Housing Market Reports

Northfield District

Birmingham

Policy and Commissioning Team

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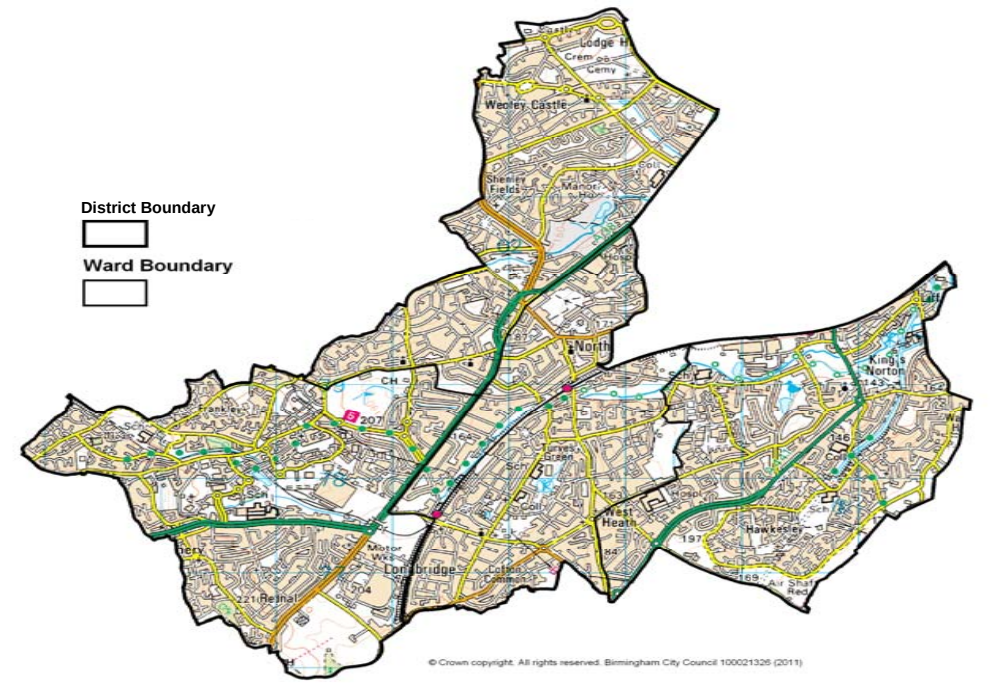
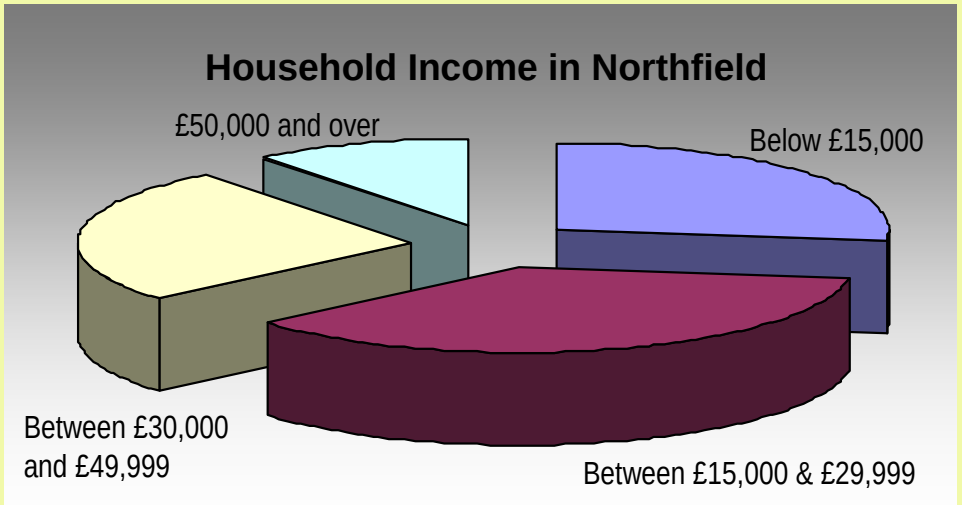
Homes and Households

Northfield District





	Owner Occupier	Council	HA	Private Rent	Other
Tenure (Census 2001)	58.8%	27.9%	5.6%	3.8%	3.9%
	White	Mixed	Asian	Black	Other
Ethnicity (ONS 2009 est)	92.75%	2.6%	1.8%	2.4%	0.4%

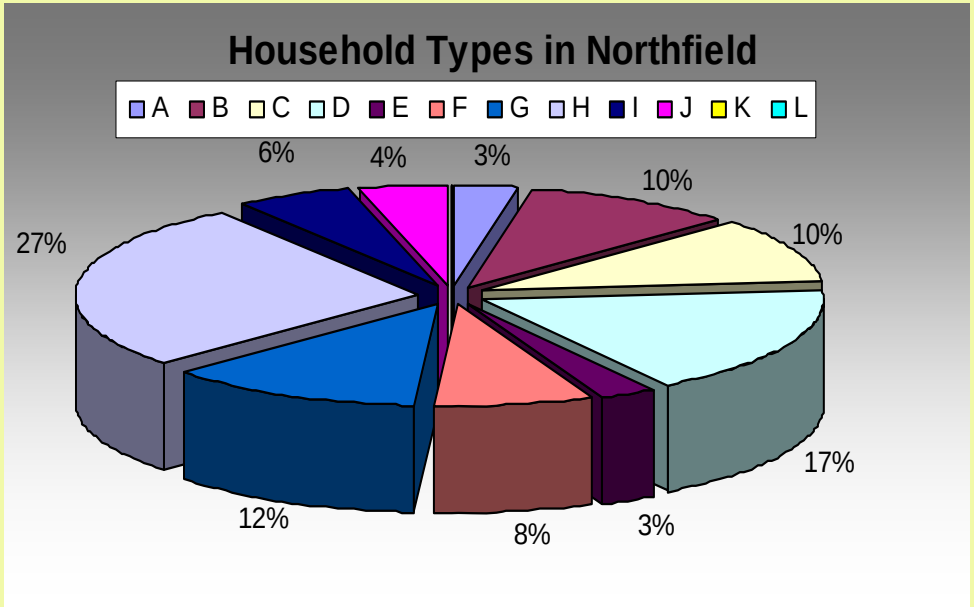
	Detached	Semi Detached	Terraced	Flat	Other
Property Type (Census 2001)	8.2%	42.4%	28.4%	18.4%	2.5%

Property Type	Council	RPs	All
Flat	41%	28%	38%
House	47%	62%	51%
Bungalow	8%	8%	8%
Other	3%	2%	3%

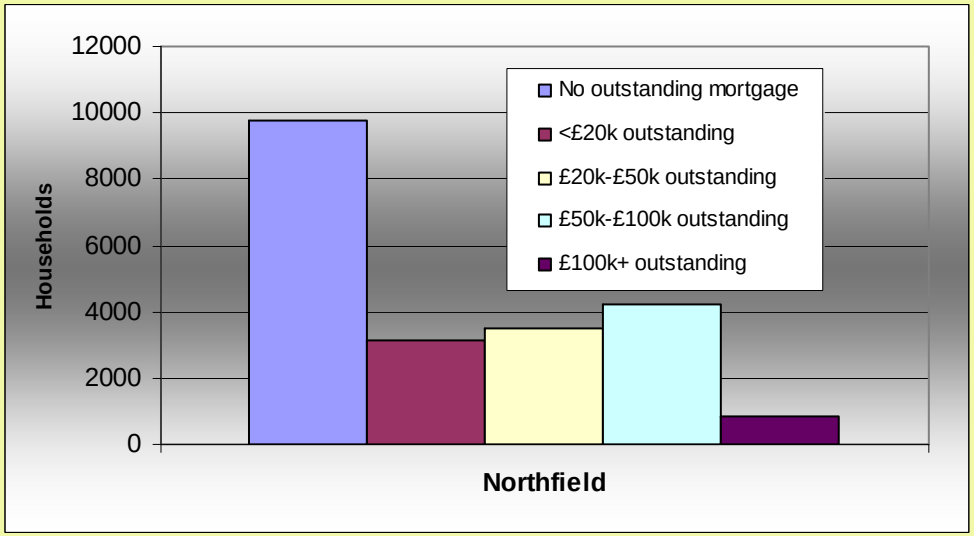
Bedrooms	Council	RPs	All
1	31%	22%	29%
2	29%	29%	29%
3	37%	42%	38%
4 +	3%	7%	4%

Social Housing Stock Northfield housing stock is quite mixed with a range of property types. The social housing stock consists of a fairly even distribution of 1, 2 and 3 bed properties, mainly within flats and houses. White ethnic groups form a significant majority (92.7%) with mixed and black ethnicity forming the next biggest (but much smaller) groupings.

Homes and Households



Household Mortgage Debt in Northfield



Household Segmentation Types in Northfield

The pie chart to the left shows segmentation data for Northfield. 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 this data is only a model and while based on real information, it can only be an indicative guide. If you are interested in this dataset and how to make best use of it for your work, please contact the Housing Intelligence and Partnership Team. It can be seen that the largest single grouping in Northfield is Group A, whose characteristics, along with a selection of others are outlined below.

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

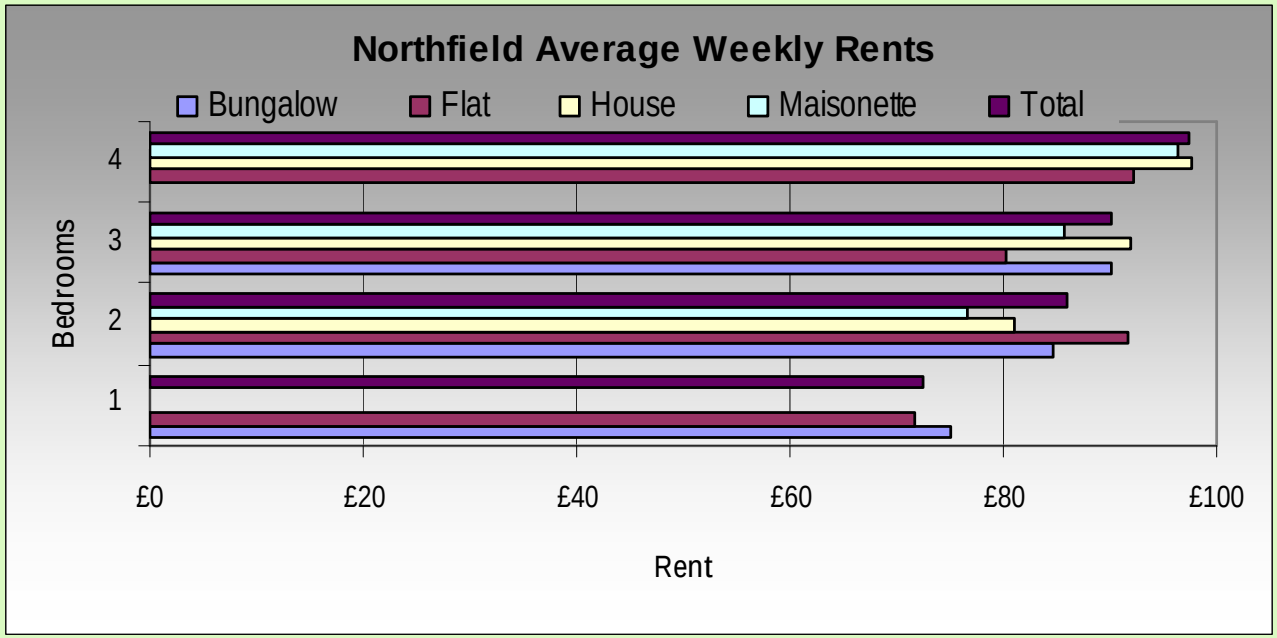
Group E
-Young often single
-In higher education or in profession
-Private Renting

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

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

Affordable Housing – Social Housing Rents 3



Council Rent Levels in Northfield

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

Across all properties, there is a general trend for rent to increase as the number of bedrooms increases. Rents for 2 bed flats are an exception to this, nearly reaching 4 bed flat costs. This maybe explained by service charge costs.

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, or depending on the charge, expansion difference between the rents.

Council Rents In Northfield

	1 Bed	2 Bed	3 Bed	4 Bed
Bungalow	£75.12	£84.76	£90.05	-
Flat	£71.58	£91.81	£80.34	£92.24
House	-	£81.00	£91.94	£97.57
Maisonette	-	£76.56	£85.62	£96.33
All Property Types	£72.53	£86.06	£90.08	£97.45

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 some size-type combinations, such as 4 bed maisonettes. While comparisons can be drawn between low property count types and other types, they cannot be treated as significant.

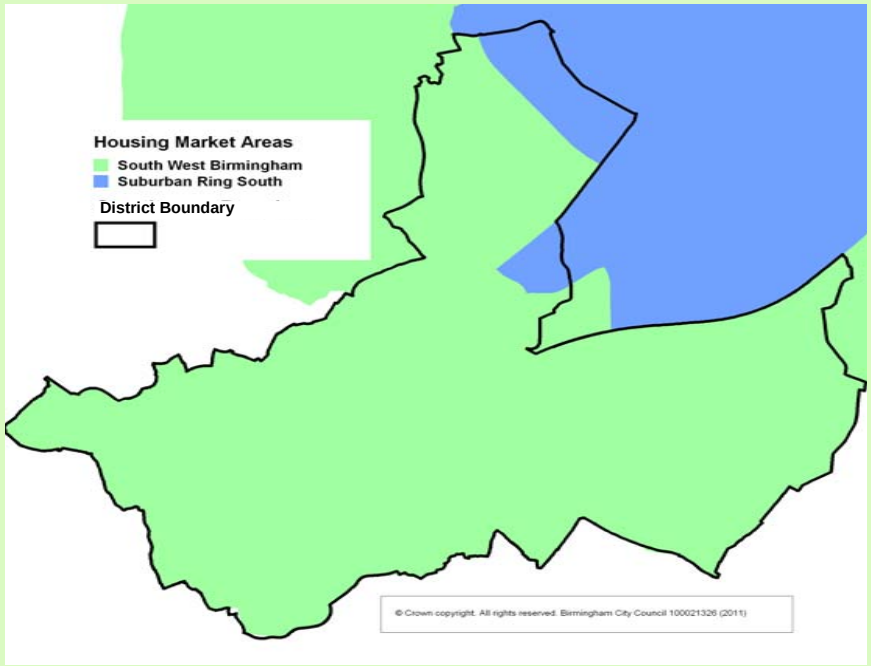
Service Charges have been included in these figures as in most instances these charges are not an optional extra that the tenant can choose whether or not to pay. As such they are included as an integral part of the rent.

Affordable Housing – Affordable Rent Initiative 4

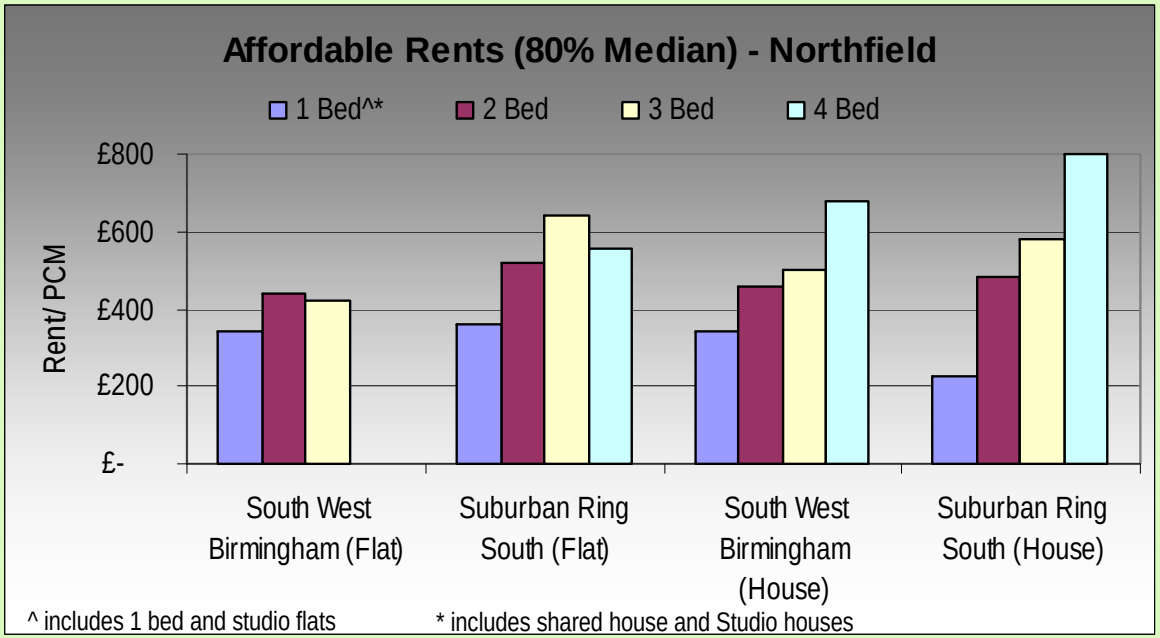
Affordable Rents in Northfield

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 Northfield. 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
South West Birmingham	£340	£340	£460	£440	£500	£420	£680	-
Suburban Ring South	£224	£360	£480	£520	£580	£520	£800	£558



Suburban Ring South has the highest single rent within the district, for 4 bed houses and its rents for 3 bed houses are also higher then South West Birmingham. However, its rents for 1 bed properties are lower then for South West Birmingham. Flat rents are higher for each bed size in Suburban Ring South compared with South West Birmingham. However, the decrease in rent from 3 to 4 bed flats in Suburban Ring South, should be noted, but small sample size could be a factor in this.



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

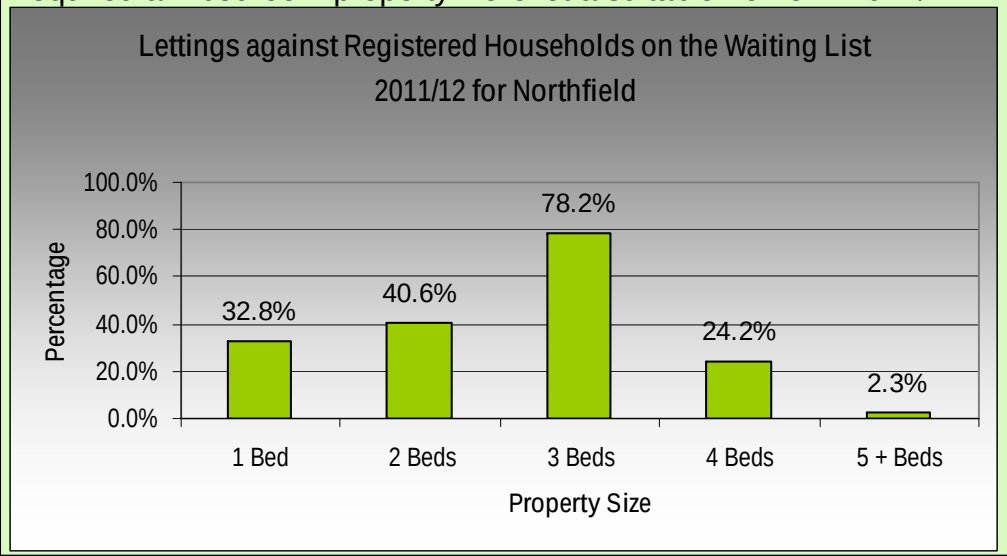
Affordable Housing – Council Need & Lettings 5

Letting to Council Properties

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +	Total
2009/10	383	322	218	8	1	932
2010/11	345	321	198	17	0	881
2011/12	394	338	268	29	1	1030

The table shows that there were 1030 lettings in 2011/12, higher than both 2009/10 and 2008/09. 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. However, the graph below show that nearly 33% of household on the waiting list who required a 1 bedroom property were let a suitable home in 2011/12.



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

Additionally just over 40% of households on the waiting list in need of a 2 bed home and just over 78% of 3 bedroom need households, were let a property.

The letting of council properties to households in need of 4 bedroom properties falls 24.2% and for 5 or more bedrooms this 2.3%. This shows 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 Northfield.

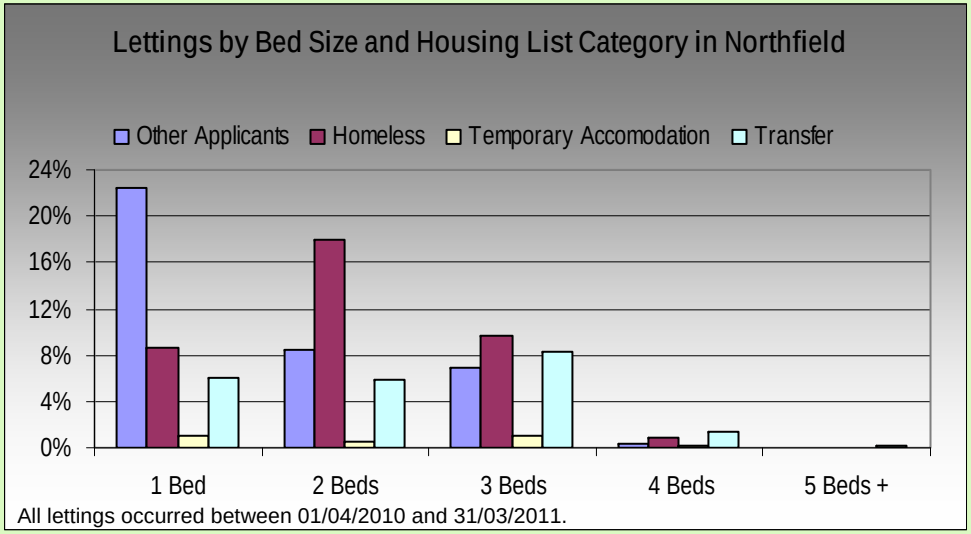
Affordable Housing – Council Need & Lettings 6

Weighted Effective Demand by Bed Size and Location

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Northfield	1100.0	947.1	586.8	175.8	2809.6

Bids made between 24th October 2010 and 2nd May 2011. Bid on BCC properties only.

The table to the left shows demand for Northfield by bed sizes from CBL bidders. The table shows effective demand, as it only includes those households who have placed a bid for a property in Northfield, 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 Northfield. 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. .



All lettings occurred between 01/04/2010 and 31/03/2011.

Lettings by Bed Size and Housing List Category

The chart to the left shows the amount of lettings in Northfield to different types of households on the housing register. A large majority of the 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 bed properties.

However for 4 bed properties the number of lettings is very low. 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 Northfield

The table below shows the number of bids that have been made by property size and the outcome of bids for Northfield. 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 and 2 beds receiving the largest number and 4 beds the least. However, given the low number of 4 bed properties available (see page 7), there have been a large number of bids received, as illustrated by the bids to let ratio.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Bid Successful	335	277	211	14	847
Bid Withdrawn	119	6	2	0	127
Bid Unsuccessful	13735	16519	12308	2400	44962
Total	14189	16802	12531	2414	45936
Bids to Letting Ratio	42.4	60.7	56.7	172.4	54.2

Bids made between 24th October 2010 and 2nd May 2011. 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 Northfield

67.8 % of all dwellings in Northfield are in the private sector

57.6% of private sector properties passed the decent homes standard

51.9 % of vulnerable households lived in properties that passed the decent homes standard

30.4% of properties had a category 1 hazard

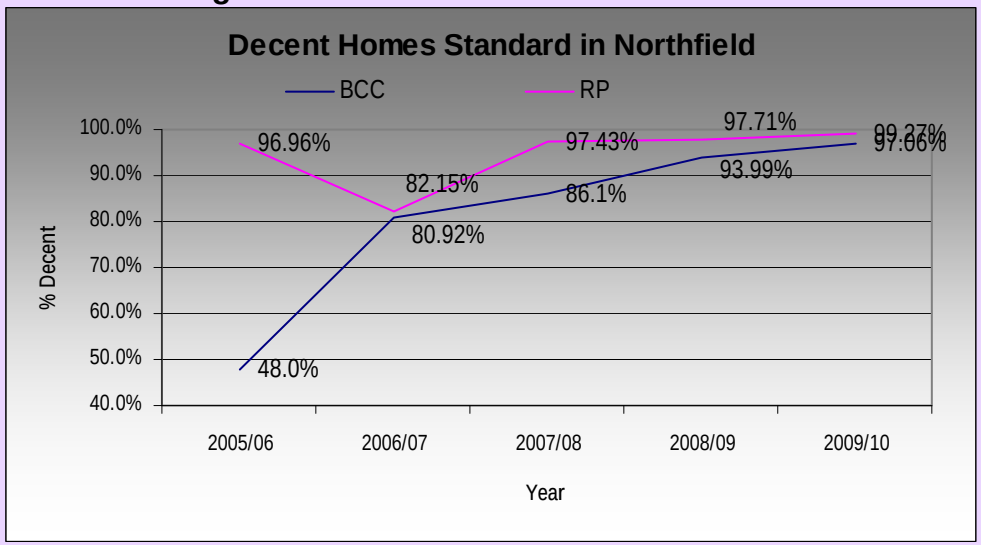
Average SAP rating of 53 in the private sector

12.7% of households in fuel poverty in the private sector

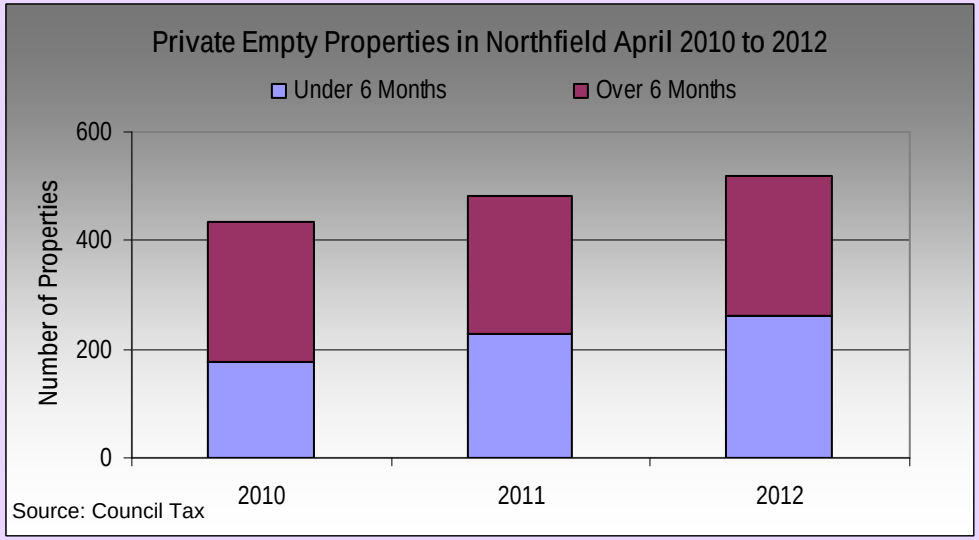
Average cost to make a private sector home meet the decent homes standard is £6,800.

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

Social Housing Decent Homes Standard in Northfield



Empty Properties in Edgbaston



The information here provide a summary of conditions within Northfield's housing stock.

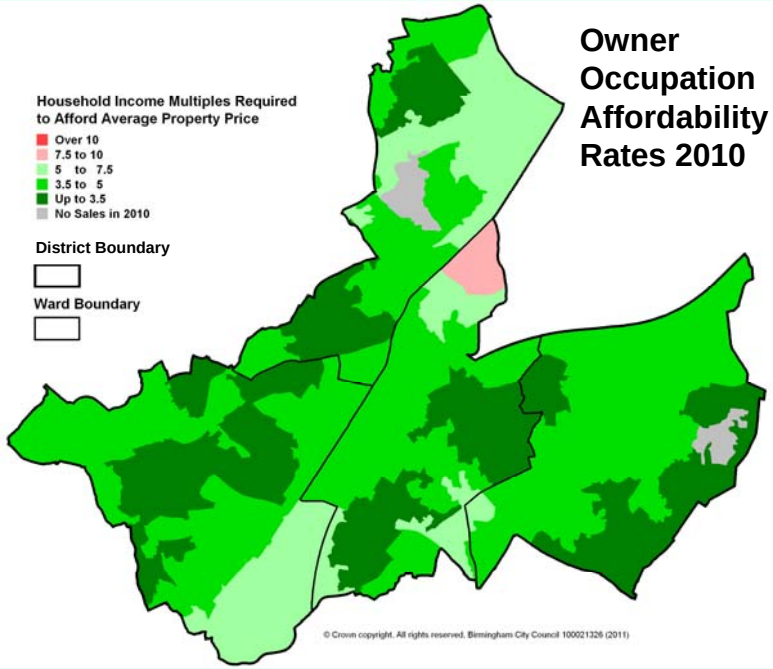
The private sector stock condition survey results provide an overview of privately held properties in Northfield. This includes both private rented and owner occupied properties. The average cost of bringing current non decent properties up to standard is on average £6,800 each across Birmingham. In 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 Northfield. 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 Northfield in the private sector each April between 2010 and 2012. Properties empty for under 6 months have risen each year between 2010 and 2012. For properties that have been empty for over 6 months there was an increase between 2010 and 2011, before a plateau in 2012. Overall, there has been an rise in empty properties each year between 2010 and 2012 in Northfield.

Affordability – Rates and Private Sector Rents 8

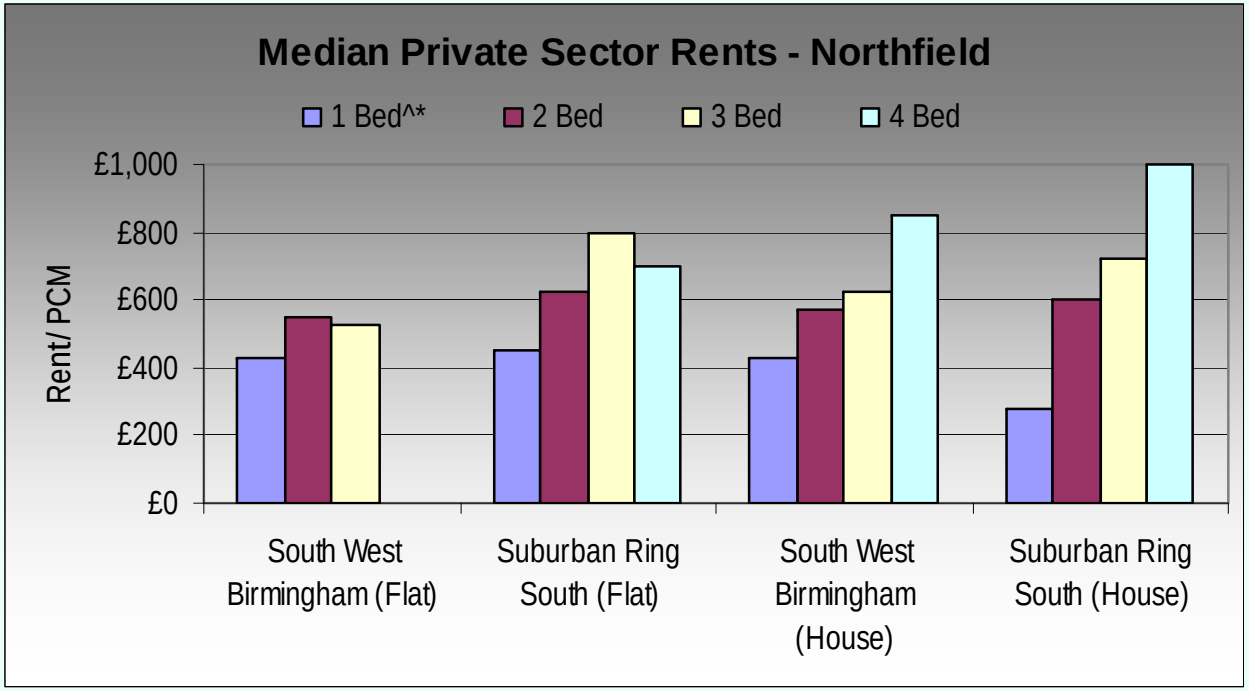
Affordability Rates The map shows property prices in relation to local household incomes at neighbourhood levels, indicating the relative affordability of purchasing a home within Northfield. Where affordability rate is over 5, very large deposits, in relation to typical income, are frequently. These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



Private Rental Costs in Northfield

The table and the graph below show the median monthly rents for private sector houses and flats in Northfield, by number of bedrooms and Housing Market Areas

Number of Bedrooms	1		2		3		4	
Property Type	House*	Flat^	House	Flat	House	Flat	House	Flat
South West Birmingham	£425	£425	£575	£550	£625	£525	£850	-
Suburban Ring South	£280	£450	£600	£625	£725	£800	£1,000	£698

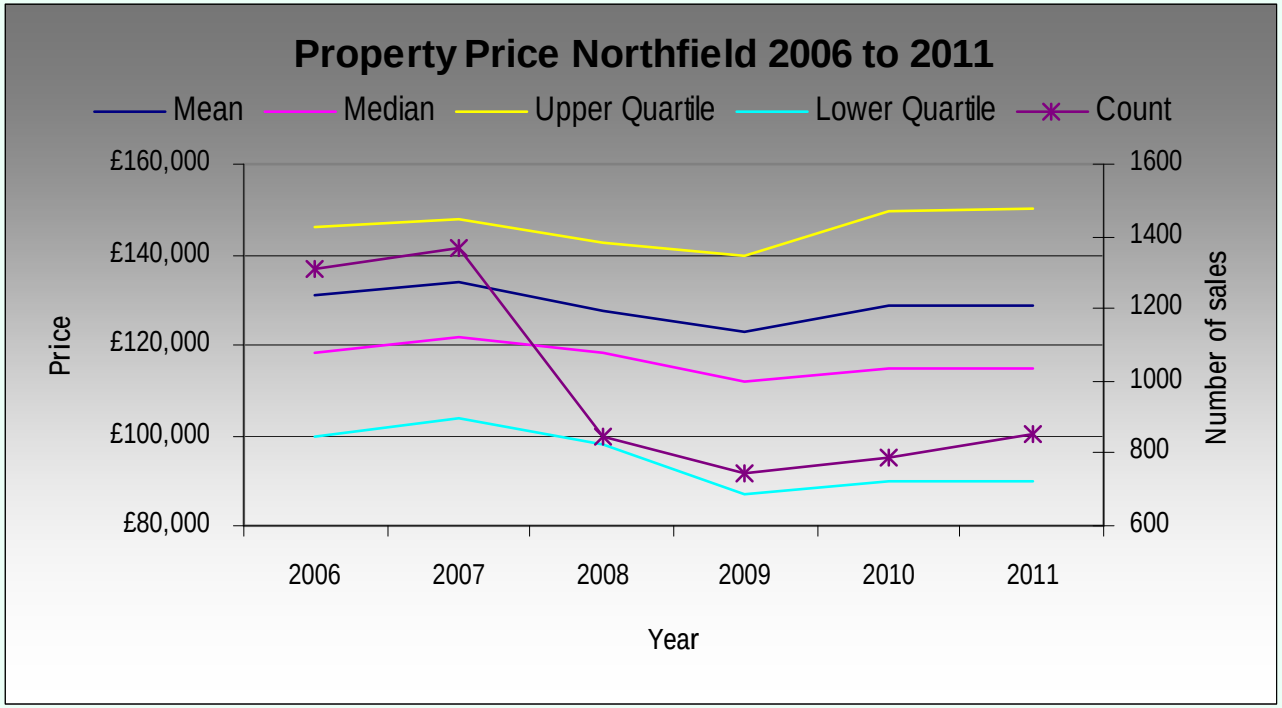


Across both housing markets, house rents increase with bed size and 4 bed houses in both command a premium compared with 3 bed properties. Flats show a slightly different profile, with the largest bed size commanding a slightly lower. Rent than the previous bed size within each housing market. Low sample size for 4 bed flats in Suburban Ring South is a partial explanation for this.

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

Northfield	2006	2007	2008	2009	2010	2011
Mean	£130,852	£134,1371	£127,3248	£122,763	£128,938	£128,437
Median	£118,000	£122,000	£117,975	£112,000	£115,000	£114,950
Upper Quartile	£146,375	£148,000	£142,500	£140,000	£149,713	£149,950
Lower Quartile	£100,000	£104,000	£98,000	£87,000	£89,613	£90,000
Count	1310	1365	850	746	790	857



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

The mean price has fluctuated across the period shown, but has ended up with no real change. This is despite an initial price rise in 2007, followed by a fall through 2008 to 2009. The price recovered in 2010 and maintained this in 2011.

The median (most common) price also followed this pattern, but the recovery in 2010 and 2011 was not as great as the mean.

The upper quartile price is a good measure of the upper end of the housing market. The upper quartile price showed a large recovery in price from 2009 to 2010, going above the 2007 peak price. This has driven the larger mean price increase when compared to the median between 2010 and 2011.

The lower quartile price is a good measure of the lower end of the housing market. Unlike the mean or upper quartile price, it has shown only a very small price recovery from 2009 to 2010. This has also reduced the median value for 2010 and 2011. The secondary axis, of the graph shows the number of sales recorded in Northfield and is also shown in the table. The number of sales initially increased from 2006 to 2007, but was followed by a very steep drop in 2008 and another slight drop in 2009. However, since then there has been an increase in sales in both 2010 and 2011. However the sale numbers in 2011 are over 35% lower than in 2007.

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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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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