

Housing Strategy 2023-2032 Data Dashboard

	BASE DATA	EVIDENCE	INTERVENTION												
Building Thriving Communities and Well Being	<p>In the period to 2030 the population of Solihull is forecast to increase from 217,700 to 230,400 an increase of 5.8%.</p> <p>The number of homes will increase from 93,643 to 102,800 an increase of 9.8%.</p> <p>Changing Population – including people living longer and older leads to an increase in single person households.</p> <p>Arrival of refugees and new communities from Afghanistan, Ukraine and Hong Kong.</p> <p>Multi variant Census 2021 will be a valuable source of housing data (Spring 2023 onwards).</p>	<p>Housing and Economic Development Needs Assessment (2019) identifies the need for 816 dwelling per year.</p> <p>The number of people aged 75 and over is projected to increase by 31.8% (7,147 people) between 2020 and 2036.</p>	<p>The draft submission Solihull Local Plan proposes a housing land supply to deliver 15,873 additional homes in the period 2020-2037.</p> <p>Allocation of land to 2036:</p> <ul style="list-style-type: none"> • Allocated sites - new and expanding settlements (5,270 dwellings) • UKC (2,740 dwellings) <p>Central Government finance ('Local Authority Housing Fund') to provide homes for new communities</p>												
Making Best Use of Existing Housing	<p>Social housing is provided by:</p> <ul style="list-style-type: none"> • Registered Providers (Housing associations) manage approximately 3,500 homes • SCH, on behalf of the Council, 9,800 homes <p>65% of the Council HRA stock is between 50 and 60 years old.</p> <p>Private Rented accommodation makes up 12.8% of households in Solihull (2021 Census).</p> <p>There were 1,255 empty homes over 6 months in Solihull at 31 December 2022.</p>	<p>There are 37 high rise blocks which require significant investment to meet new safety standards (including fire safety).</p> <p>682 Council Lettings and 134 Housing associations in 2021/22 (Housing Register 2,905 households)</p> <p>136 lettable Council Homes which were void at 31 March 2022.</p>	<p>Joint Council-SCH Asset Management Strategy 2023-2032.</p> <p>49 relets of households under occupying.</p> <p>11 households to move through the Movement Incentive scheme.</p> <p>Private Rented Sector policy initiatives to promote good quality</p> <p>Working to reduce Empty Homes</p>												
Tackling Climate Change	<p>Clean Growth Strategy Aim - EPC (Energy Performance Certificate) band C by 2035.</p> <p>Homes with an EPC in Solihull: 51,454</p> <table style="margin-left: 20px;"> <tr><td>B</td><td>1,300</td></tr> <tr><td>C</td><td>14,992</td></tr> <tr><td>D</td><td>25,949</td></tr> <tr><td>E</td><td>8,171</td></tr> <tr><td>F</td><td>920</td></tr> <tr><td>G</td><td>122</td></tr> </table> <p>73% of homes in the Council's ownership are already at EPC band C or above.</p>	B	1,300	C	14,992	D	25,949	E	8,171	F	920	G	122	<p>Behavioural Change – ONS Survey:</p> <p>(81%) were not considering making any improvements to their homes. The most common reasons were:</p> <ul style="list-style-type: none"> • they felt their home was already efficient enough (35%) • they do not own their home (29%) making improvements would cost too much (28%) 	<p>Solihull Climate Change Declaration to achieve net zero carbon in Solihull by 2041.</p> <p>Maximise take-up of Energy Company Obligation funded measures.</p> <p>Development of place-based retrofit initiatives</p> <p>From 2025, the Future Homes Standard will ensure that new homes produce at least 75% lower CO2 emissions compared to those built to 2021 standards.</p>
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Meeting the Housing Needs of Older People	<p>Housing and Economic Development Needs Assessment (2019) advises the number of people aged 75 and over is projected to increase by 7,147 between 2020 and 2036 to comprise 12% of the population. Within this, the rise in the number of people aged 85 and over is the greatest, projected to rise by 3,648 – a 53% increase.</p> <p>The number of people aged 75 and over is projected to increase by 31.8% (7,147 people) between 2020 and 2036.</p> <p>Within this, the rise in the number of people aged 85 and over is the greatest, projected to rise by 3,648 – a 53% increase.</p>	<p>A projected 35% increase in the number of people aged 65 and over with dementia between 2020 and 2036</p> <p>A projected 31% increase in those aged 65 and above with mobility problems between 2020 and 2036.</p>	<p>A new five-year plan for Adult Social Care. This sets out the Council's approach and priorities to support Solihull residents who have social care and support needs, as well as support for their carers and families.</p> <p>The Housing Strategy will work to support the implementation of Adult Social Care objectives.</p> <p>The Council will enable and support the delivery of more accessible and specialist housing.</p> <p>Increased home adaptations to allow people to remain at home longer.</p>
Helping People with Additional Support Needs	<p>2,200 homelessness approaches in 2021/22.</p> <p>Around 5 Rough sleepers at any one time.</p> <p>180 people in Temporary Accommodation at 31 March 2022.</p> <p>Arrival of refugees and new communities from Afghanistan, Ukraine and Hong Kong.</p> <p>Discretionary Housing Payments applications up 87.9% - (Q1 2021/22 vs Q1 2022/23).</p>	<p>291 homeless acceptances in 2021/22.</p> <p>Successful Discretionary Housing Payments applications up 84.5% - (Q1 2021/22 vs Q1 2022/23).</p>	<p>505 Homelessness preventions in 2021/22</p> <p>151 Council lettings to homeless households in priority need in 2021/22.</p> <p>7 Council lettings to care leavers in 2021/22.</p> <p>2 Council lettings to armed forces or armed forces veterans in 2021/22.</p> <p>386 homeless households helped through prevention and 547 homeless households helped through relief</p>
Meeting Local Housing Needs Through New Development	<p>Solihull Average House Price has increased over the last 5 years from £260,000 in September 2017 to £325,000 in September 2022.</p> <p>House price to income ratio in Solihull has increased from 8.15 (September 2017) to 9.15 (September 2022). This compares to the West Midlands ratio increasing from 6.65 from 7.55.</p> <p>2,905 households on the Housing register at 31 March 2022.</p>	<p>Housing and Economic Development Needs Assessment (2019) identifies the need for 578 affordable dwellings per year (This reduces to 224 affordable dwellings if households already in accommodation are excluded).</p> <p>Of these affordable dwellings, the HEDNA identifies that 90% are needed for rent.</p> <p>A 432 net social rented dwelling increase in Solihull between 1 April 2016 and 31 March 2022 (124 new council homes and 638 new Registered Provider social rented homes, less 330 Right to Buy losses).</p>	<p>Between 1 April 2012 to 31 March 2022 1,000 new build affordable homes were delivered, including 586 for rent.</p> <p>40% Affordable Housing (Draft Local Plan Policy P4A between 2020 and 2037)</p> <ul style="list-style-type: none"> Allocated sites – delivery of 2,108 affordable dwellings UKC – delivery of 1,096 affordable dwellings <p>New build affordable homes in the HRA are expected to be 159 dwellings between 1 April 2023 to 31 March 2026.</p>