Residential Development in Birmingham 2002-12 Tables

Dwelling Completions in Birmingham (2002-2012)
New Build, Conversions & Student studio or cluster flats

Year	New build	Conversions (Gross)	New build plus gross Convs.	Convs. (Net)	New build plus net Convs.	*Student Dwellings
2001-02	2310	490	2800	440	**2750**	NA
2002-03	2434	336	2770	308	**2742**	NA
2003-04	3036	354	3390	307	**3343**	NA
2004-05	2989	243	3232	192	**3181**	NA
2005-06	3747	349	4096	253	**4000**	NA
2006-07	2971	163	3134	108	**3079**	(137)
2007-08	3229	468	3697	420	**3649**	(435)
2008-09	2848	432	3280	380	**3228**	(175)
2009-10	1667	146	1813	83	**1750**	(128)
2010-11	1837	139	1976	93	**1930**	10
2011-12	1516	132	1648	42	**1558**	129

Notes: 2010-11 figure for gross conversions includes 10 Student dwellings
2011-12 figure for new build includes 129 Student dwellings
* see note below

Net Additional Dwellings by year - 2002-2012

Year	New build plus Conversions (net)	Dwelling Demolitions	Net Additional Dwellings
2001-02	2750	1506	**1244**
2002-03	2742	1704	**1038**
2003-04	3343	1930	**1413**
2004-05	3181	734	**2447**
2005-06	4000	859	**3141**
2006-07	3079	1240	**1839**
2007-08	3649	661	**2988**
2008-09	3228	772	**2456**
2009-10	1750	817	**933**
2010-11	1930	945	**985**
2011-12	1558	371	**1187**

Source: Birmingham land Availability and Development Enquiry System ('BLADES')
Annual Monitoring Report

- **The net gain** in dwelling stock **(including student dwellings) for 2011-12 total 1187.** This includes an additional 129 units of student accommodation counted as 'dwellings' according to the 2001 Census definitions.
- Communal establishments are not normally counted in overall housing supply. However, purpose-built (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').