

RBC housing market data collated from the Strategic Housing Market Assessment and other sources

This briefing paper contains the key data sets currently available on the housing market in Redditch, and outlines some key headlines coming out of this data. The second set of power point slides focuses in more detail on the private rented market in Redditch, the prevalence of benefit payments and rent shortfalls, and the demand that loss of private rented accommodation generates for the Council's homelessness service as a whole.

Headlines

- In terms of stock, RBC is the second-largest player in the local housing market. Home ownership accounts for around 23000 of the houses in the Borough. RBC owns 5900 properties and there are some 4000 private tenancies in the area. Other social housing providers offer 1600 properties in Redditch.
- Of the 6000 tenancies owned by RBC, just over 2200 receive assistance from Housing Benefit for rent payments.
- Of the 4000 private sector tenancies in Redditch, 1070 have housing benefit to assist in rent payments.
- In June 2015 of these 1070 live Housing Benefit claims, 477 were in receipt of full Housing Benefit and making up a rent shortfall themselves by some other means.
- Redditch council rents are the lowest in the borough and council tenancies currently offer the greatest security of tenure.
- Occupancy in the Private Rented Sector in Redditch rose from 4.3% in 2001 to 11.7% in 2011. Home ownership dropped by 5% in the same time period. The amount of social housing stock has remained relatively static - 22.7% to 21.2% in that time period.
- Private Rented Sector rent levels are high in comparison to the wider housing market.
- The two biggest causes of homelessness duties being accepted by RBC from 2011-2015 were loss of private rented sector tenancy, followed by parental exclusion.
- Analysis of a sample of homelessness acceptances by RBC from the private rented sector is contained in the power point slides that accompany this document.

- Of the 3146 claims for help from the essential living fund 2013-14, 57% were from council tenants, 21% were from PRS tenants and 9% were from housing association tenants.

1. Total housing stock in Redditch

District	Total Dwellings ¹	Vacancies ²	Vacancy Rate
Redditch	35,320	762	2.2%

Source: Council Tax Base (CTB), CLG Live Tables, 2013

¹ Number of dwellings as at 30 September 2012, figures rounded to the nearest 10

² Number of vacancies as at 31 October 2012

Tenure

Tenure	Census	Redditch
Owner Occupier	2001	70.6%
	2011	65.7%
Shared Ownership	2001	0.3%
	2011	0.4%
Social Rent	2001	22.7%
	2011	21.2%
Private Rent	2001	4.3%
	2011	11.7%

2. Property size and type

Property type

Tenure	Type of Dwelling	Redditch
Total	Detached	26.9%
	Semi-detached	30.1%
	Terraced	27.2%
	Flats / Other	15.7%
Private	Detached	33.4%
	Semi-detached	32.8%
	Terraced	24.6%
	Flats / Other	9.1%
Social	Detached	2.8%
	Semi-detached	19.8%
	Terraced	37.0%
	Flats / Other	40.4%

Percentage of bedrooms across all tenures

District	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Redditch	0.3%	12.4%	20.3%	46.7%	17.0%	3.3%

Number of bedrooms by tenure (social and private)

District	Tenure	Number of Bedrooms				
		1	2	3	4	5 or more
Redditch	Social	37.8%	28.4%	30.3%	2.8%	0.7%
	Private	6.0%	18.2%	51.1%	20.8%	4.0%

3. Occupancy

Average number of people, rooms and bedrooms across all tenures

District	Average number of people per household	Average number of rooms per household	Average number of bedrooms per household
Redditch	2.4	5.5	2.8

Overcrowding and under-occupancy by tenure

District	Private			Social		
	Total Households	Overcrowding	Under-Occupation	Total Households	Overcrowding	Under-Occupation
Redditch	27,371	4.7%	83.4%	7,351	17.2%	37.2%

Social rented households by occupancy rating bedrooms

District	Total Households	% with an Occupancy Rating (Bedrooms) of			
		+2 or more	+1	0	-1 or less
Redditch	7,351	11.0%	22.2%	56.8%	10.0%

Households on waiting list who are overcrowded October 2013

District	Overcrowded Households	Proportion of Total Waiting List	Proportion of All Households
Redditch	516	24.3%	1.5%

4. Stock Condition

Property condition and quality

District	Average EPC/SAP Rating of Private Sector Dwellings (A-G)	Percentage of Private Sector Dwellings with an EPC Rating Below 'E'	Private sector dwellings with Category 1 Hazards (HHSRS)	Private Sector Dwellings made free of Category 1 Hazards	Dwellings Improved using Private Sector Housing Repairs Assistance
Redditch	62.9 (D)	4.6%	1,100	71	18

5. House Building

Housing completions 2001 - 2013

District	Gross Completions	Average Annual Completions
Redditch	2,811	234

Affordable completions 2001 – 2103

District	Gross Affordable Completions	Average Annual Completions	Proportion of Total Completions
Redditch	707	59	25.2%

6. Demographic & Economic Drivers

Population change 2001-2012

District	2001	2011	Change in Population	% Change in Population	Annual Growth
Redditch	78,779	84,419	5,640	7.2%	513

Change in households 2001-2011

District	2001	2011	Change in no. of Households	Annual Growth 2001-11	% Change 2001-11
Redditch	31,648	34,722	3,074	307	9.7%

Change in average household size

District	2001	2011	Change 2001-11
Redditch	2.47	2.41	-0.06

Mean house prices – average price and number of sales

District	2011/12		2012/13		Annual Change
	Average Sale Price	Number of Sales	Average Sale Price	Number of Sales	
Redditch	£158,614	1,009	£168,068	898	6.0%

Lower quartile sale prices by property type

District	Detached	Semi-Detached	Terraced	Flat / Maisonette	All Sales
Redditch	£185,000	£130,000	£105,000	£75,000	£115,000

RSL and local authority average weekly rents in Worcestershire

District	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13
Local Authority	£45	£47	£49	£50	£52	£55	£58	£60	£62	£63	£67	£72
RSL	£49	£54	£53	£53	£57	£60	£63	£66	£70	£75	£74	£79

Private Rent Levels - Monthly

Property Size	Area	Average		Median	
		2013	2015	2013	2015
1 bedroom	Bromsgrove	£487	£499	£475	£495
	Redditch	£443	£478	£450	£477
	Worcester	£463	£526	£465	£486
	Kidderminster	£405	£397	£400	£395
2 bedrooms	Bromsgrove	£593	£615	£575	£595
	Redditch	£565	£638	£550	£625
	Worcester	£586	£661	£575	£625
	Kidderminster	£519	£512	£525	£498
3 bedrooms	Bromsgrove	£728	£763	£700	£738
	Redditch	£634	£736	£625	£712
	Worcester	£707	£855	£695	£793
	Kidderminster	£598	£603	£585	£594
4 or more bedrooms	Bromsgrove	£1,123	£1,035	£1,050	£973
	Redditch	£848	£790	£838	£725
	Worcester	£855	£1,290	£825	£1,441
	Kidderminster	£858	£796	£750	£796

Local Housing Allowance - Monthly

Shared Accommodation Rate:	£263.64
One Bedroom Rate:	£398.93
Two Bedrooms Rate:	£504.96
Three Bedrooms Rate:	£555.49
Four Bedrooms Rate:	£757.51

7. Housing demand

Households on the waiting list

District	Total Households (2011 Census)	Households on Waiting List (October 2013)	Proportion of Total Households
Redditch	34,722	2,127	6.1%

Waiting list by tenure

District	Owner Occupied	Private Rent	Social Rent	Living with parents/relatives	Sharing/Lodging	Other/Not Specified	Total
Redditch	102	476	736	412	52	349	2,127