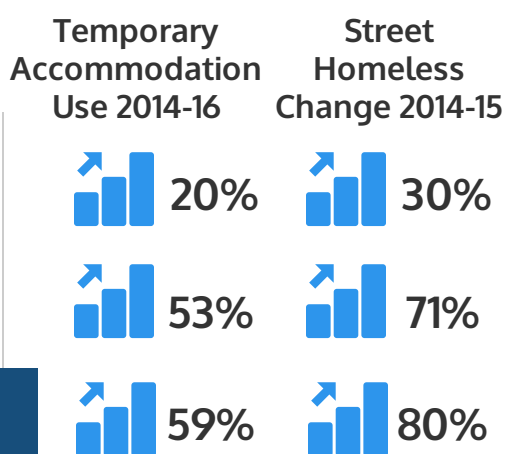
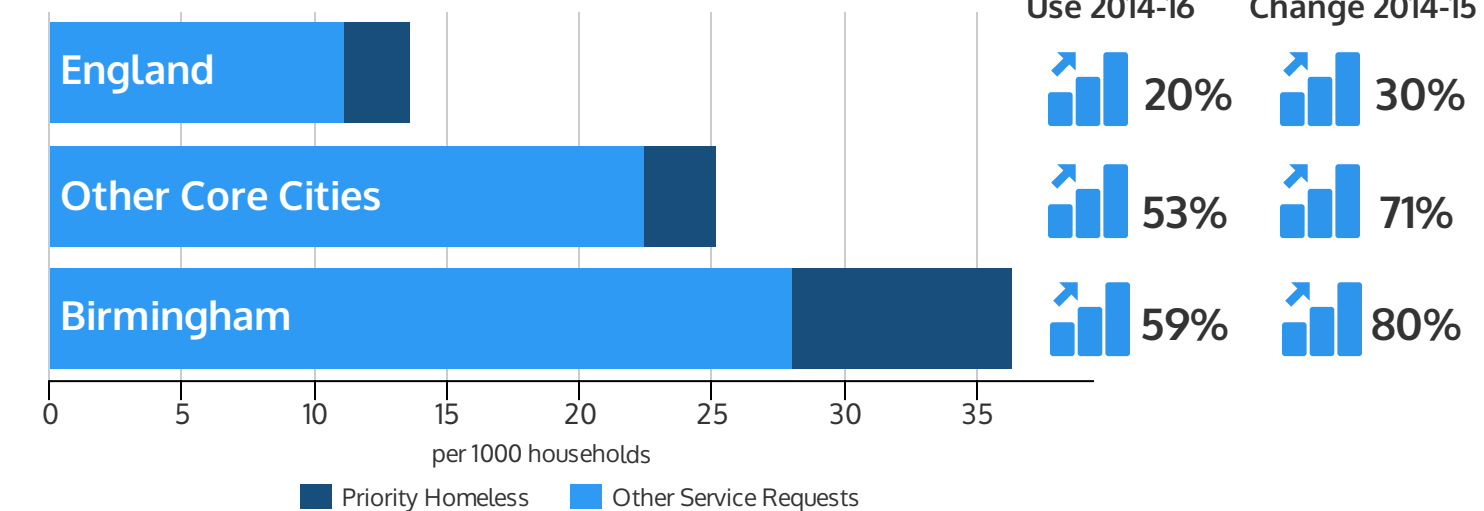


# Housing Need Service Requests 2016



# Housing for Birmingham

## Social Housing Need Met 2015/16



Households requiring up to 3 bedrooms

**34% of need met**



Households requiring 4 bedrooms or more

**6% of need met**

## Affordability

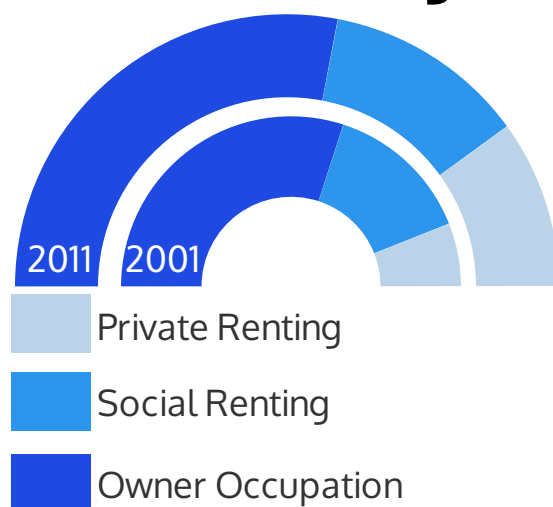
Income to house price ratio

**6.8** Birmingham

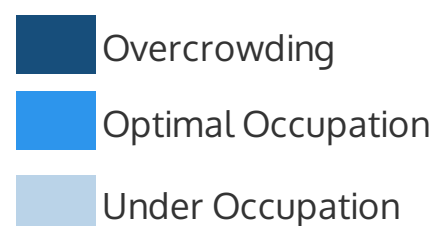
**6.4** Other Core Cities

**7.6** England

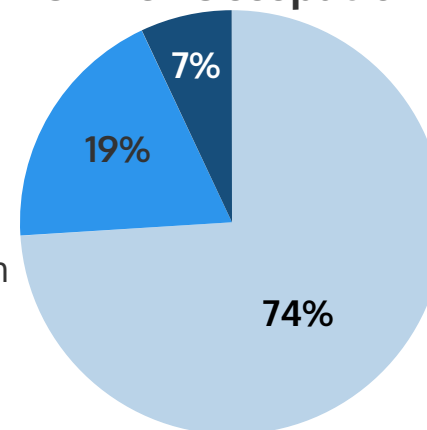
## Tenure Change



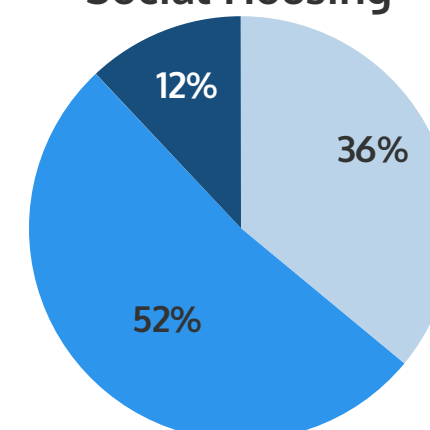
## Occupancy Rates



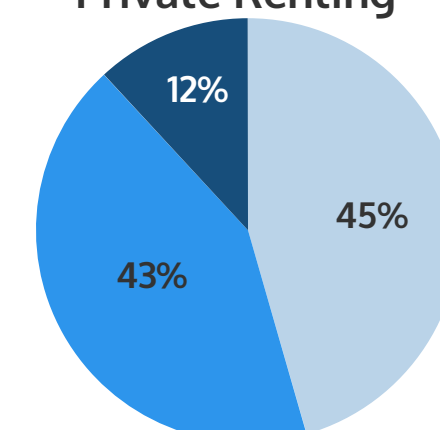
### Owner Occupation



### Social Housing

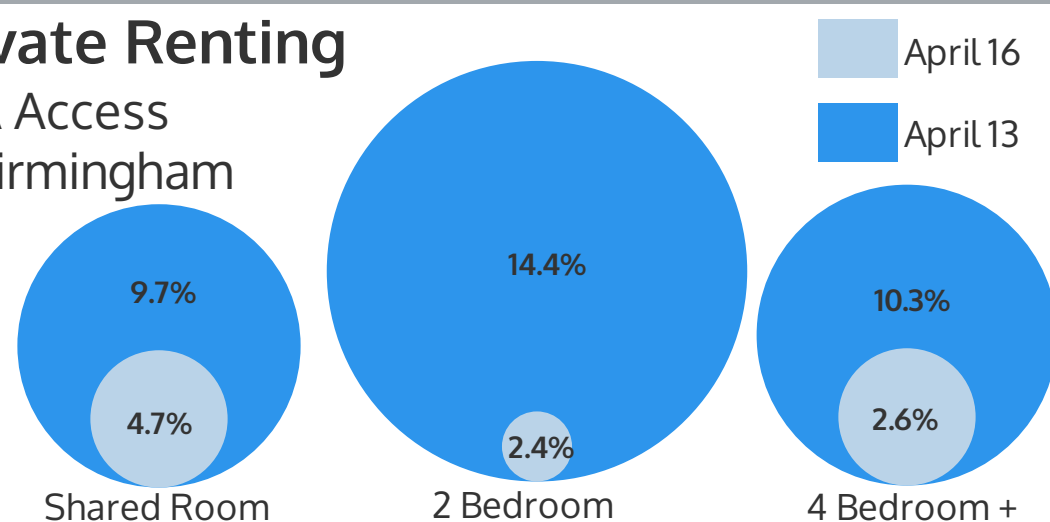


### Private Renting

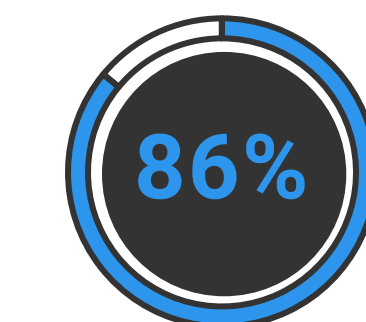
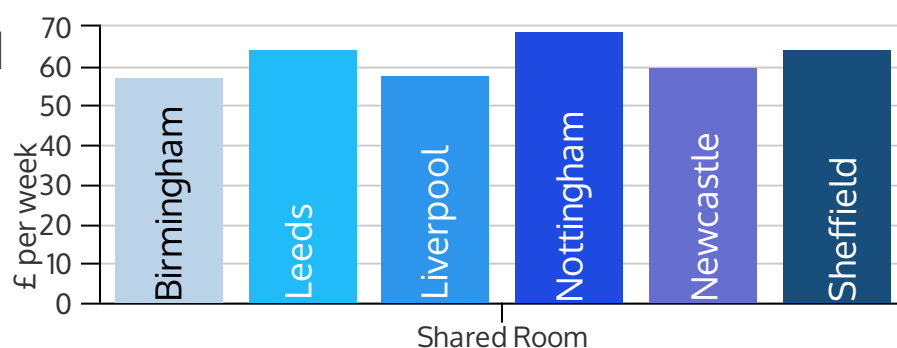


## Private Renting

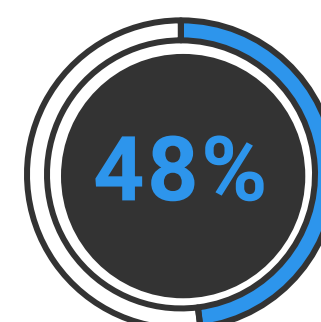
LHA Access in Birmingham



LHA Shared Room rate for selected Core Cities (2016)

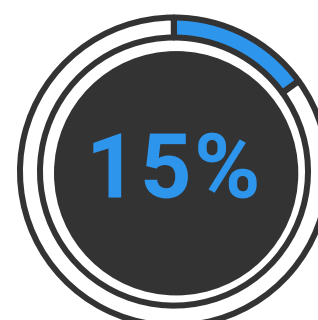


Households affected by benefit cap reduction to £20,000 who have children

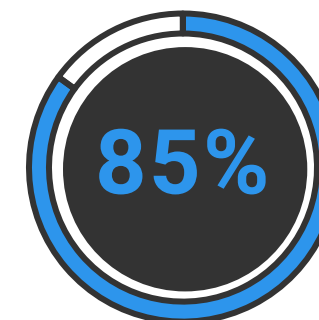


Households affected by the benefit cap losing £50+ a week from their housing benefit

## Welfare Reform

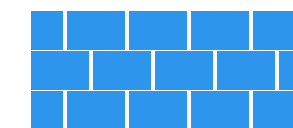


BCC Lettings to single person households who will only receive a shared room LHA rate from 2018



Unemployed 18-21 year olds in receipt of housing benefit, who need to start learning or earning to retain it

## House Building & Household Growth



**89,000 new homes needed by 2031 to meet household growth**



51,100 net additional homes the city can accommodate



3,113 net additional homes completed 2015/16 includes 1,000 student units

## Types of Homes required



28% 4 bedroom or larger



2,800 homes for older



1/3 affordable housing

2/3 market housing