

BALSALL HEATH NEIGHBOURHOOD DEVELOPMENT PLAN

Appendix: Housing Demand - Background information:

A.1.1 The total housing stock in the Plan area is approaching 5000. The following is an analysis derived from a variety of sources in the locality, especially the major Social Landlords and some local Estate Agents.

(a) Social Landlords – Stock

A.1.2 In 2012, 1591 social housing units were listed for Social Landlords in the Balsall Heath area:

Abdullam Homes (10)
Birmingham Civic (3)
Bromford Hosing (3)
Cara Irish (15)
Family Housing (13)
Friendship & Care (223)
Fry (3)
Habinteg (3)
Harden Hosing (175)
Mercian (27)
Midland Heart (396)
Moseley & District (253)
St Basils (4)
Balsall Heath Co-Op (79)
Birmingham City Council (384)

A.1.3 The three largest Social Landlords in Balsall Heath are Birmingham City Council, Midland Heart and Moseley & District (recently incorporated into Accord Housing). The properties of these three largest Landlords are as follows:-

Property size (bedrooms)	Number of units in Balsall Heath
Bungalow	22
Bedsit	10
1	279
2	297
3	189
4	87
5	33
6	3

(b) Social Landlords – Demand

A.1.4 There is a healthy demand for housing in postcode area B12 and waiting lists exist for all of the largest Landlords. Moseley & District report that the area is not a 'hard to let' area and that queries for housing are common. At present Moseley & District have 62 applications on their transfer list for residents that want to transfer into, or within, Balsall Heath:-

Bedsit – 8 transfer requests

One bedroom list – None
 Two bedroom - 19 transfer requests
 Three bedroom – 22 transfer requests
 Four bedroom – 11 transfer requests
 Five bedroom – 2 transfer requests

A.1.5 Birmingham City Council administers a large amount of lettings for Balsall Heath including between 50% and 100% of Housing Association lettings. They presently (2012) have the following demand for Balsall Heath:-

Bedroom Size	Number of applicants
1	3359
2	2544
3	1325
4	662
5	280
6	87
7	20
8	4

(c) Private housing

A.1.6 The average house sale price for the B12 postcode is currently £109,390 (Zoopla). While this is below the City average, it does compare favourably with other areas located a similar distance from Birmingham City Centre (Bordsley Green £108k; Vauxall £84k; Lozells £89k).

A.1.7 There is a lot of private rented housing in Balsall Heath. At present rental prices average (Zoopla):-

Property type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Houses	£449pcm	£488pcm	£554pcm	£937	£955pcm
Flats	£542pcm	£659pcm	-	£867pcm	-

A.1.8 Local Estate Agents (through Matthew Carlton of Robert Aston Estate Agents) have made the following comments about the demand for private housing – rented and for sale:

“The housing market in Balsall Heath has remained virtually the same since the summer of 2009. House prices have been stable and transaction levels have been around half of those towards the peak of the market in the summer of 2007. A particularly interesting feature of the market has been relatively few houses coming onto the market compared to adjoining areas such as Moseley and Edgbaston, especially in the predominantly Victorian area bounded by Edward Road, Edgbaston Road and Eastwood Road. Like much of the city flats are struggling to sell due to a lack of able and willing first time buyers.

Concluding Remarks

A.2.1 The information described above suggests that, in common with most residential areas in Birmingham, there is strong need for smaller housing units suitable for older people. However Balsall Heath is unusual in the level of demand for larger houses (three-bedroom and more). The Housing Associations are keen to be involved in the development of further social housing – together with an element of near-market affordable housing – but have

been restricted by the lack of land availability; the NDP needs to take this momentum forward with the planning allocation of land currently held by the City Council for other purposes, such as the land currently administered by the Parks Department fronting onto Highgate Road. A major site in private ownership is the former site of the Joseph Chamberlain College on Haden Way, which has remained vacant for some years but part of which would be suitable for housing. The Strategic Housing Land Availability Assessment has not identified the ex-College site, but this NDP could be a mechanism to elicit its effective availability. The SHLAA 2012 does not include all the Highgate Road site.

A.2.2 There is no evidence of interest from large-scale private housing developers (given the lack of land on the market and the poor local market), but there has been in recent years some interest from small-scale builders in refurbishment projects as suitable existing houses come on the market.