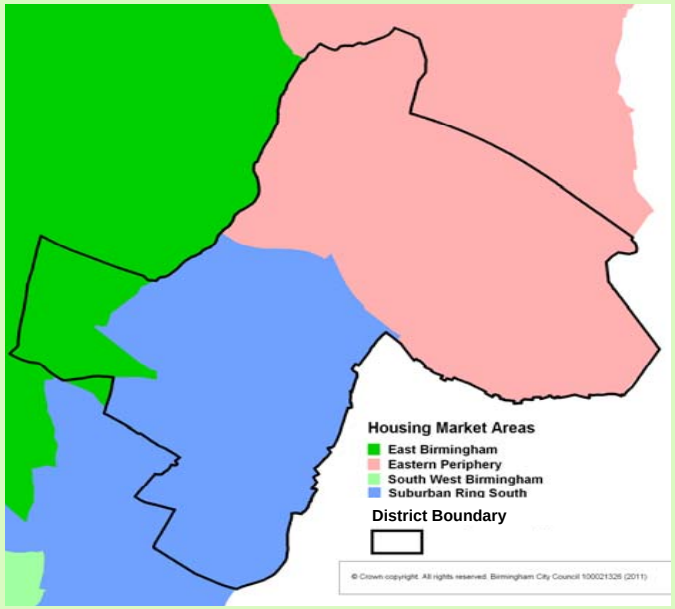
Council Rents as April 2012. All figures weekly rents, in £ and include service charges. Data source BCC. 1 Bedroom properties include bed-sits and other studio accommodation. Rents are 48 week rents.

However, it should be noted that there are low property counts for 3 bed flats and maisonettes. 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.

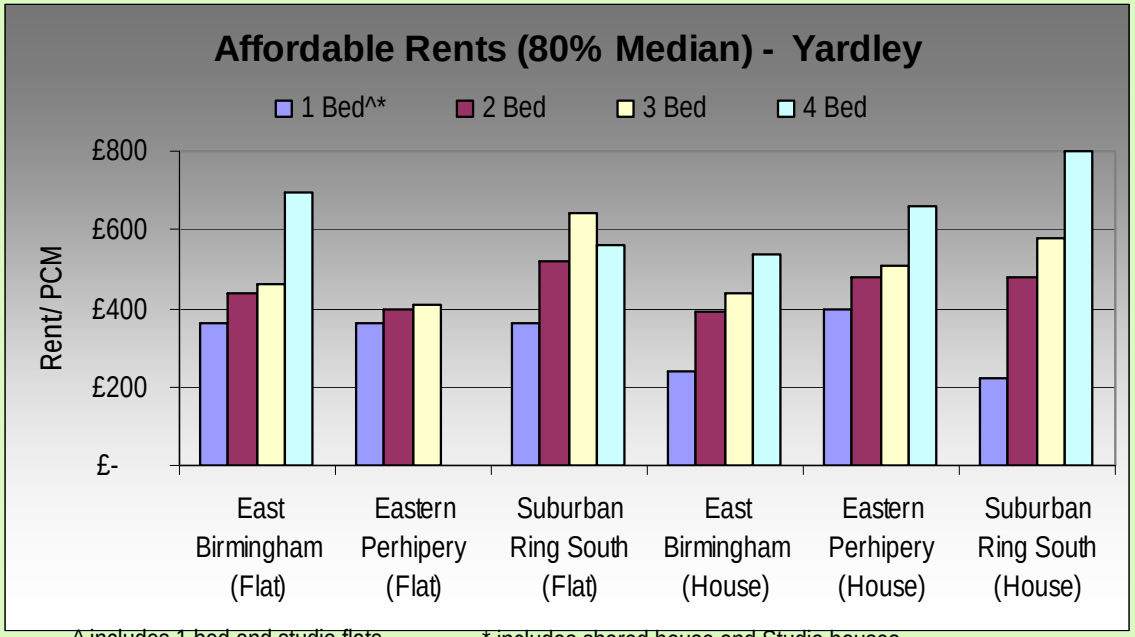
# Affordable Housing – Affordable Rent Initiative 4

## Affordable Rents in Yardley




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 Yardley. 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 | £694 |
| Eastern Periphery | £400 | £360 | £480 | £400 | £510 | £410 | £660 | - |
| Suburban Ring South | £224 | £360 | £480 | £520 | £580 | £640 | £800 | £558 |




^ includes 1 bed and studio flats

* includes shared house and Studio houses

Rents for houses rise in step with the number of bedrooms for all 3 housing markets, with Suburban Ring South, having the highest individual house rent.

Flat rents are not quite as uniform, with Eastern Periphery having very little difference between 1, 2 and 3 bed flats. The same is true for East Birmingham, except there is a large premium for 4 bed flats. Within Suburban Ring South, 3 bed flats command a premium over 4 bed flats.

Low sample sizes for 4 bed flats provide an explanation for the variation in these rents, while presence of luxury flat developments within Suburban Ring South, may offer an explanation for the high 3 bed rents there.

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

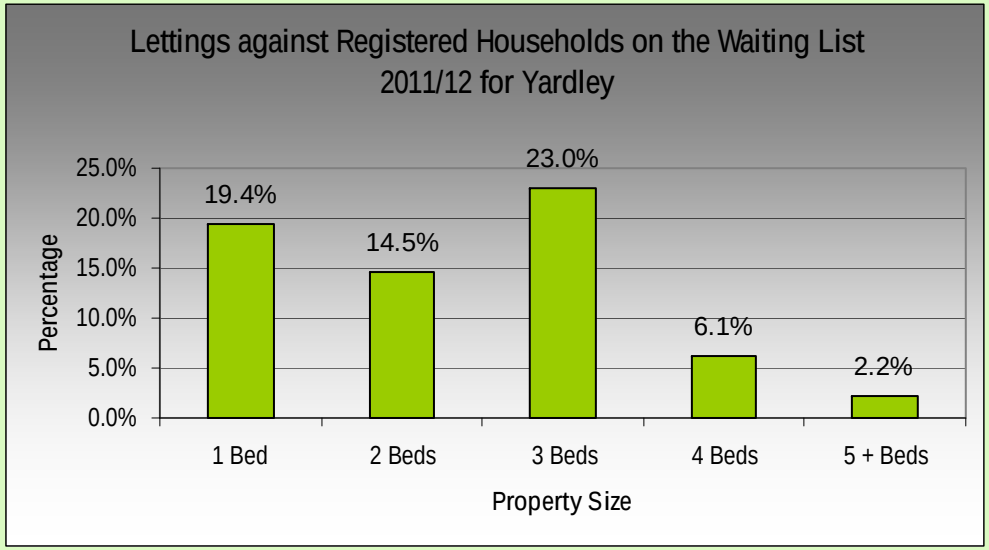
# Affordable Housing – Council Need & Lettings 5

**Letting to Council Properties**

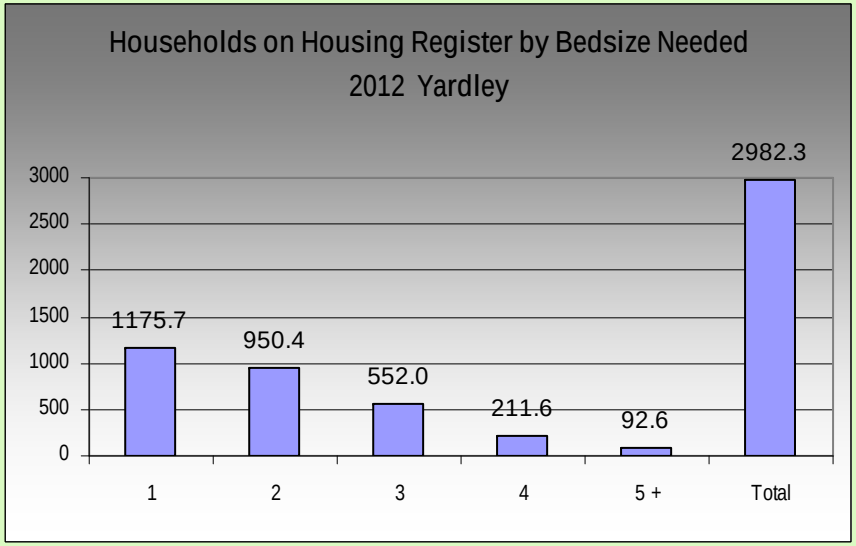
| Year | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed + | Total |
|---|---|---|---|---|---|---|
| **2009/10** | 239 | 150 | 150 | 9 | - | 548 |
| **2010/11** | 256 | 191 | 106 | 9 | 1 | 609 |
| **2011/12** | 228 | 138 | 127 | 13 | 2 | 508 |

The table shows that there were 508 lettings in Yardley in 2011/12, lower than the two previous years. The majority of lettings are 1 bed lettings, 2 and 3 bed lettings being slightly lower than in previous years. While there is a sharp decline to letting of 4 and 5 bed properties, this is still higher then the previous 2 years.

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




The graph to the left depicts absolute figures in a different light, presenting them as a percentage of lettings made by number of bedrooms in a property. It can be seen that 19.4% of households on the waiting list requiring 1 bedroom property and 14.5% of households on the waiting list were let a 2 bedroom home were let a suitable home in 2011/12. This rises to 23% for households in need of a 3 bedroom property.

Lettings to households in need of 4 and 5+ bedroom properties fall dramatically. This reflects the lack of larger property availability and a need for a greater proportion of larger homes being added to the housing stock. This is despite the relatively smaller absolute number of larger households on the waiting list in Yardley.

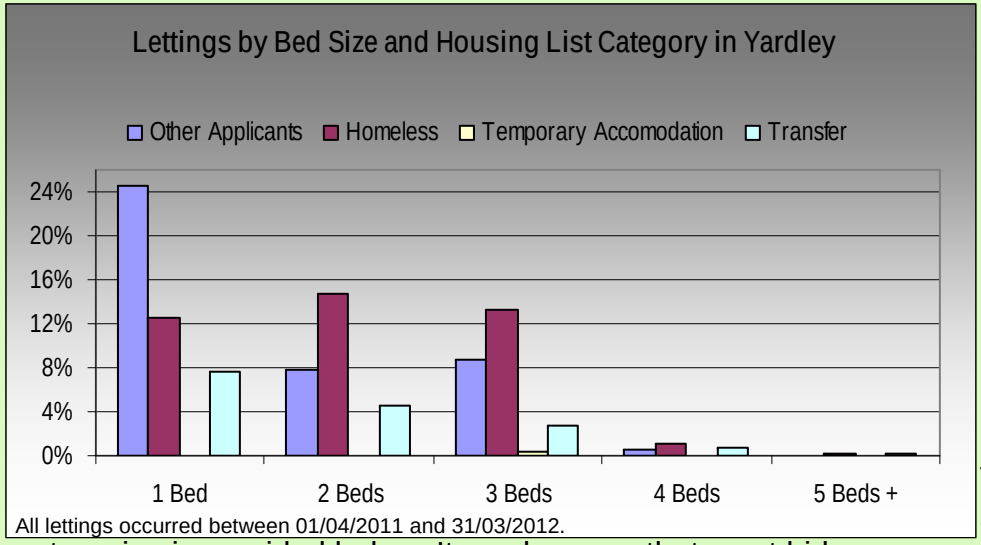
# Affordable Housing – Council Need & Lettings 6

### Weighted Effective Demand by Bed Size and Location

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Total |
|---|---|---|---|---|---|---|
| **Yardley** | 724.2 | 777.4 | 623.4 | 205.6 | 35.6 | 2366.2 |

Bids made between 01/04/2011 and 31/03/2012. Bid on BCC properties only.

The table to the left shows demand for Yardley by bed size from CBL bidders. The table shows effective demand, as it only includes those households who have placed a bid for a property in Yardley, rather than all households on the waiting list for this District. The model has been weighted to account for the 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 (a 1 person household is prevented from bidding for a 3 bed property). It can be seen from the table that there is high demand for 1 and 2 bed properties in Yardley. Demand for 4 bed properties is markedly lower. It should be noted, however, that bids can only be placed when properties are available for letting. Hence the demand for some property sizes is constrained by letting numbers.




All lettings occurred between 01/04/2011 and 31/03/2012.

### Lettings by Bed Size and Housing List Category

The chart to the left shows the amount of lettings in Yardley to different types of households on the housing register. A large 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.

Lettings numbers for 4 and 5 bed + properties are very low and can hardly be seen on the graph (see page 5 for numbers). As such the percentages should be treated with caution, as an additional letting could easily change the relationship between the categories.

### CBL Bids by Outcome and Bed Size for Yardley

The table below shows the number of bids that have been made by property size and the outcome of the bids for Yardley. The descriptions of the categories is provided below. It can be seen that most bids are unsuccessful. However, the number of bids placed shows the interest by waiting list applicants in the system. The number of bids placed reflects the number of properties available for let, with 1, 2 and 3 beds receiving the largest number. However, given the low number of 4 and 5 bed properties available, there have been a large number of bids received, as illustrated by the bids to let ratio. There are also high bid to let ratios for 2 and 3 bed properties

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Total |
|---|---|---|---|---|---|---|
| **Bid Successful** | 195 | 119 | 113 | 8 | 1 | 436 |
| **Bid Withdrawn** | 0 | 18 | 0 | 0 | | 18 |
| **Bid Unsuccessful** | 8605 | 14434 | 14351 | 2169 | 182 | 39741 |
| **Total** | 8800 | 14571 | 14464 | 2177 | 183 | 40195 |
| **Bids to Letting Ratio** | 45.1 | 122.4 | 128.0 | 272.1 | 183.0 | 92.2 |

Bids made between 01/04/2011 and 31/03/2012. 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 Yardley

77.5% of all dwellings in Yardley are in the private sector

61.7% of private sector properties passed the decent homes standard

60.4% of vulnerable households lived in properties that passed the decent homes standard

23.8% of properties had a category 1 hazard

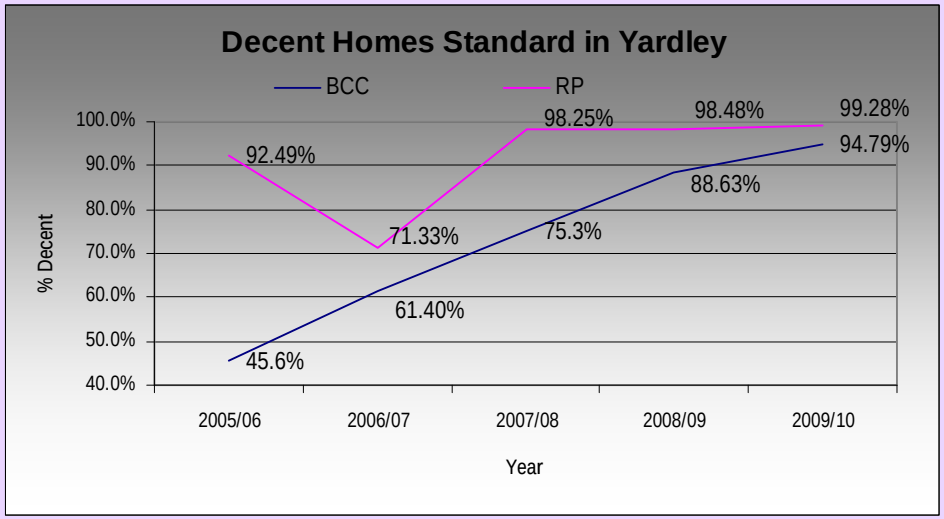
Average SAP rating of 53 in the private sector

12.7% of households in fuel poverty in the private sector

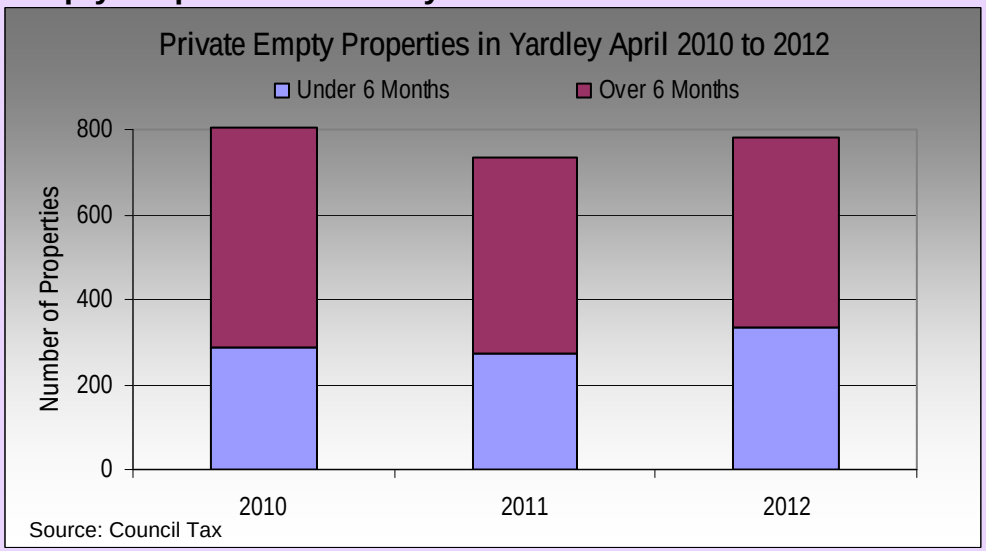
Average cost to make a private sector home meet the decent homes standard is £6,800.

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

### Social Housing Decent Homes Standard in Yardley




### Empty Properties in Yardley




The information here provides a summary of conditions within Yardley's housing stock.

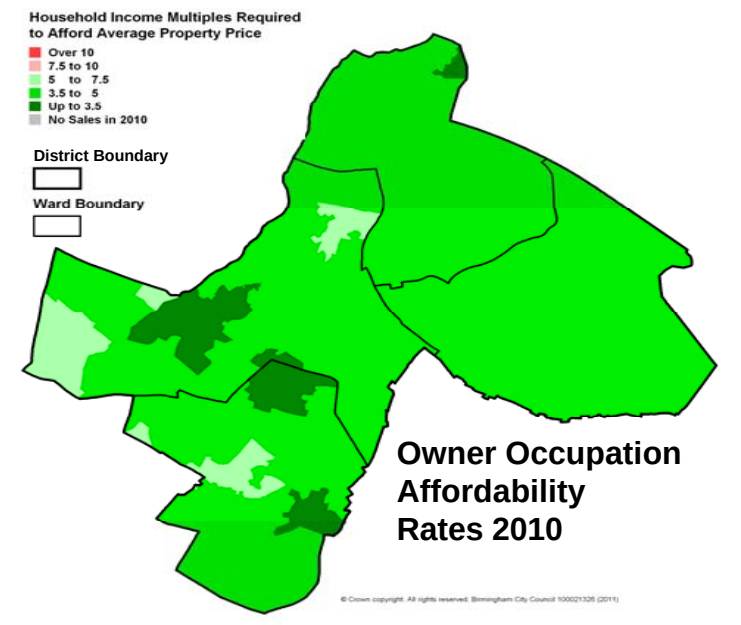
The private sector stock condition survey results provide an overview of privately held properties in Yardley. This includes both private rented and owner occupied properties. It can be seen that a major of properties are decent, with a high average SAP rating. The average cost of bring those properties that currently fail the decent homes in the private sector up to standard is on average £6,800 each across Birmingham. In most cases this would be a cost and decision for the household to make.

The chart above shows the improvement of social housing properties in meeting the decent homes standard in Yardley. 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 Yardley in the private sector each April between 2009 and 2011. The number of properties empty for over 6 months has decreased each year, while the number of properties empty for under 6 months decreased in 2011 before increasing again in 2012. Overall, this has lead to a decrease in empty properties in 2011 before a slight rise in 2012.

# Affordability – Rates and Private Sector Rents 8

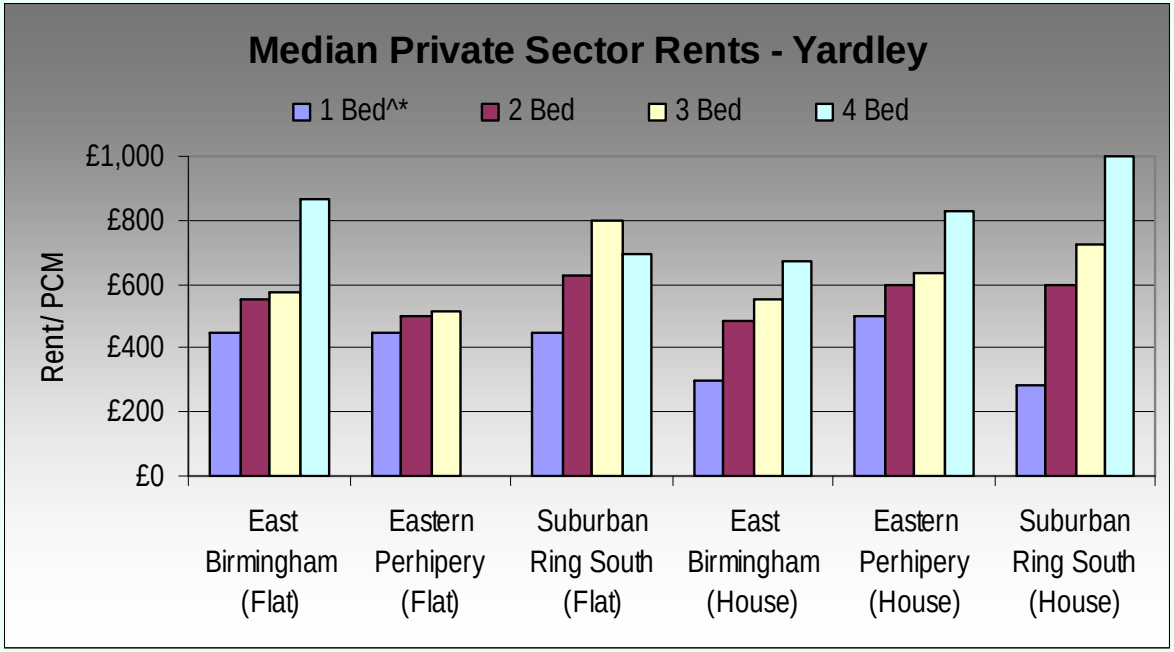
**Affordability Rates** The map shows property prices in relation to local household incomes at neighbourhood levels, indicating the relative affordability of purchasing a home within Yardley. Where affordability rate is over 5, very large deposits, in relation to typical income, are frequently required. There are currently no such 5+ areas in the District.




## Private Rental Costs in Yardley

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).

| 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 | £872 | £867 |
| Eastern Periphery | £500 | £450 | £600 | £550 | £638 | £513 | £825 | |
| Suburban Ring South | £280 | £450 | £600 | £625 | £725 | £800 | £1,000 | £698 |




House rents increase with bed sizes across all 3 housing market. Suburban Ring South has the largest absolute rent at £1,000 for 4 bedroom houses.

Flats also follow this general pattern, but within Suburban Ring South, 3 bedroom flats have a premium over 4 bedroom flats. Equally in both Eastern Perhipery and East Birmingham, rents for 1, 2 and 3 bed flats are quite similar. There is then a large increase in rent for 4 bed flats in East Birmingham.

The low sample size for 4 bed flats needs to be noted.

Data was captured as a snapshot of properties advertised on property websites in April 2012

^ includes 1 bed and studio flats

* includes shared house and Studio houses

# Affordability – Property Sales



| Yardley | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|---|
| Mean | £132,120 | £136,263 | £134,707 | £118,054 | £123,718 | £119,912 |
| Median | £123,000 | £130,000 | £125,000 | £114,000 | £119,000 | £115,000 |
| Upper Quartile | £148,677 | £153,000 | £150,000 | £135,000 | £145,000 | £138,000 |
| Lower Quartile | £105,000 | £113,000 | £109,000 | £92,125 | £97,500 | £95,000 |
| Count | 1661 | 1491 | 964 | 814 | 816 | 765 |

The tables to the left and the graph below show property sale prices in Yardley between 2006 and 2011, alongside the number of sales.

The data shows that the mean price has followed a general downwards trend, after an initial increase in price between 2006 and 2007. The only other exception to this was an increase in price in 2010.

The median (most common) price shows a similar pattern to the mean, but with a more continual fall in prices between 2007 to 2009.

The upper quartile price is a good measure of the upper end of the housing market. While following the mean price trend, it has had a larger price increase in 2010.

The lower quartile price is a good measure of the lower end of the housing market. Again it has followed the mean price trend across the entire period covered.

The secondary axis, of the graph shows the number of sales recorded in Yardley and is also shown in the table. Sales have fallen year on year for nearly the entire period shown here.

The only respite came in 2010, when sale numbers stabilised, but then continued to fall again in 2011. The number of sales has reduced by more than 50% between 2006 and 2011 in Yardley.

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:

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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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