Housing Market Reports

Selly Oak District

Birmingham

Policy and Commissioning Team

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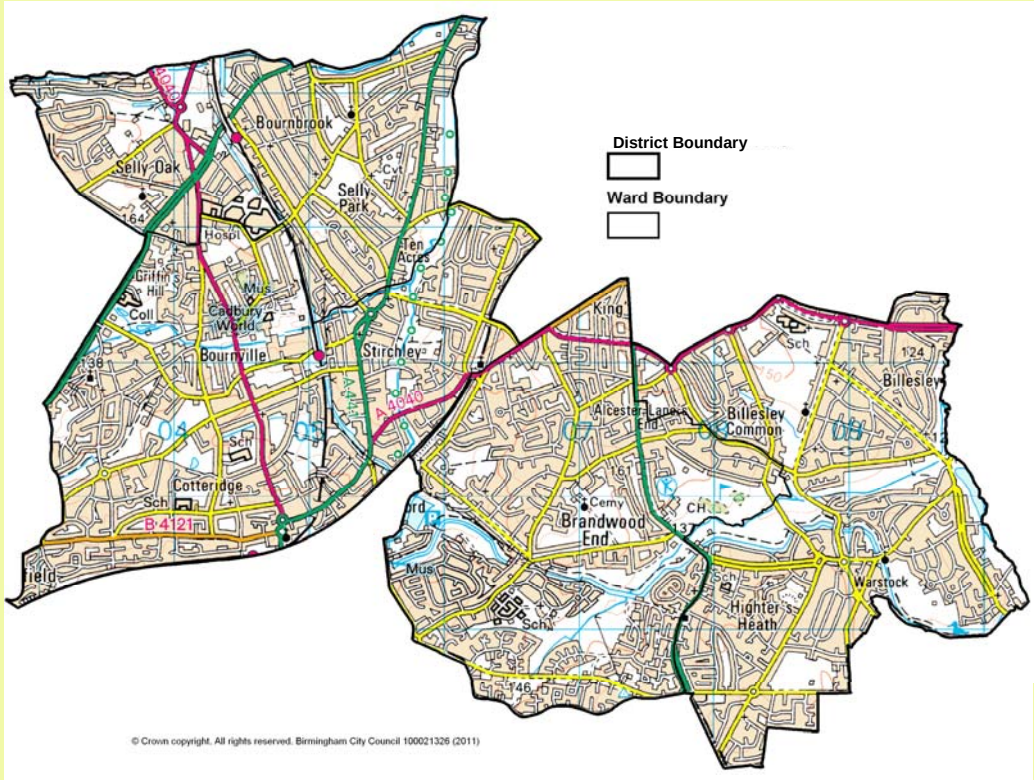
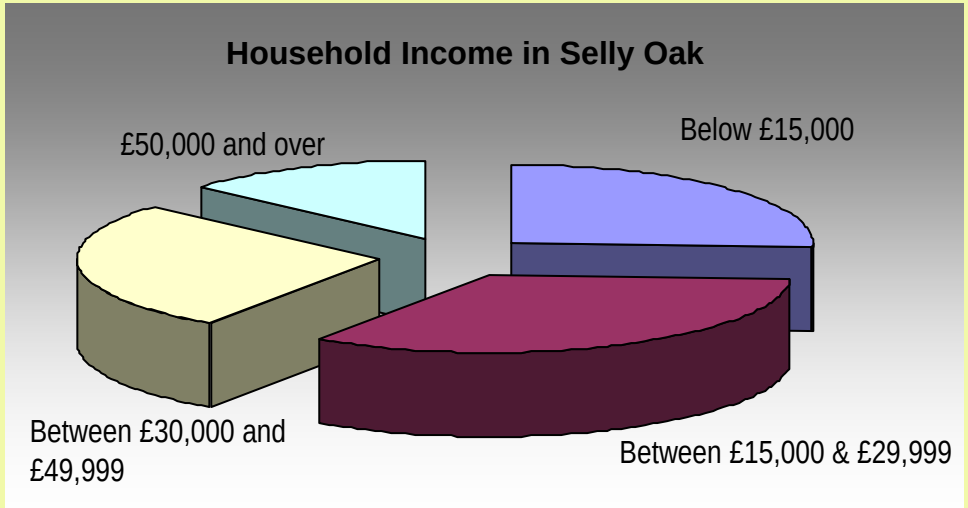
Homes and Households

Selly Oak District





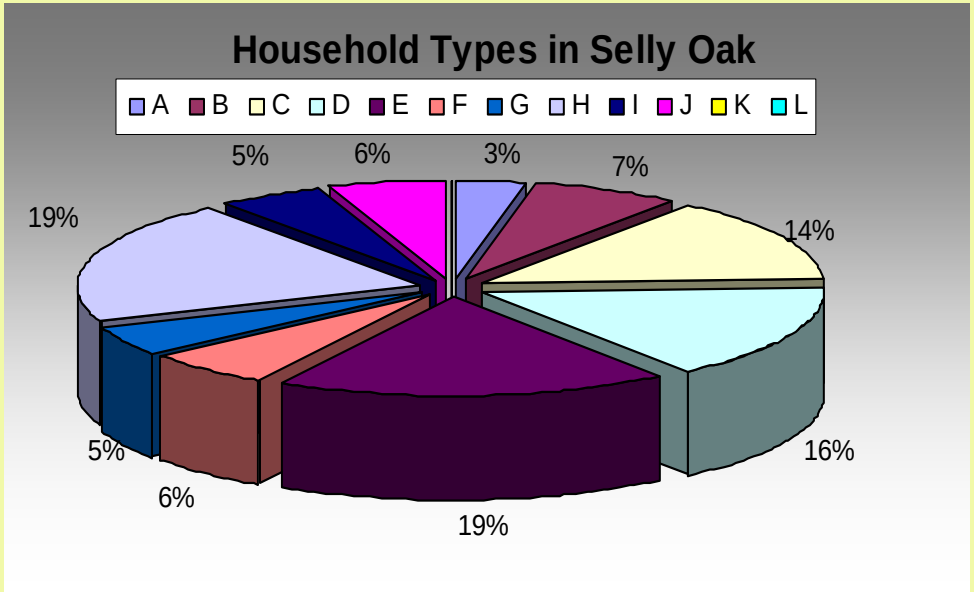
	Owner Occupier	Council	HA	Private Rent	Other
Tenure (Census 2001)	56.2	21.4%	7.5%	10.2%	4.6%
	White	Mixed	Asian	Black	Other
Ethnicity (ONS 2009 est)	87.3%	2.5%	6.8%	2.9%	0.5%
	Detached	Semi Detached	Terraced	Flat	Other
Property Type (Census 2001)	8.1%	37.3%	35.8%	15.0%	3.9%

Property Type	Council	RPs	All
Flat	47%	38%	44%
House	45%	45%	45%
Bungalow	6%	11%	8%
Other	2%	6%	3%

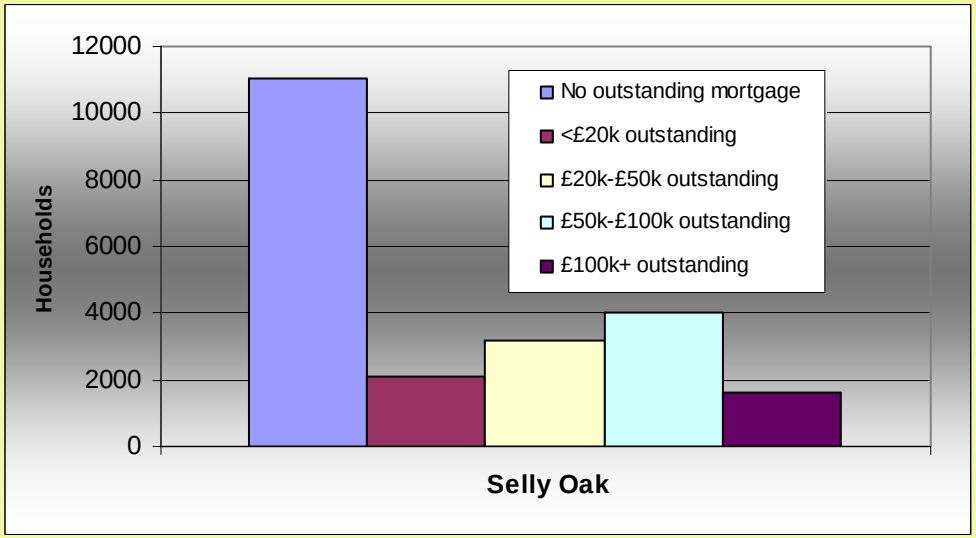
Bedrooms	Council	RPs	All
1	31%	33%	32%
2	28%	41%	33%
3	39%	24%	33%
4 +	2%	2%	2%

Social Housing Stock Selly Oak housing stock is quite mixed with a wide range of property types. Social housing stock is dominated by houses and flats. Most properties are 1, 2 and 3 bed with few large units (4+). Ethnic breakdown of the population shows a large majority are White, Asian being the second largest ethnic group.

Homes and Households



Household Mortgage Debt in Selly Oak



Household Segmentation Types in Birmingham

The pie chart to the left shows segmentation data for Selly Oak. Segmentation is a common marketing tool that allows identification of 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 remembered 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 make best use of it for your work, please contact the Housing Intelligence and Partnership Team. Group E (19%) reflects the large student population living in the Selly Oak District. Its characteristics are outlined below along with a selection of others.

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

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

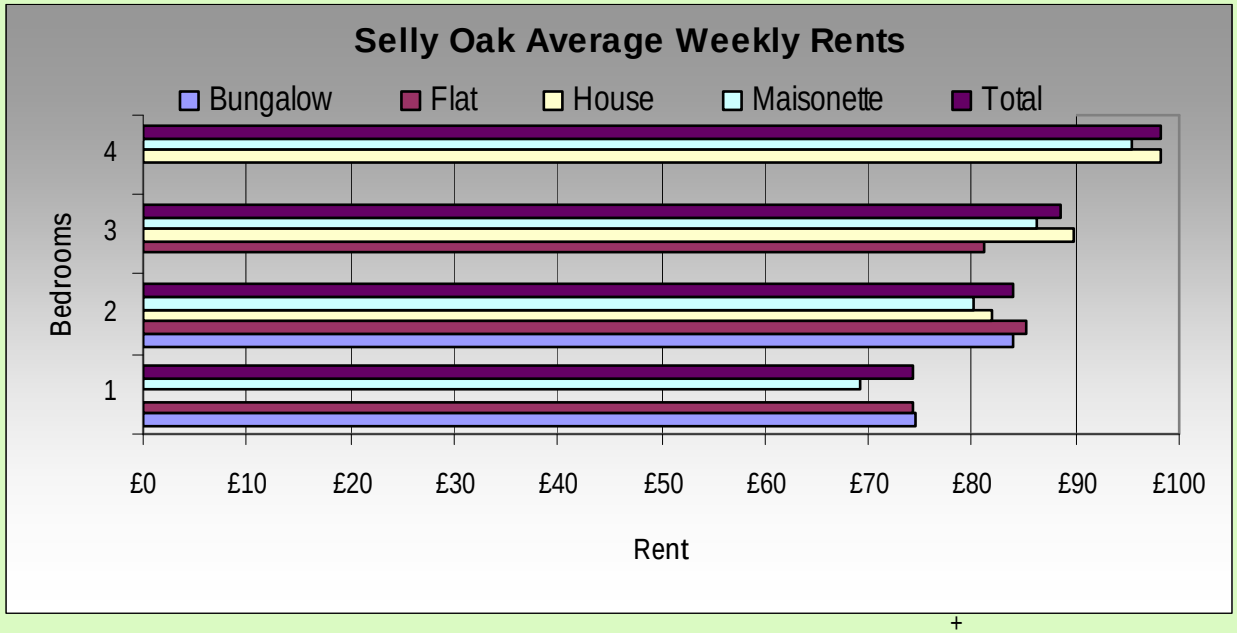
Group E
-Young, often single
-In higher education
-high levels of private renting

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 Selly Oak District. Please note this is based on modelled data.

Affordable Housing – Social Housing Rents 3



Council Rent Levels in Selly Oak

The graph and table on this page show weekly average rent levels for Council tenants by property type and bedroom number in Selly Oak 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 decreasingly for 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. This may partially explain the difference between 2 and 3 bed flats.

Council Rents In Selly Oak

	1 Bed	2 Bed	3 Bed	4 Bed
Bungalow	£74.61	£83.86	-	-
Flat	£74.17	£85.19	£81.12	-
House	-	£82.03	£89.73	£98.15
Maisonette	£69.31	£80.03	£86.27	£95.40
All Property Types	£74.26	£84.02	£88.50	£98.13

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 4 bed flats and 4 bed maisonettes. While comparisons can be drawn between low property count types and other types, they cannot be treated as significant.

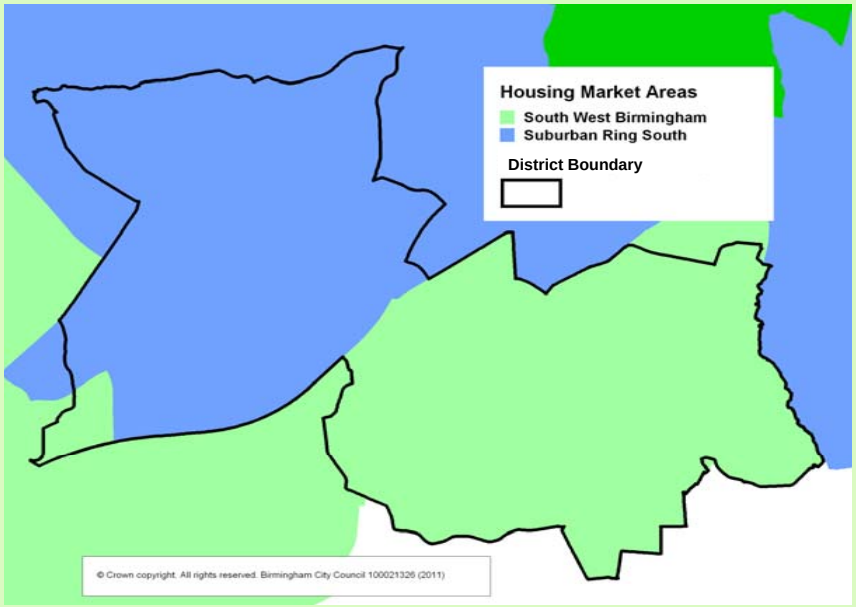
Service Charges have been included in these figures as in most instances these charges are not an optional extra that the tenant can choose whether or not to pay. As such they are included as an integral part of the rent.

Affordable Housing – Affordable Rent Initiative 4

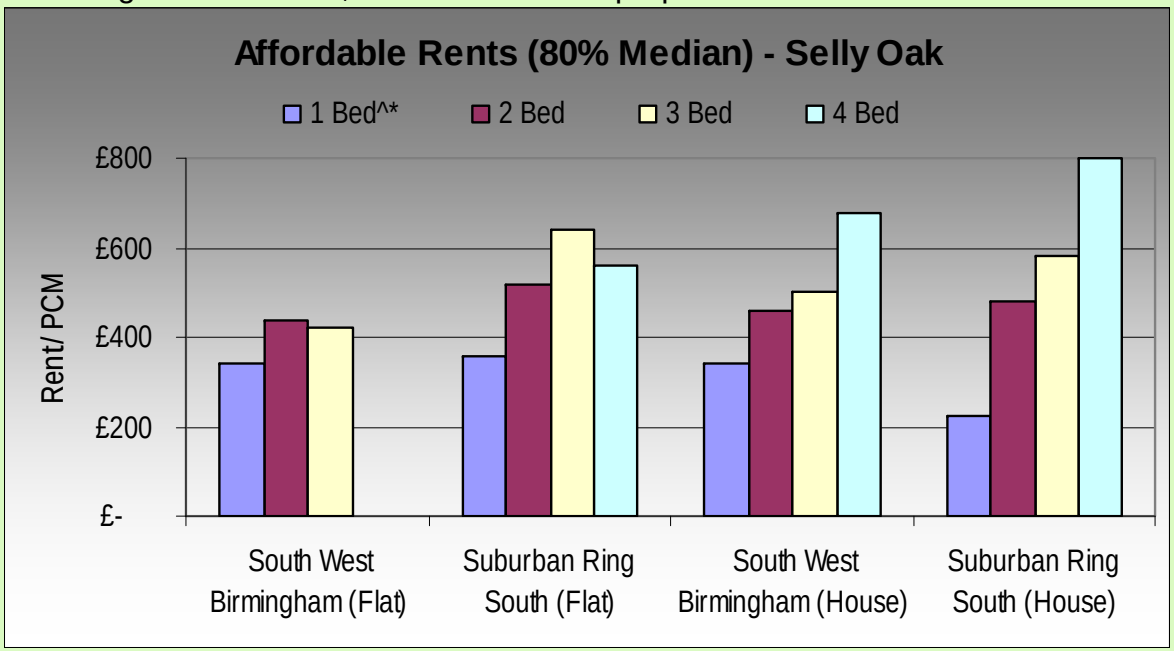
Affordable Rents in Selly Oak

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 Selly Oak. 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	£380	£340	£460	£440	£500	£420	£680	-
Suburban Ring South	£224	£360	£480	£520	£580	£640	£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.

^ includes 1 bed and studio flats

* includes shared house and Studio houses

Affordable Housing – Council Need & Lettings 5

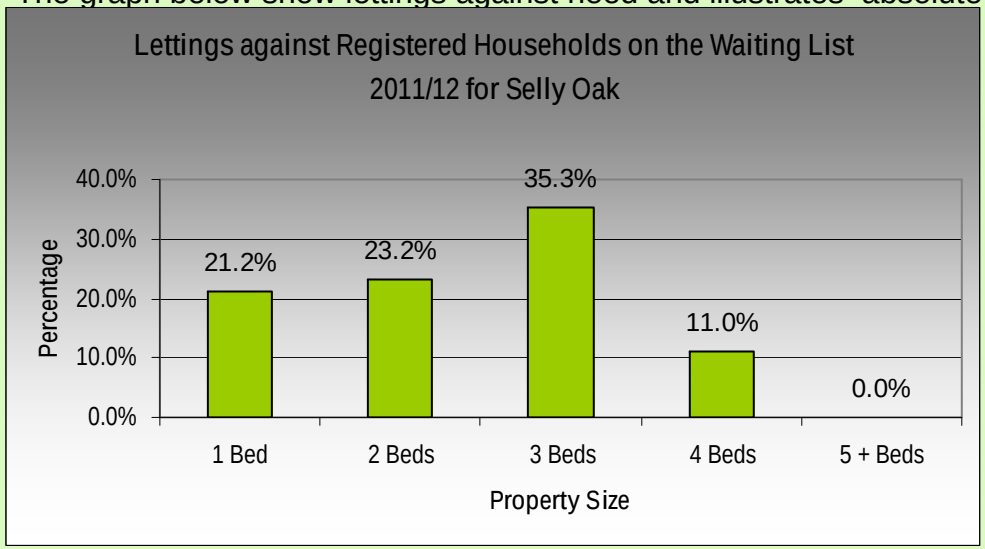
Letting to Council Properties

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +	Total
2009/10	241	178	97	8	0	524
2010/11	219	162	120	2	0	503
2011/12	273	211	138	14	0	636

The table shows that there were 636 lettings in 2011/12, an increase on the two previous year's figures. The majority of lettings are 1 and 2 bedroom properties and the supply of 4 bedroom dwellings is extremely constrained, with no 5 bed lettings across the last 3 years.

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 show lettings against need and illustrates absolute



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

figures in a different light by presenting them as a percentage of lettings made by number of bedrooms in a property. Therefore it can be seen that just over 21% households on the waiting list who require a 1 bedroom property where let a suitable home in 2011/12. It also shows that just over 23% of households on the waiting list in need of a 2 bedroom home and just over 35% 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 drops significantly. 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 Selly Oak.

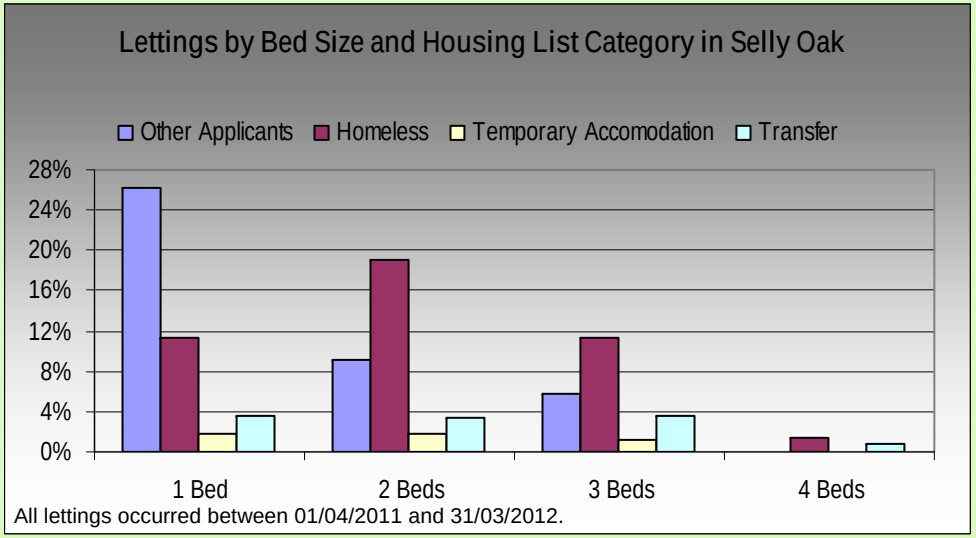
Affordable Housing – Council Need & Lettings 6

Weighted Effective Demand by Bed Size and Location

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Selly Oak	737.2	636.3	531.6	259.8	2165.0

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

The table to the left shows demand for Selly Oak 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 Selly Oak, rather than all households on the waiting list 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 Edgbaston. 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.



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 Selly Oak to different types of households on the housing register. A majority of the 1 bed lettings are going to 'other applicants', those not already in social housing or apply as homeless.

Lettings to Homeless households are largest group for 2 bed properties. Letting numbers for 4 bed properties are 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 Selly Oak

The table to the below shows the number of bids that have been made by property size and the outcome of the bid for Selly Oak. 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 bed properties available 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	227	158	103	7	495
Bid Withdrawn	7	32	0	0	39
Bid Unsuccessful	8672	10339	12322	2149	33482
Total	8906	10529	12425	2156	34016
Bids to Letting Ratio	39.2	66.6	120.6	308.0	68.7

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 Selly Oak

76.9% of all dwellings in Selly Oak are in the private sector

64.2% of private sector properties passed the decent homes standard

59 % of vulnerable households lived in properties that passed the decent homes standard

21.6% of properties had a category 1 hazard

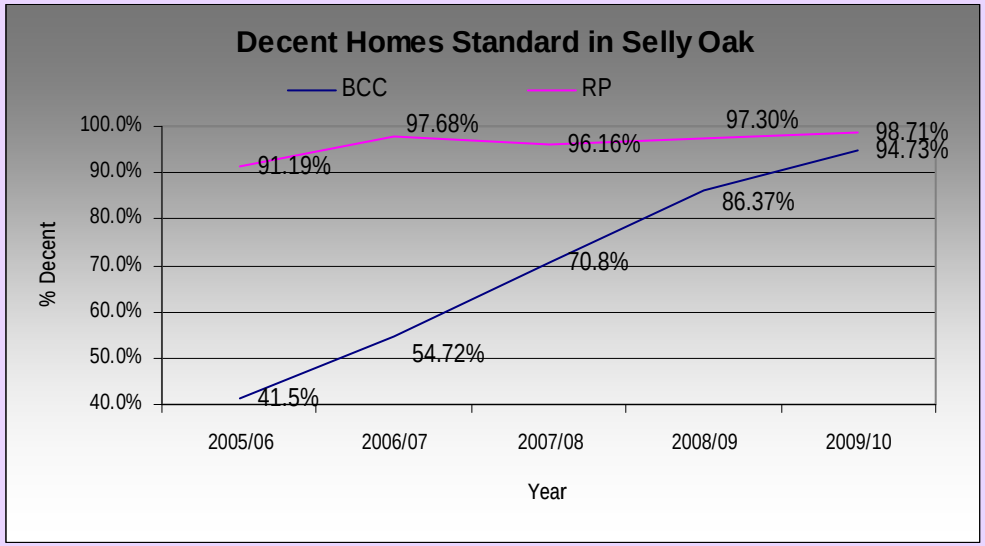
Average SAP rating of 53 in the private sector

12.7% of households in fuel poverty in the private sector

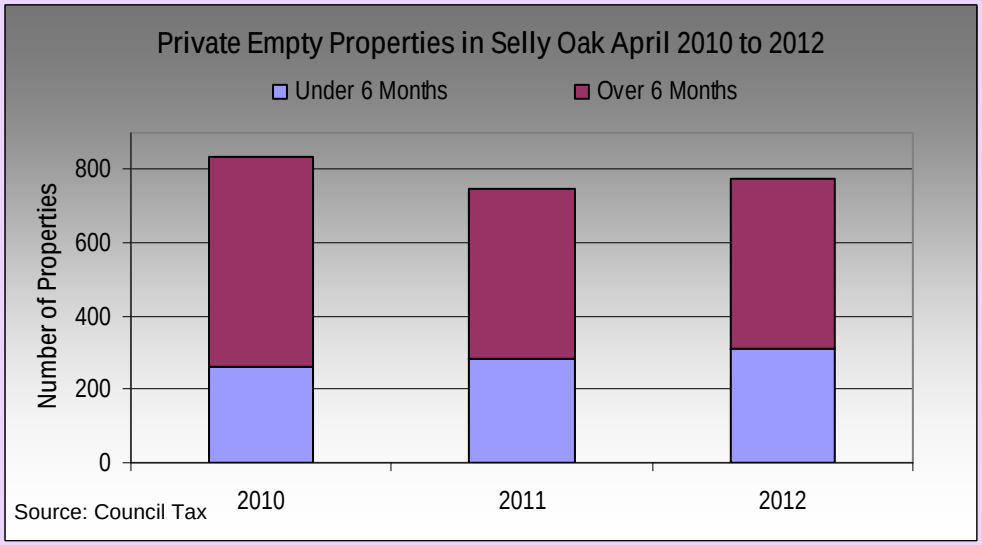
Average cost to make a private sector home meet the decent homes standard is £6,800.

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

Social Housing Decent Homes Standard in Selly Oak



Empty Properties in Selly Oak



The information here provide a summary of conditions within Selly Oaks' housing stock.

The private sector stock condition survey results provide an overview of privately held properties in Selly Oak. This includes both private rented and owner occupied properties. It can be seen that a majority 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 Selly Oak. The Government's target of 100% decent homes by 2010 has broadly been met.

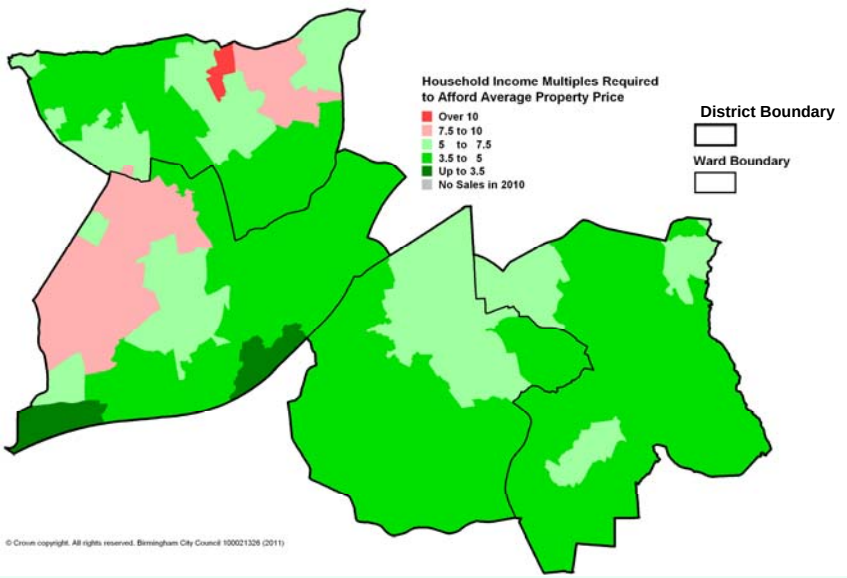
The chart above shows the number of properties that have been empty for over and under 6 months in Selly Oak in the private sector each April between 2010 and 2012. Properties empty for under 6 months have risen each year between 2010 and 2012. Properties empty for over 6 months have decreased each year, especially between 2010 and 2012. Overall this has led to a fall between 2010 and 2011, but rise in 2012.

Affordability – Rates and Private Sector Rents 8

Affordability Rates

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

Owner Occupation Affordability Rates 2010

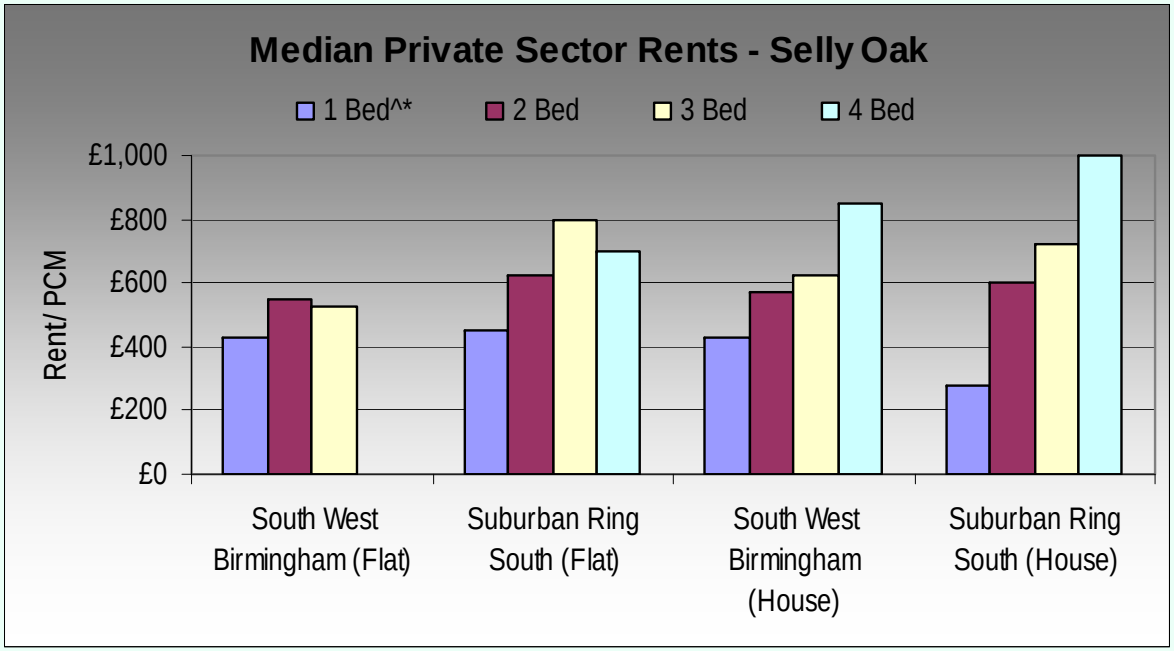


Private Rental Costs in Selly Oak

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

The table above 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.

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.

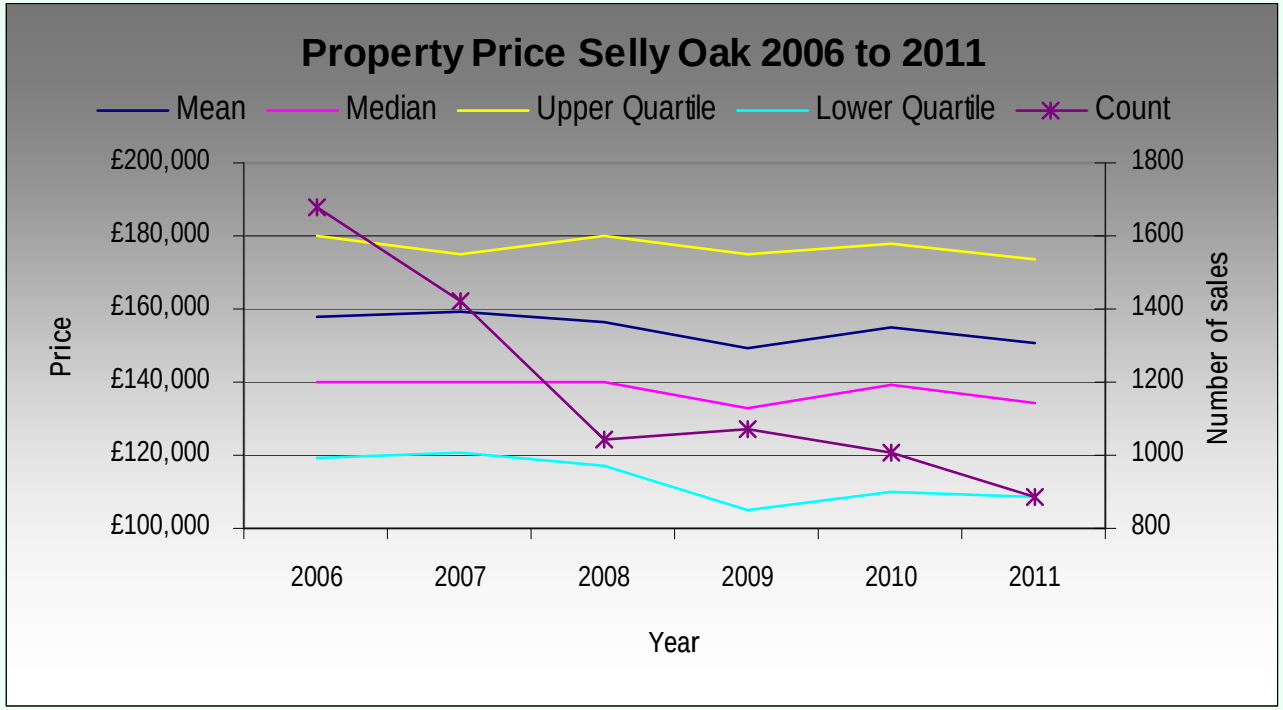
Data was captured as a snapshot of properties advertised on property websites in April 2012

^ includes 1 bed and studio flats

* includes shared house and Studio houses

Affordability – Property Sales

Selly Oak	2006	2007	2008	2009	2010	2011
Mean	£157,551	£159,500	£156,341	£148,931	£154,892	£151,023
Median	£140,000	£140,000	£140,000	£132,950	£139,000	£134,000
Upper Quartile	£179,950	£175,000	£180,000	£175,000	£178,000	£173,375
Lower Quartile	£119,000	£121,000	£117,000	£105,000	£110,000	£108,440
Count	1682	1419	1043	1069	1005	886



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

The data shows that across all measures, prices in Selly Oak have reduced slightly across the period covered, despite some variations. Both the mean and median (most common) prices show this trend.

The upper quartile price is a good measure of the upper end of the housing market. Its variations are small then the mean or median, indicating that the more expensive properties have been less effected than many in Selly Oak.

The lower quartile price is a good measure of the lower end of the housing market. It has had a large decrease in price in 2009 then most properties in Selly Oak, suggesting less expensive properties have seen their prices reduced more then most properties in the district.

The secondary axis of the graph shows the number of sales recorded in Selly Oak and is also shown in the table. The number of sales dropped sharply in from 2006 to 2008. Despite a small recovery in 2009, sale numbers have continued to fall in 2010 and 2011, ending up nearly 50% lower than in 2006.

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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Telephone: 0121 464 2858

Post: Housing Intelligence and Partnerships Team,
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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.

Information cannot be re-used for commercial applications or benefit without explicit prior written consent from Birmingham City Council's Homes and Neighbourhood Directorate.