Housing Market Reports

Sutton Coldfield District

Birmingham

Policy and Commissioning Team

INDEX

Homes and Households 1

Homes and Households 2

Affordable Housing – Social Housing Rents 3

Affordable Housing – Affordable Rent Initiative 4

Affordable Housing – Council Need & Lettings 5

Housing Conditions 7

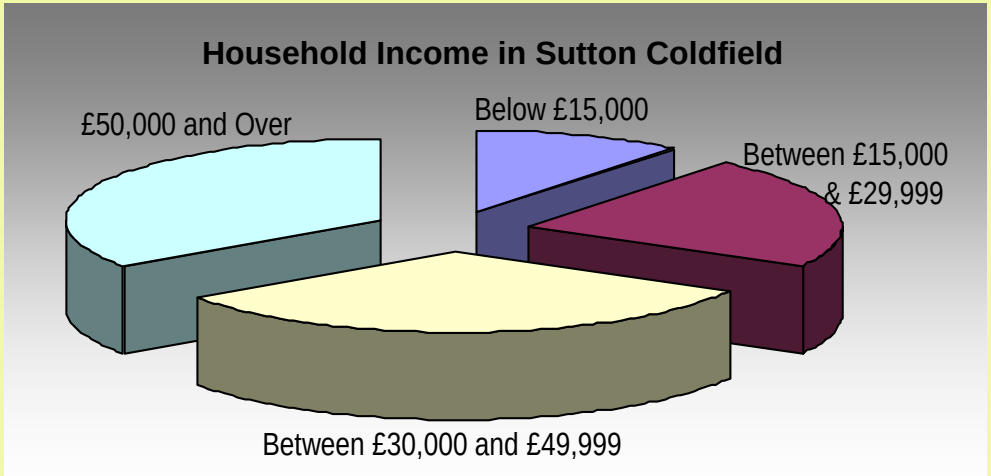
Affordability – Rates and Private Sector Rents 8

Affordability – Property Sales 9

Further Information 10

Homes and Households

Sutton Coldfield District



Property Type	Council	RPs	All
Flat	40%	72%	54%
House	34%	23%	29%
Bungalow	17%	1%	10%
Other	9%	6%	7%

Bedrooms	Council	RPs	All
1	41%	57%	48%
2	29%	26%	28%
3	29%	13%	22%
4 +	1%	4%	2%

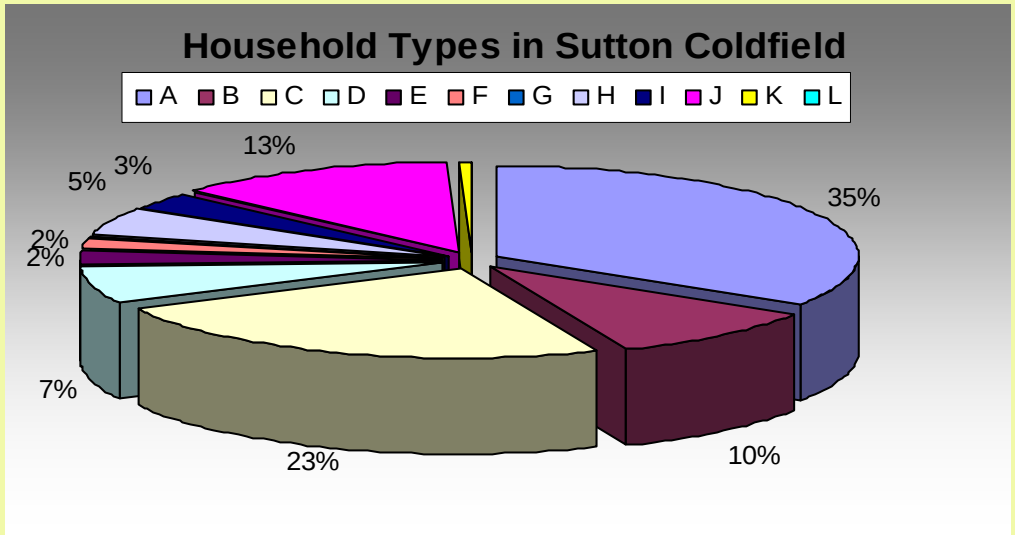
	Owner Occupier	Council	HA	Private Rent	Other
Tenure (Census 2001)	84.1%	5.6%	3.5%	4.3%	2.4%

	White	Mixed	Asian	Black	Other
Ethnicity (ONS 2009 est)	94.3%	1.1%	3.2%	1.2%	0.1%

	Detached	Semi Detached	Terraced	Flat	Other
Property Type (Census 2001)	37.3%	37.1%	9.0%	14.2%	2.4%

Social Housing Stock Sutton Coldfield Housing stock is not as mixed as other constituencies in the city. Social housing stock is largely flats, particularly within Housing Association stock. Most social properties are 1 bedroom flats. Income distribution shows the District to be a relatively wealthy. The ethnic profile for the District reveals an overwhelmingly white population of 94.3%.

Homes and Households



Household Segmentation Types in Birmingham

The pie chart to the left shows segmentation data for Sutton Coldfield. 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 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 Sutton Coldfield is Group A. Group C's characteristics are outlined below along with a selection of others.

Group A
-High Incomes
-Middle Age
-Able to choice housing location and type

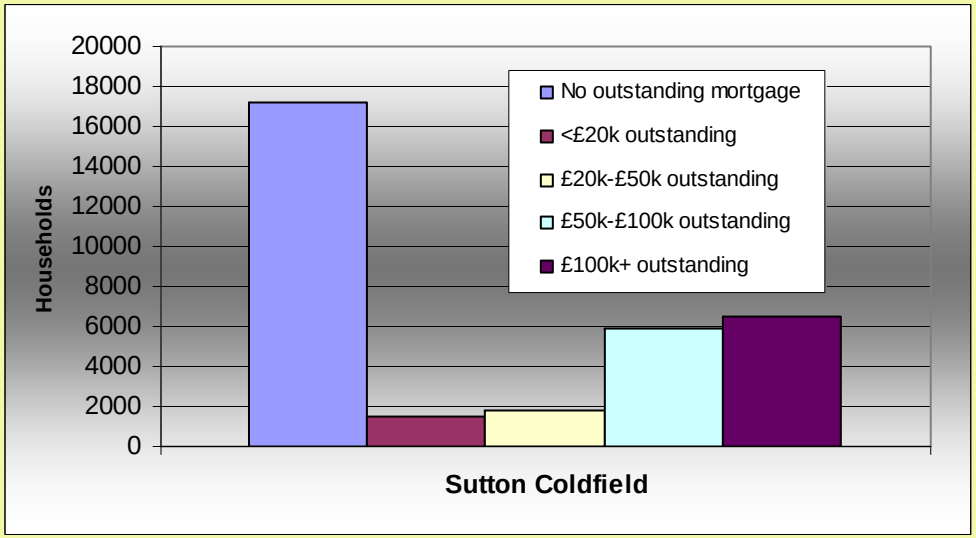
Group B
-Young couples
-Good education
-Corporate careers
-Low unemployment
-Modern homes

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

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

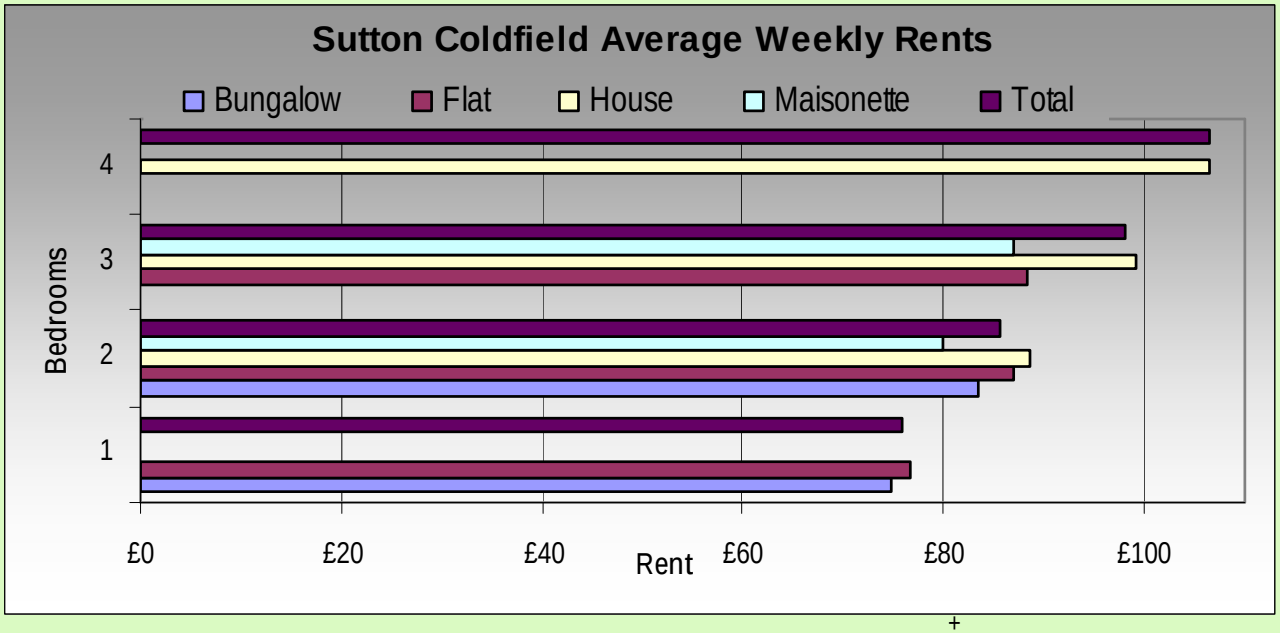
Group J
-Pensioners
-Home Owners
-Wealth
-Good Health

Household Mortgage Debt in Sutton Coldfield



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

Affordable Housing – Social Housing Rents 3



Council Rent Levels in Sutton Coldfield

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

Rents increase with bed size across each property type, but rents for flats rise sharply from 1 to 2 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 may explain the compression between rents.

Council Rents in Sutton Coldfield

	1 Bed	2 Bed	3 Bed	4 Bed
Bungalow	£74.78	£83.46	-	-
Flat	£76.65	£87.07	£88.24	-
House	-	£88.72	£99.14	£106.48
Maisonette	-	£79.80	£87.04	-
All Property Types	£75.91	£85.67	£98.06	£106.48

Else where, rents peaking with 4 bed houses, but rents for 3 bed houses are also high.

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.

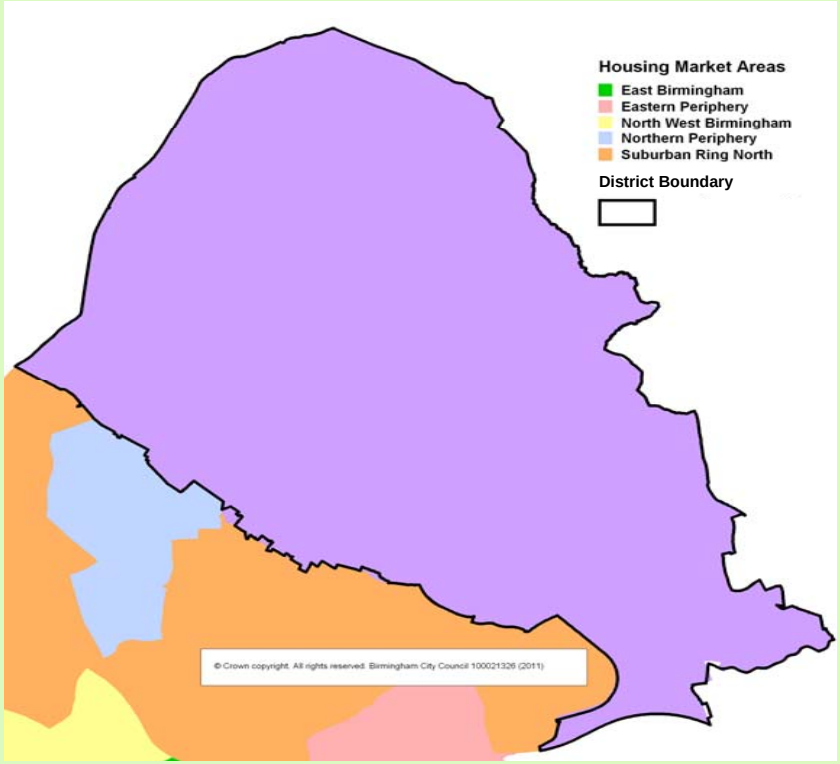
Council Rents as April 2012. All figures weekly rents, in £ and include service charges. Data source BCC. 1 Bedroom properties include bed-sits and other studio accommodation. Rents are 48 week rents.

Affordable Housing – Affordable Rent Initiative 4

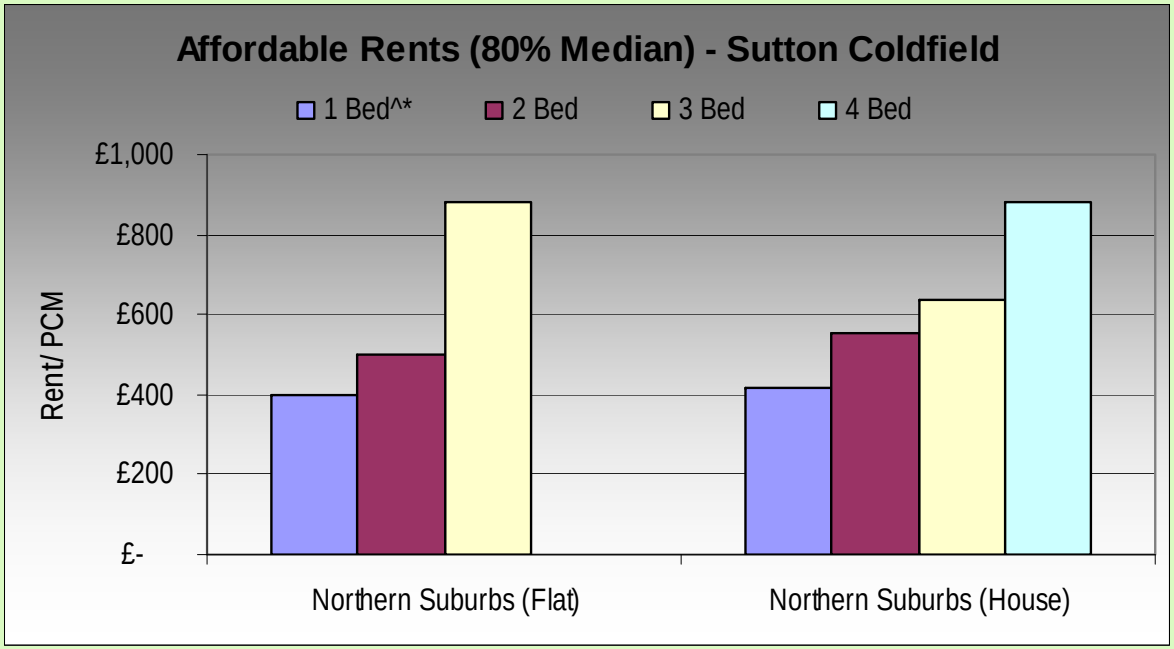
Affordable Rents in Sutton Coldfield

Number of Bedrooms	1		2		3		4	
Property Type	House	Flat	House	Flat	House	Flat	House	Flat
Northern Suburbs	£418	£396	£556	£500	£636	£880	£ 880	-

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 Sutton Coldfield. 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.



It can be seen that there is a significant price premium for 3 bed flats and 4 bed houses in the Northern Suburbs housing market. The premium over 2 bed flats is considerably greater than that for 3 bed houses.



The sizable difference between 2 and 3 bed flats maybe due to the presence of luxury flat developments within the market area, but low sample sizes are also an issue for larger flat sizes.

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

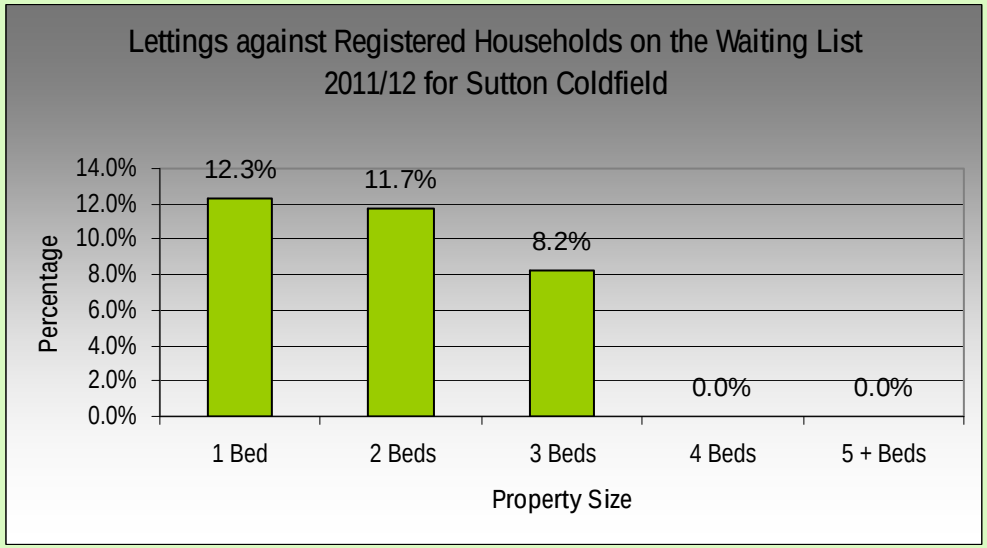
Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +	Total
2009/10	69	47	32	3	-	151
2010/11	85	43	23	-	-	151
2011/12	92	57	18	-	-	167

The table shows there were 167 lettings in 2011/12, higher than for 2010/11 and 2009/10.

The majority of lettings are 1 and 2 bedroom properties, the supply of 4 and 5 bedroom dwellings being nil in both 2011/12 and 2010/11. This pattern is consistent 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 with an incremental decrease to those households who need 5 or more bedrooms.

The graph below, however, illustrates lettings against need and depicts absolute figures in a different light - by presenting them as a percentage of lettings made by number of bedrooms in a property.

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



It can be seen that just over 12% of households on the waiting list who required a 1 bedroom property where let a suitable home in 2011/12. It also shows that just over 11% of households on the waiting list in need of a 2 bedroom home and just over 8% 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 zero during 2011/12. This shows there is an acute lack of larger properties becoming available and hence a need for a greater proportion of larger homes being added to the housing stock.

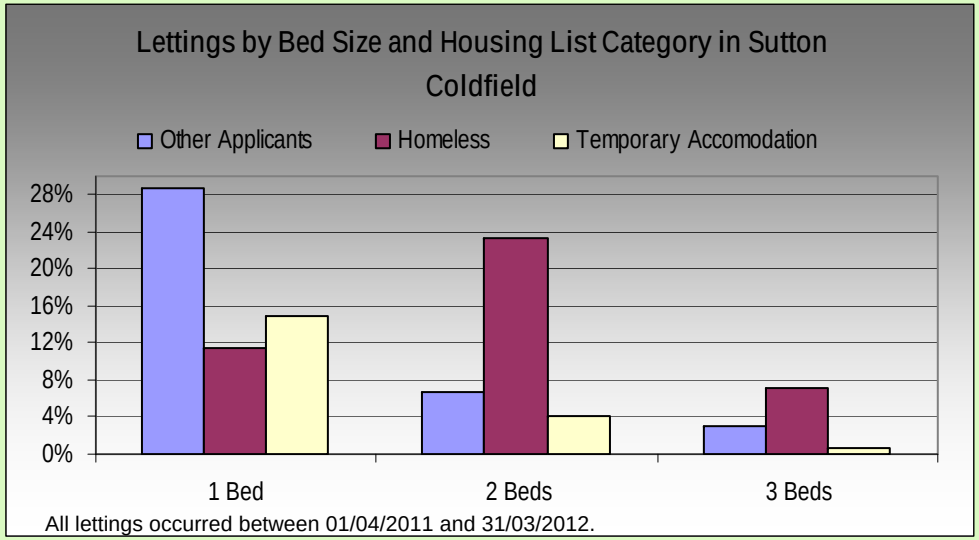
Affordable Housing – Council Need & Lettings 6

Weighted Effective Demand by Bed Size and Location

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Sutton Coldfield	285.7	309.4	135.6	0.0	730.6

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

The table to the left shows demand for Sutton Coldfield 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 Sutton Coldfield, 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 they are eligible for (a 1 person household is prevented from bidding for a 3 bedroom property). It can be seen from the table that there is highest demand for 1 and 2 bed properties in Sutton Coldfield. 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 Sutton Coldfield to different types of households on the housing register.

Most 1bed lettings are going to 'other applicants' (those not already in social housing or applying as homeless) while lettings to Homeless households are largest group for 2 and 3 bed properties.

Lettings for 4 bed properties are zero.

CBL Bids by Outcome and Bed Size for Sutton Coldfield

The table below shows the number of bids that have been made by property size and the outcome of the bid for Sutton Coldfield. 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 2 beds receiving the largest number. However, both 2 and 3 bed properties have the high bids per let ratios.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Bid Successful	63	52	17	-	132
Bid Withdrawn	8	2	-	-	10
Bid Unsuccessful	2074	4752	2039	-	8865
Total	2145	4806	2056	-	9007
Bids to Letting Ratio	34.0	92.4	120.9	-	68.2

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 Sutton Coldfield.

92% of all dwellings in Sutton Coldfield are in the private sector

74.3% of private sector properties passed the decent homes standard

73.3% of vulnerable households lived in properties that passed the decent homes standard

17.8% of properties had a category 1 hazard

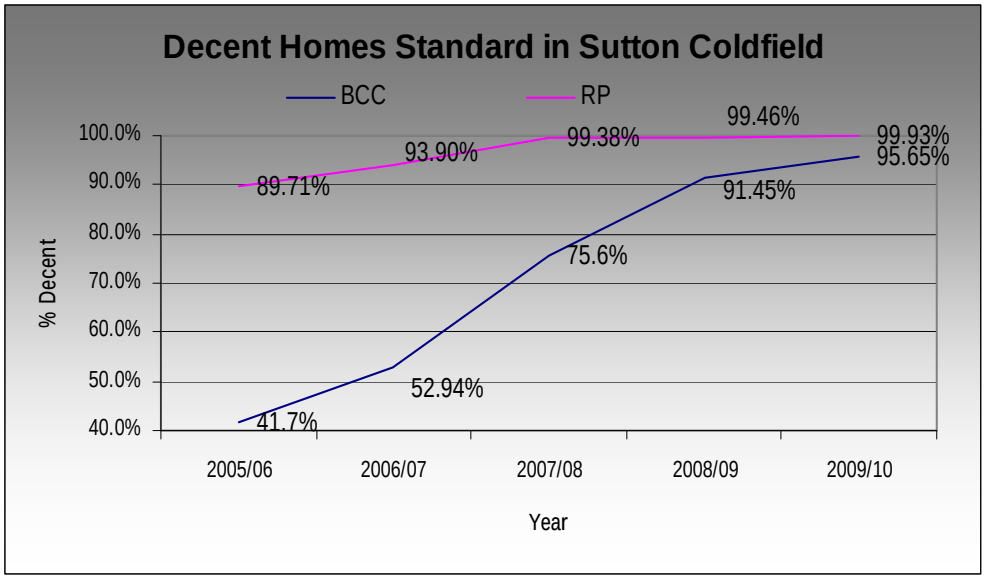
Average SAP rating of 53 in the private sector

12.7% of households in fuel poverty in the private sector

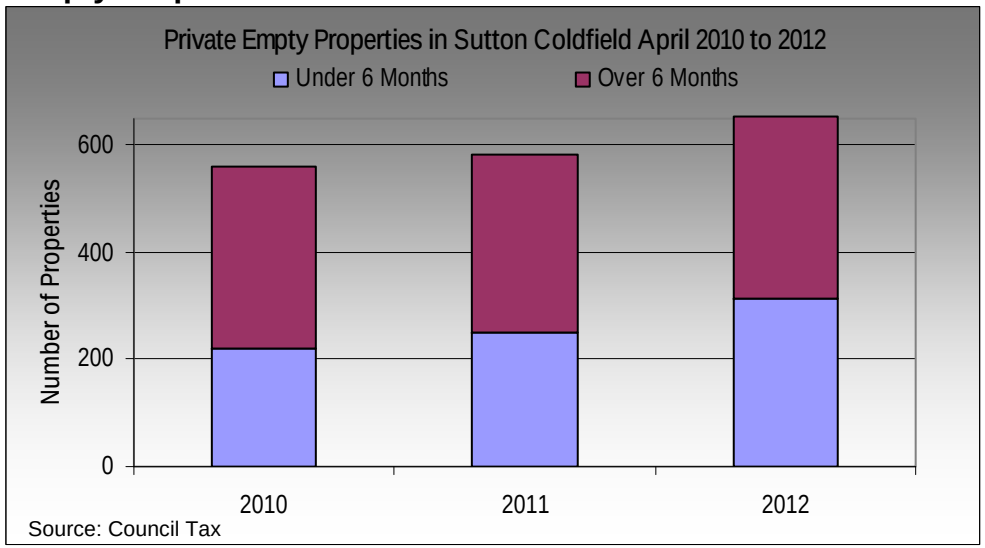
Average cost to make a private sector home meet the decent homes standard is £6,800.

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

Social Housing Decent Homes Standard in Sutton Coldfield



Empty Properties in Sutton Coldfield

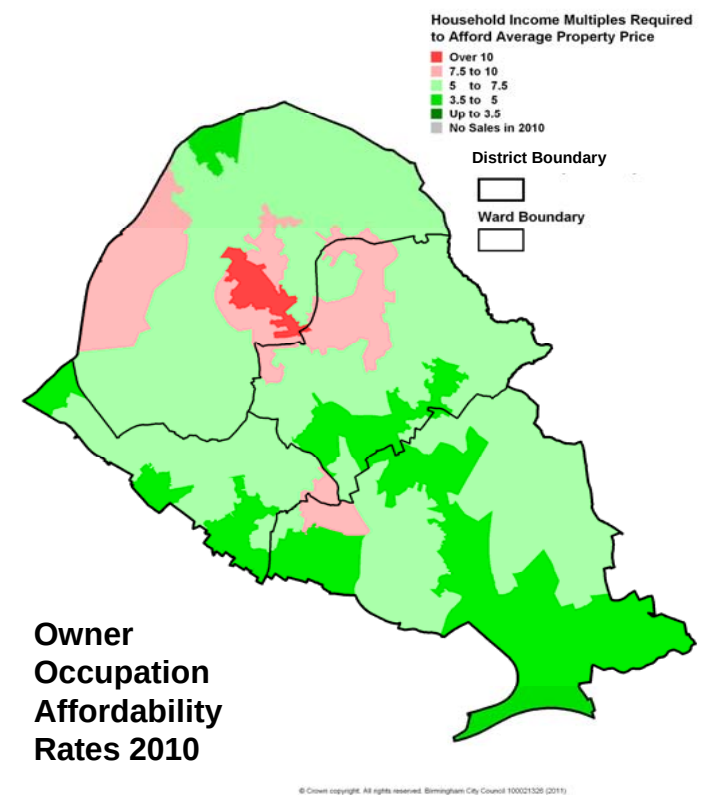


The information here provides a summary of conditions within Sutton Coldfield's housing stock. The stock condition survey results provide an overview of privately held properties in Sutton Coldfield. This includes both private rented and owner occupied properties. It can be seen that a major of properties 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 Sutton Coldfield. 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 Sutton Coldfield in the private sector each April between 2010 and 2012. It can be seen that the number of properties empty for under 6 months has increased each year, while the number of properties empty for over 6 months decreased slightly in 2011 before increasing back to 2010 levels in 2012. This has lead to an overall increase in empty properties each year.

Affordability – Rates and Private Sector Rents 8

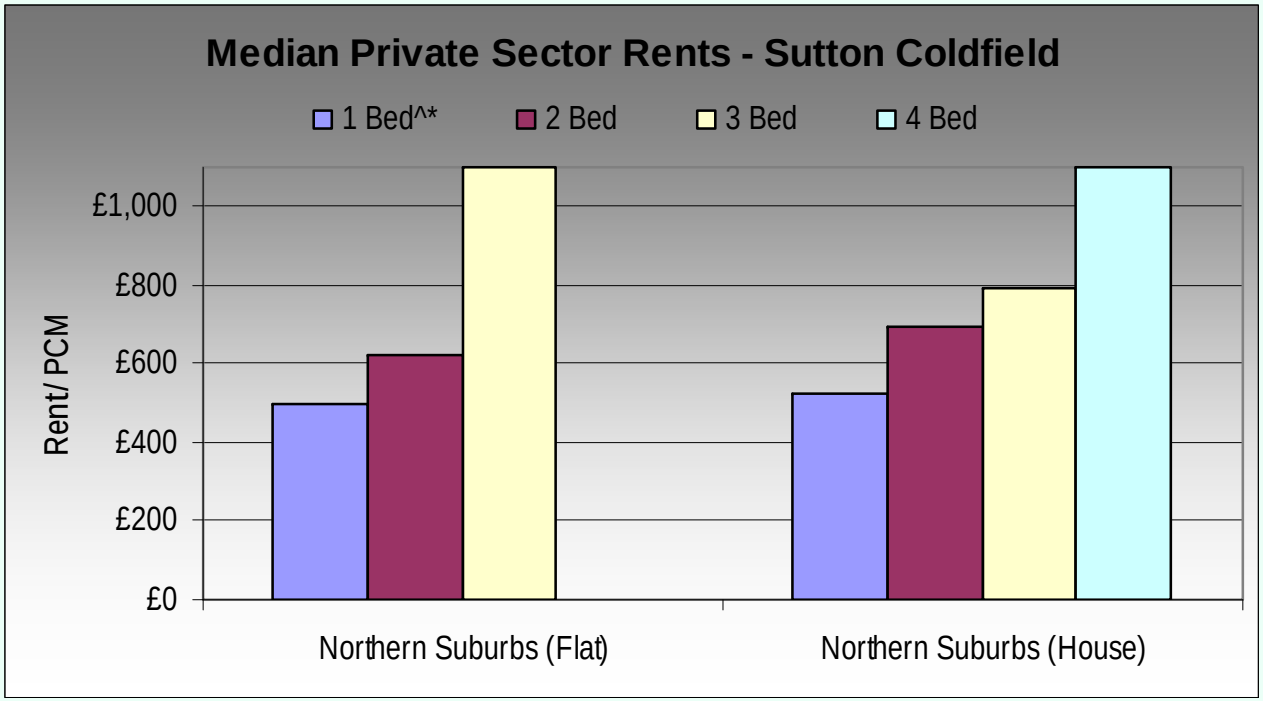
Affordability Rates The map shows property prices in relation to local household incomes at neighbourhood levels, indicating the relative affordability of purchasing a home within Sutton Coldfield. Where affordability rate is over 5, very large deposits, in relation to typical income, are frequently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



Private Rental Costs in Sutton Coldfield

The table and the graph below show the median monthly rents for private sector houses and flats in the Northern Suburbs HMA.

Number of Bedrooms	1		2		3		4	
Property Type	House*	Flat^	House	Flat	House	Flat	House	Flat
Northern Suburbs	£523	£495	£695	£625	£795	£1,100	£1,100	



Rents increase with bedroom sizes for both flats and houses in the Northern Suburbs housing market area. Rents for 3 bed flats are much higher then 2 bed flats. This maybe due to luxury flat develops, but also there is a limited sample size for 3 bed flats.

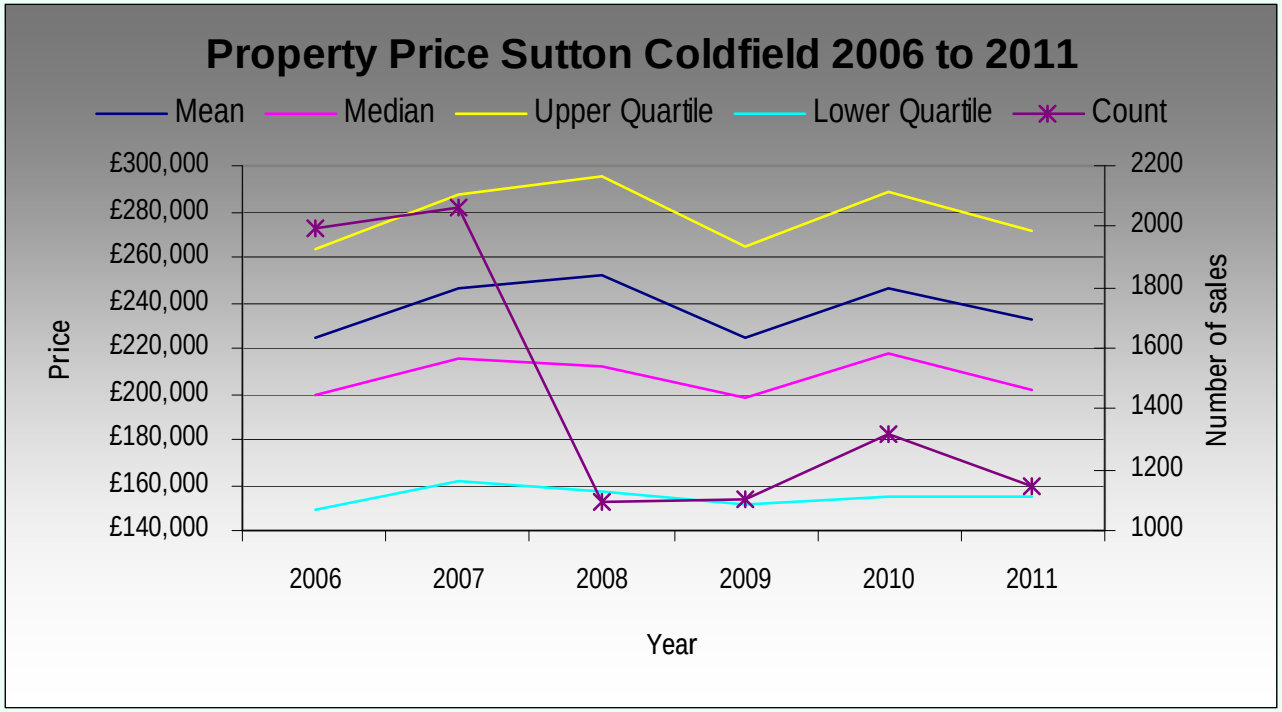
Data was captured as a snapshot of properties advertised on property websites in April 2012

^ includes 1 bed and studio flats

* includes shared house and Studio houses

Affordability – Property Sales

	2006	2007	2008	2009	2010	2011
Mean	£244,096	£245,940	£252,209	£224,672	£246,808	£232,133
Median	£199,500	£215,000	£212,000	£198,000	£218,000	£202,000
Upper Quartile	£263,500	£287,688	£295,000	£265,000	£288,500	£272,000
Lower Quartile	£149,500	£162,000	£157,000	£151,000	£155,000	£155,000
Count	1991	2060	1097	1101	1313	1149



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

The data shows that property prices in Sutton Coldfield have been quite variable across the period covered.

The mean price initially increased from 2006 to 2008, before falling in 2009, rebounding in 2010 and then fall again in 2011 – ending up slightly higher then in 2006.

The median (most common) price followed a similar pattern, but did saw a smaller increase between 2007 and 2008.

The upper quartile is a good measure of the upper end of the housing market. It has seen the most variation in prices looks like it has driven the changes in the mean price.

The lower quartile price is a good measure of the lower end of the housing market. It has seen the least variation in price and this has effected the median price.

The secondary axis of the graph shows the number of sales recorded by year in Sutton Coldfield and is also shown in the table. These show a vary sharp drop in sale numbers from 2008 to 2009. After stabilising in 2009, there was a small recovery of sales in 2010, but another fall in 2011, ending up nearly 1,000 sales a year lower then the peak 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.

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