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Solihull
Metropolitan
Borough Council

Prepared by
Solihull
Observatory

SOLIHULL PEOPLE AND PLACE

Abstract

People: An analysis of demographic and population data for Solihull, including a review of evidence relating to the borough's age profile, population change and ethnicity with particular focus on vulnerable population groups.

Place: A review of evidence relating to the living and built environment, housing and infrastructure in Solihull.

CONTENTS*page
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PEOPLE AND PLACE SUMMARY	1
POPULATION AND DEMOGRAPHICS	2 -18
Mid 2016 Population Estimates	2
Age Profile	2
Population Change	4
Births	7
Migration	9
Population Projections	10
Ward Populations	12
Ethnicity	13
Country of Birth and Language	17
Religion	17
LIVING STANDARDS	19 – 28
Deprivation	19
Household Incomes	20
Earnings	23
Fuel Poverty	24
Children in Poverty	26
THE LIVING ENVIRONMENT	29 – 31
Satisfaction with Place to Live	29
Urban/Rural Classification	29
Green Spaces	30
Living Environment Deprivation	30
THE BUILT ENVIRONMENT AND INFRASTRUCTURE	32 – 44
Household Projections	32
Housing Provision and the Housing Market	35
Business and Commercial Property	40
Transport and Access	41
CONTACTS AND FURTHER INFORMATION	45

Solihull People and Place - Summary

Solihull is a broadly affluent borough in both the regional and national context, characterised by above-average levels of income and home ownership. Levels and extent of deprivation are limited with only 22 of the borough's 134 Lower Super Output Areas (LSOAs) in the most 20% deprived areas in the country and just eight in the bottom 5%.

Lying at the heart of the West Midlands motorway network, with excellent public transport connections with the Birmingham city conurbation and linked to European and global markets by Birmingham International Airport, Solihull has significant geographic and infrastructure advantages. Economically, this supports a strong service sector economy with Solihull town centre and key regional strategic assets (the NEC complex, Land Rover and the Birmingham & Blythe Valley Business Parks) primarily responsible for drawing in around 85,000 workers to the borough on a daily basis.

Solihull as an authority is, however, challenged by a prosperity gap, with performance indicators in the Regeneration area, framed by the wards of Chelmsley Wood, Kingshurst & Fordbridge and Smith's Wood to north of Birmingham International Airport, significantly lagging the rest of the borough. Alongside below average income levels the regeneration area is notable for a relatively higher population density, less green space per head and a substantially greater proportion of socially rented housing (62% of the borough's total). The regeneration area contains the 20 most deprived LSOA neighbourhoods in Solihull, with 23 of the areas 29 LSOAs in the bottom 25% nationally. The impacts of this are felt across a broad range of outcomes including educational attainment, employment, crime and health. Outside of the regeneration area, clusters of relatively less advantaged households also exist in the Hobs Moat Road area (Lyndon and Elmdon wards) and to a lesser extent in Shirley, Castle Bromwich and Olton.

Solihull is in the midst of dynamic and rapid socio-demographic change. The Black and Asian Minority Ethnic (BAME) population has more than doubled since the 2001 Census and now represents nearly 11% of the total population. On this basis the borough is less diverse than England as a whole (and significantly less so than neighbouring Birmingham), but with BAME groups representing a relatively higher proportion of young people in Solihull (over 17% of those aged 15 and under) this representation is set to increase.

The second significant demographic change is Solihull's ageing population. Between 1996 and 2016 the population aged 65 and over increased by 40% and from 16% to 21% of the total population. As a result, there are now over 9,100 more residents aged 65 to 84 years and nearly 3,600 more aged 85 years and over than 20 years ago. Population projections based on the 2016 population estimates indicate the relative ageing of the Solihull population will continue and by 2036 those aged 65 and over will account for one in four of the borough population, with those aged 85+ numbering over 11,600 (5% of total). The growth in the numbers of those aged 85 and over represents a significant and growing challenge in terms of health and social care.

Population and Demographics

Mid 2016 Population Estimates

The Office for National Statistics (ONS) estimates that Solihull's resident population was 211,763 in 2016. This is an increase of 9,400 (4.7%) since 2006 and 1,300 (0.6%) since 2015.

The full age and gender breakdown for the 2015 population estimate for Solihull is shown in the table below.

	Number			% Total	
	Total	Male	Female	Male	Female
All People	211,763	102,994	108,769		
Age 0 - 4	12,460	6,426	6,034	6.2%	5.5%
Aged 5-9	13,094	6,723	6,371	6.5%	5.9%
Aged 10-14	12,534	6,561	5,973	6.4%	5.5%
Aged 15-19	12,445	6,441	6,004	6.3%	5.5%
Aged 20-24	10,693	5,416	5,277	5.3%	4.9%
Aged 25-29	11,983	6,065	5,918	5.9%	5.4%
Aged 30-34	11,510	5,559	5,951	5.4%	5.5%
Aged 35-39	12,046	5,686	6,360	5.5%	5.8%
Aged 40-44	13,106	6,269	6,837	6.1%	6.3%
Aged 45-49	15,648	7,563	8,085	7.3%	7.4%
Aged 50-54	16,223	7,861	8,362	7.6%	7.7%
Aged 55-59	13,888	6,909	6,979	6.7%	6.4%
Aged 60-64	11,667	5,623	6,044	5.5%	5.6%
Aged 65-69	12,863	6,240	6,623	6.1%	6.1%
Aged 70-74	10,867	5,160	5,707	5.0%	5.2%
Aged 75-79	7,981	3,628	4,353	3.5%	4.0%
Aged 80-84	6,165	2,533	3,632	2.5%	3.3%
Aged 85+	6,590	2,331	4,259	2.3%	3.9%
Broad Age Groups					
Aged 0 to 15	40,621	20,987	19,634	20.4%	18.1%
Aged 16 to 64	126,676	62,115	64,561	60.3%	59.4%
Aged 65+	44,466	19,892	24,574	19.3%	22.6%
All People	211,763	102,994	108,769		
<i>Source: ONS Mid-2016 Population Estimates Numbers may not add due to rounding</i>					

Age Profile

As the table below shows compared with both England and the West Midlands region Solihull has a relatively high proportion of older people aged 65+ (21.0%). The proportion of children is in-line with the average, but the working age population is relatively low.

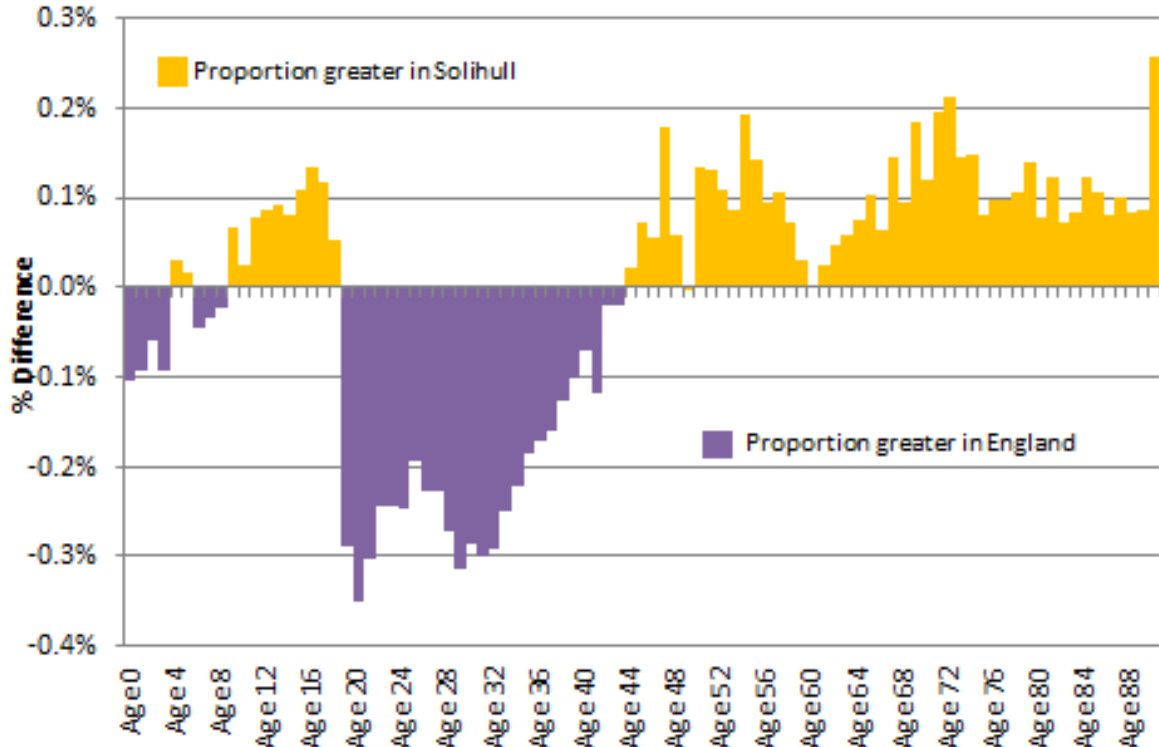
	Solihull		England		West Midlands	
	Count	% Total	Count	% Total	Count	% Total
Aged 0- 15	40,621	19.2%	10,529,100	19.1%	1,133,959	19.5%
Aged 16-64	126,676	59.8%	34,856,126	63.1%	3,605,574	62.2%
Aged 65+	44,466	21.0%	9,882,841	17.9%	1,061,201	18.3%
All People	211,763		55,268,067		5,800,734	

Source: ONS Mid-2016 population estimates

The chart below shows the Solihull population relative to the England average by single year.

- Solihull has a below England average population for all ages up to 7 years and from the ages 19 through to 43;
- These population deficits are particularly evident among those aged 19-21 years (students) and among those aged 27 to 34 years;
- Solihull has an above average population among almost all years over 44 years, with notable peaks aged 54 and 72 years;
- The relatively high number of parents in their mid 40s is the most likely explanation for Solihull’s above average proportion of children aged 9 to 17 years.

Solihull Population Relative to England Average

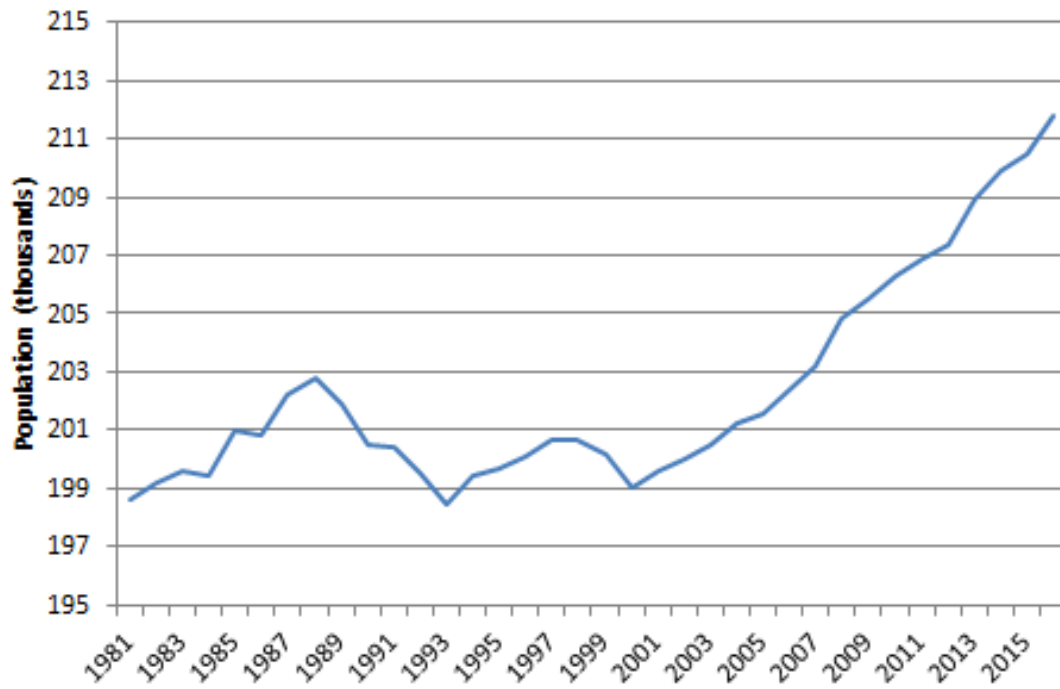


Source: ONS, mid-2016 population estimates

Population Change

Despite some fluctuations resulting in small spikes in the late 1980s and late 1990s the Solihull population was virtually unchanged between 1981 and 2000. Solihull's population has increased in every year since 2001, although growth has been much lower than the England and West Midlands averages.

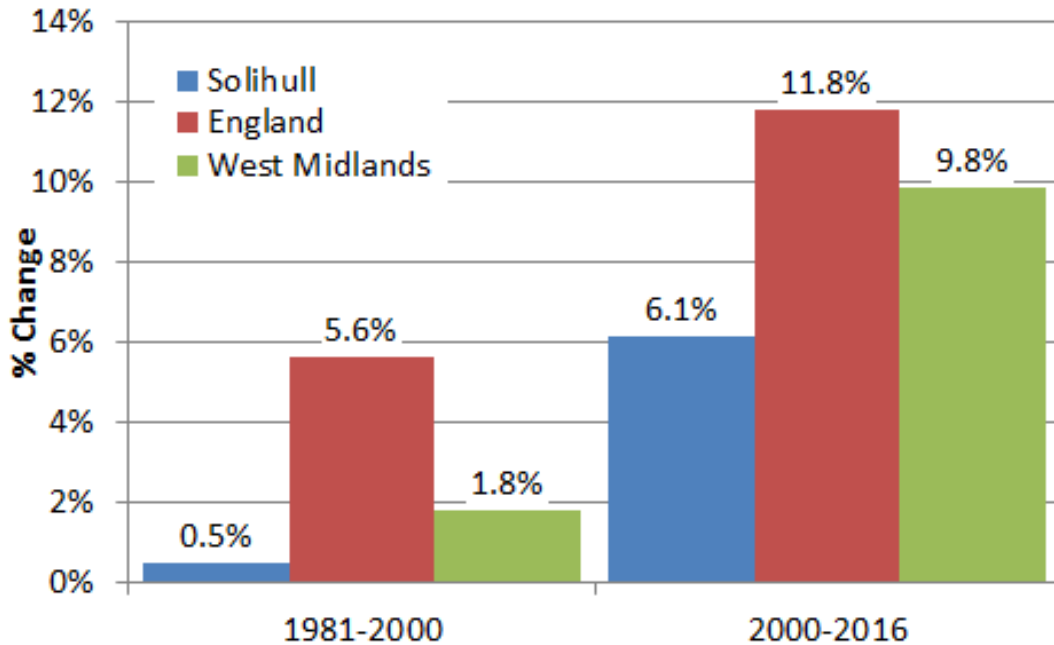
Mid Year Population Estimates
Solihull 1981-2016



Source: ONS, mid-year population estimates

The Solihull population increased by a total of 6.1% (12,200 people) in the 10 years 2001 to 2016 compared to increases of 11.8% for England and 9.8% for the West Midlands.

Mid Year Population Estimates Population Change 1981-2016

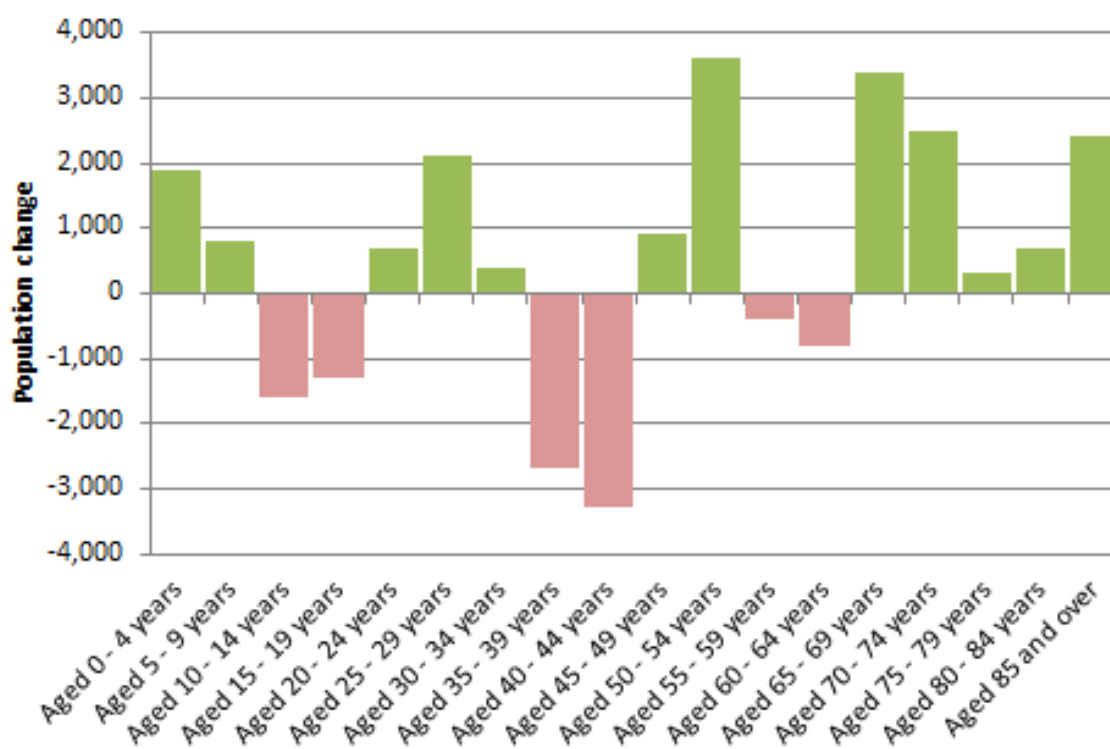


Source: ONS, mid-year population estimates

The chart below shows the population Change in Solihull over the last 10 years (2006-2016) for five year age groups.

- There was a substantial falls in the number of 30-44 year olds over this period, most notably among those aged 40-44 years (-3,300, -20%);
- The effect of this includes falling numbers of children aged 10-19 years;
- Notable population increases are evident among those aged 65-74 years (+5,900, +33%) and those aged 85+ (+2,400, +57%).

Mid 2006 – Mid 2016 Population Change in Solihull



Source: ONS, mid-year population estimates

A slight decrease in Solihull's working age population between 2006 and 2016 (-0.1%) contrasts with increases for England (+5.3%) and the West Midlands (+4.8%). Solihull's population of children aged 0-15 years increased at a below average rate over this period (+1.3% compared to +7.4% for England).

By contrast Solihull has experienced above average growth among the 65+ population (+25.6% compared to +22.7% for England).

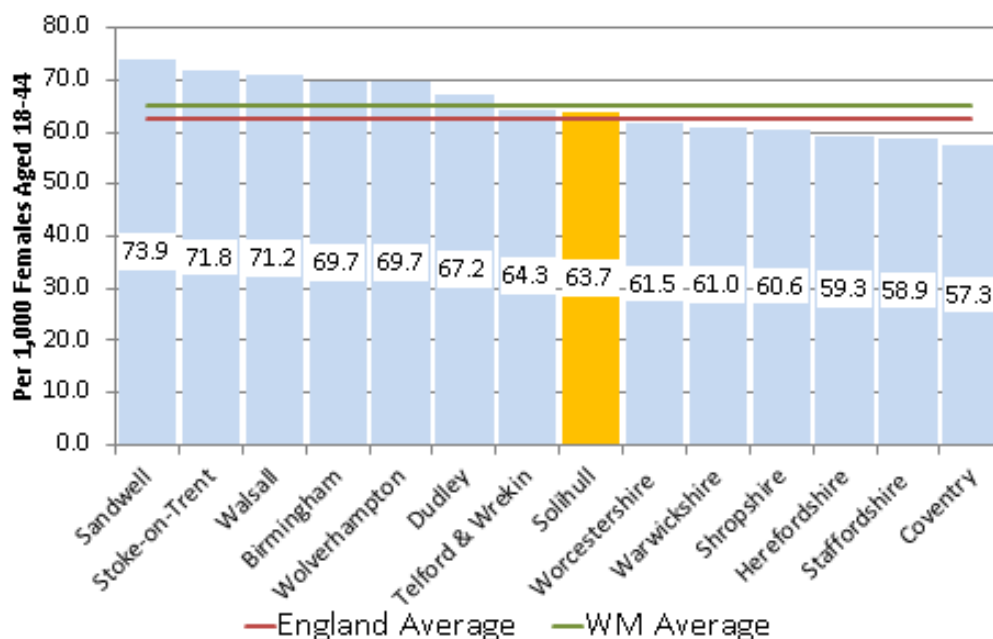
	Population Change 2006-2016			
	Change in Number - Solihull	% Change		
		Solihull	England	West Midlands
All Ages	+9,412	+4.7%	+8.4%	+7.1%
Children (0-15 years)	+592	+1.3%	+7.4%	+5.1%
Working Age (16-64)	-188	-0.1%	+5.3%	+4.1%
Older People (65+)	+9,071	+25.6%	+22.7%	+21.6%

Source: ONS Mid-2016 population estimates

Births

In 2016 there were 2,315 live births to mothers resident in Solihull. Solihull's General Fertility rate is just above the England average, but lower than other neighbouring metropolitan Boroughs.

General Fertility Rates 2016



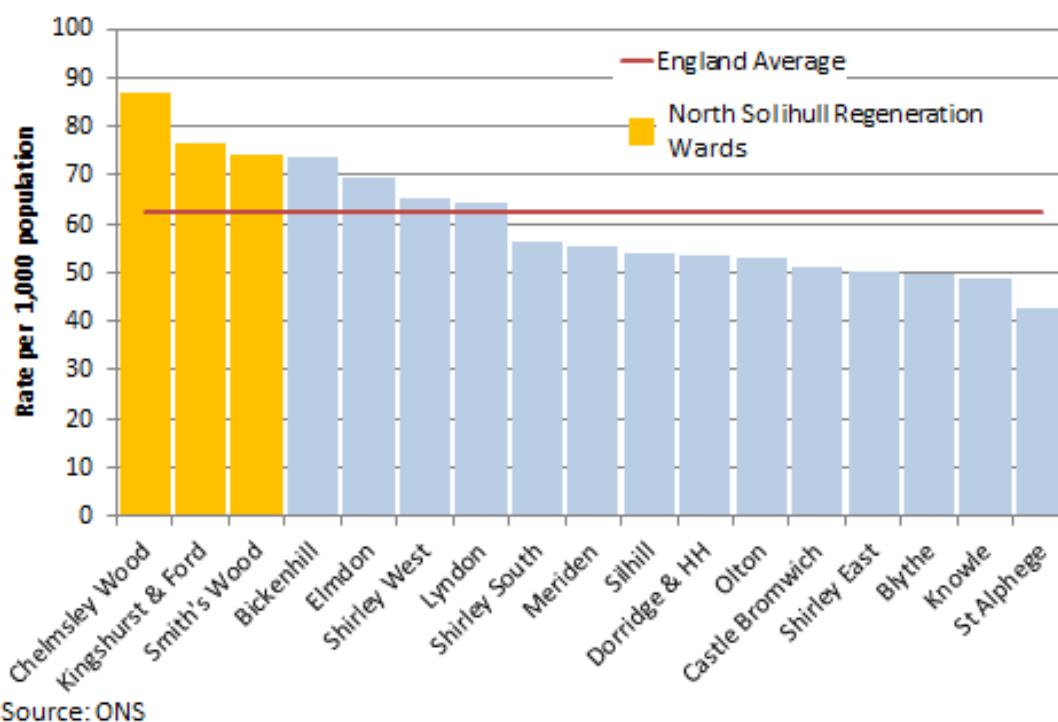
Source: ONS

The table below shows the number of births and the fertility rates for Solihull wards in 2015. Around 28% of births were to mothers living in the three North Solihull Regeneration wards (Chelmsley Wood, Kingshurst & Fordbridge, Smith's Wood). These wards have the highest Crude Birth Rates and General Fertility Rates in the borough. This reflects the relatively young age profile in this area generally, and specifically, the high proportion of women aged 25-34 years (the groups with the highest fertility rates, both locally and nationally).

Birth by Ward 2015			
Ward	Births	Crude Birth Rate	General Fertility Rate
Bickenhill	161	13.0	73.8
Blythe	131	9.7	49.5
Castle Bromwich	92	8.1	51.3
Chelmsley Wood	222	17.8	86.9
Dorridge & Hockley Heath	88	7.9	53.7
Elmdon	152	12.4	69.6
Kingshurst & Fordbridge	203	15.6	76.6
Knowle	73	6.7	48.6
Lyndon	161	11.9	64.3
Meriden	99	8.2	55.3

Olton	110	8.8	52.9
St Alphege	91	6.7	42.7
Shirley East	105	8.8	50.3
Shirley South	115	9.4	56.4
Shirley West	143	12.1	65.1
Silhill	117	9.5	54.0
Smith's Wood	205	16.1	74.2
Averages			
North Solihull	630	16.5	79.1
Rest of Borough	1,638	9.5	56.6
Solihull Total	2,259	10.7	61.9
<i>Source: ONS</i>			

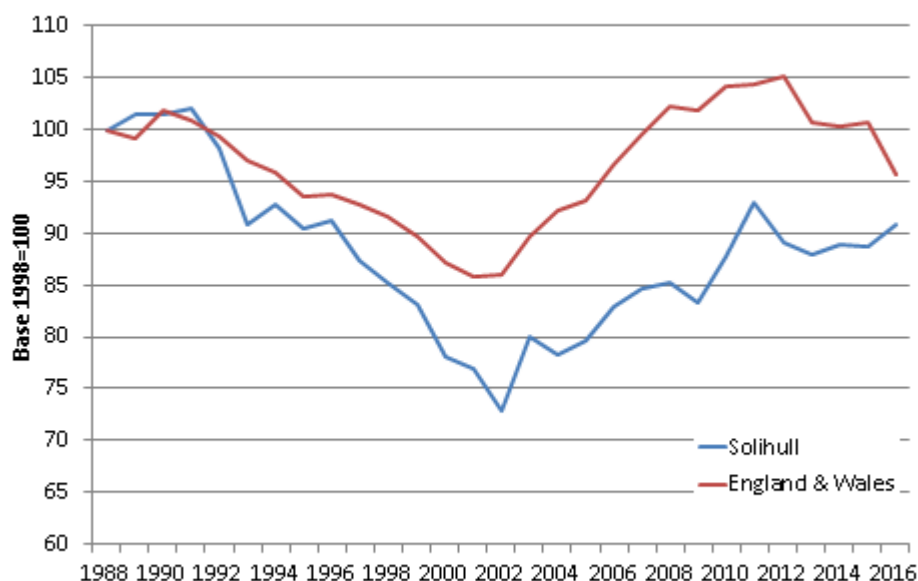
General Fertility Rates Solihull Wards 2015



The number of births in Solihull has been relatively unchanged in the five years 2011-2016.

Over the longer-term the pattern in Solihull has mirrored that across England as a whole. The number of births fell sharply between the early 1990s and 2002 (from 2,596 to 1,854, -29%). Thereafter, the number of births in the borough trended upwards to a peak of 2,367 in 2011.

Live Births Index 1988-2016



Source: ONS

Migration

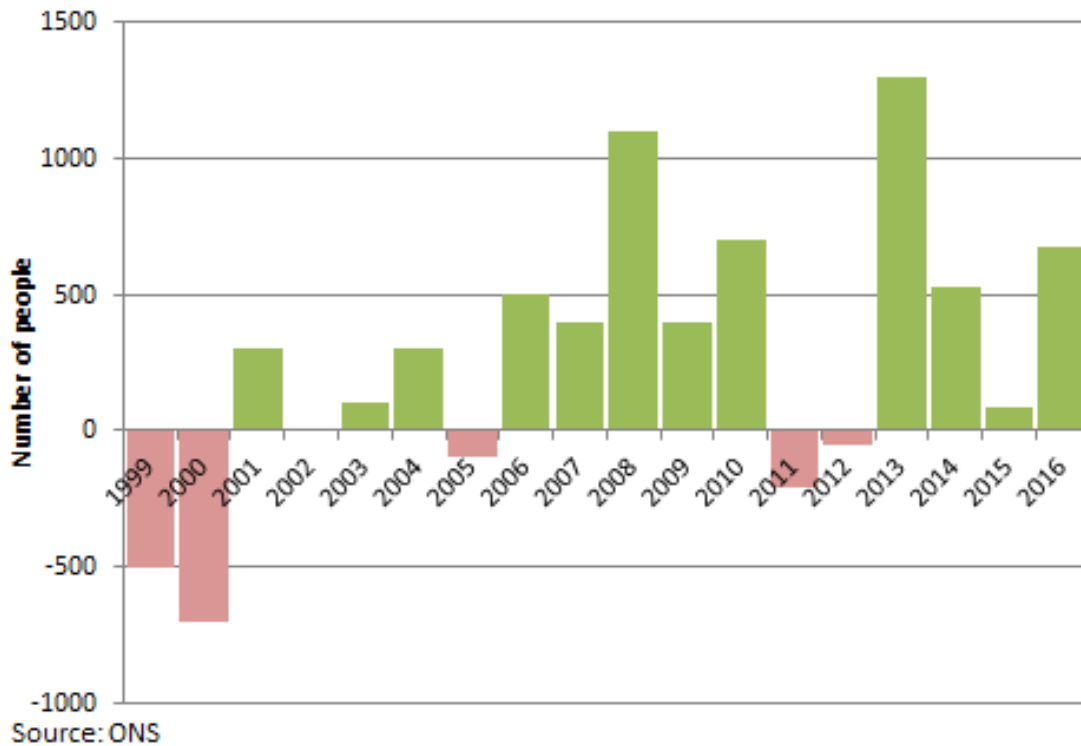
Over the ten year period 2006 to 2016 a total of 98,012 people have moved into Solihull (92,964 from elsewhere in UK, 5,048 from abroad), counterbalanced by 92,316 leaving the Borough (87,740 to elsewhere in UK, 4,576 to abroad). The net result is that migration increased the Solihull population by 5,696 people over this period.

Type of Migration	Flow	Ten Year Total	Five Year Totals		Change 2006 - 2016	
		Mid 2006- Mid 2016	Mid 2006- 2011	Mid 2011- 2016	Number	%
Migration within UK	In	92,964	44,761	48,203	3,442	8%
	Out	87,740	42,084	45,656	3,572	8%
	Net	5,224	2,677	2,547	-130	-5%
International Migration	In	5,048	2,342	2,706	364	16%
	Out	4,576	2,450	2,126	-324	-13%
	Net	472	-108	580	688	-637%
Total Migration	Net	5,696	2,569	3,127	558	22%

Source: ONS

Data going back to 1998/99 shows that in most years more people move to Solihull from elsewhere in the UK than leave the borough for other Local Authority areas. This net inflow was particularly apparent from 2006 through to mid 2010 and again from 2013 to mid 2016.

Solihull Net Migration within the UK



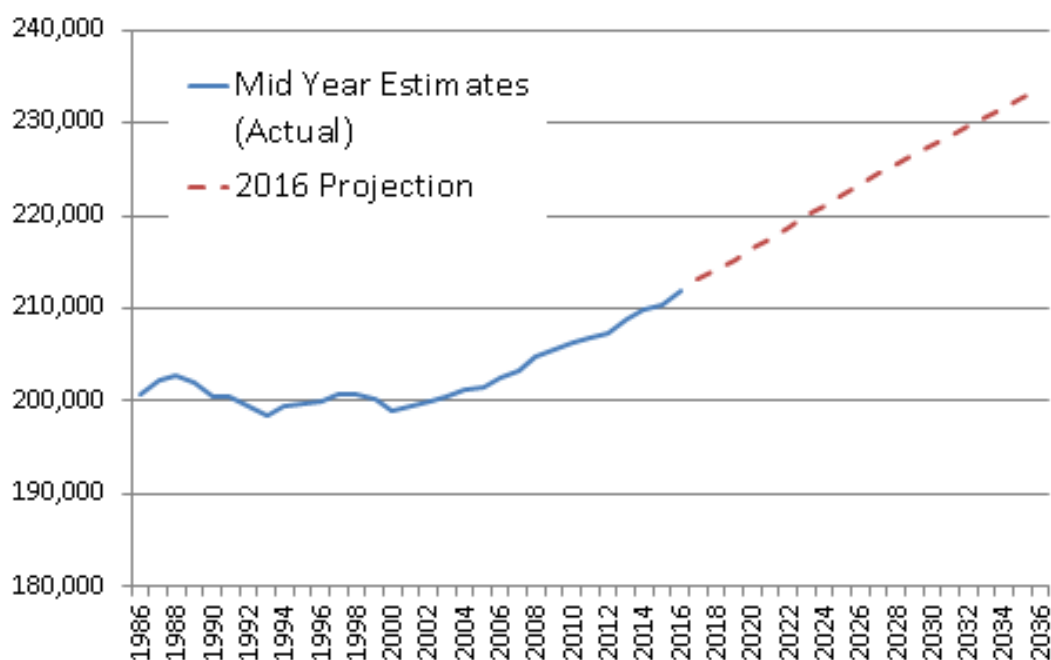
Population Projections

The 2016 sub-national population projections were published by the ONS in May 2018. They are based on the 2016 mid-year estimates and assumptions about local migration, fertility and mortality trends.

The Solihull population is projected to increase by 11,203 people (5.3%) between 2016 and 2026 and by a further 10,413 (4.7%) between 2026 and 2036. Total growth for the period 2016-2036 is, therefore, projected to be 21,616 (10.2%).

This equates to population growth of 0.5% per annum over the period 2016-2036. By way of context mid-year population estimates show that Solihull's population increased by 0.5% p.a. in the 10 years 2006-2016, following a 20 year period 1986-2006 of virtually no growth.

Solihull Population Projections



Source: ONS Sub-National Population Projections 2016

The table below shows that the working age population in Solihull is projected to increase by less than 3% in the 20 years 2016-2036, a far lower rate of growth than younger or older population groups.

The number of children aged 0-15 years old is projected to increase by 4,148 (10.2%) between 2016 and 2036, although growth is expected to be much higher in the first 10 years of this projection than between 2026 and 2036 (+9.1% compared to +1.0%).

Over the 20 years 2016-2036, growth in Solihull is projected to be largest in both actual and percentage terms among older people aged 65+ (13,915, 31.3%). Among this group the rate of growth is projected to accelerate slightly in the second part of the projection. Within this group the number aged 85+ is projected to increase the most between 2016 and 2036 (+5,043 +77%). By 2036 it is likely that those aged 85+ will account for 5% of the Solihull population, compared to 3% currently.

	Solihull Population Projection by Age Group						
	Population (000s)			Change 2016-2026		Change 2016-2036	
	2016	2026	2036	000s	%	000s	%
Children 0-15	40,708	44,416	44,856	3,708	9.1%	4,148	10.2%
Working age 16-64	126,964	128,798	130,518	1,834	1.4%	3,554	2.8%
Older People 65+	44,494	50,155	58,409	5,661	12.7%	13,915	31.3%
Aged 85+	6,596	7,936	11,639	1,340	20.3%	5,043	76.5%
All Ages	212,166	223,369	233,782	11,203	5.3%	21,616	10.2%

Source: ONS Sub-National Population Projections 2016

Solihull Ward Populations

The ONS publishes the mid-year population estimates at a variety of sub-borough geographies: wards, Middle Super Output Areas (29 in Solihull) and Lower Super Output Areas (134 in Solihull).

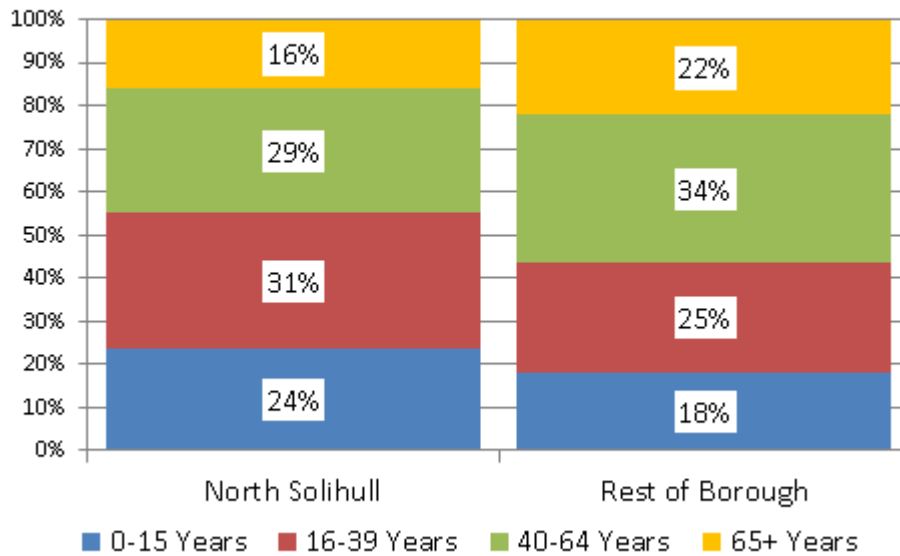
The table below shows the mid-2016 estimates for Solihull's 17 wards.

Ward	Broad Age Groups				Other Breakdowns	
	All Ages	Aged 0-15	Aged 16-64	Aged 65+	Aged 18-24	Aged 85+
Chelmsley Wood	12,617	3,043	7,492	2,082	1,140	183
Kingshurst & Fordbridge	12,896	3,007	7,874	2,015	1,167	240
Smith's Wood	12,653	3,053	7,661	1,939	1,145	166
Bickenhill	12,592	2,360	7,691	2,541	918	278
Blythe	13,481	2,505	8,650	2,326	857	204
Castle Bromwich	11,441	1,615	7,000	2,826	894	460
Dorridge & Hockley Heath	11,266	2,272	6,473	2,521	669	348
Elmdon	12,309	2,180	7,413	2,716	858	422
Knowle	11,101	1,978	5,991	3,132	565	543
Lyndon	13,608	2,597	8,365	2,646	1,021	423
Meriden	12,315	2,226	7,184	2,905	793	396
Olton	12,440	2,207	7,348	2,885	896	535
Shirley East	11,972	2,409	7,089	2,474	820	450
Shirley South	12,468	2,197	7,325	2,946	838	526
Shirley West	12,323	2,322	7,536	2,465	905	343
Silhill	12,616	2,344	7,245	3,027	761	619
St Alphege	13,665	2,306	8,339	3,020	1,010	454
North Solihull	38,166	9,103	23,027	6,036	3,452	589
Rest of Borough	173,597	31,518	103,649	38,430	11,805	6,001
Solihull	211,763	40,621	126,676	44,466	15,257	6,590

Source: ONS Mid-2016 population estimates

As the chart below shows the age profile of the three North Solihull regeneration wards (Chelmsley Wood, Kingshurst & Fordbridge, Smith's Wood) is significantly younger than the rest of the borough, with proportionally more children aged 0-15 years and younger working age adults aged 16-39 years. Older people aged 65+ account for a far smaller proportion of the North Solihull population than in the rest of the borough.

Solihull Population by Broad Age Band 2016



Source: ONS Mid-Year Population Estimates

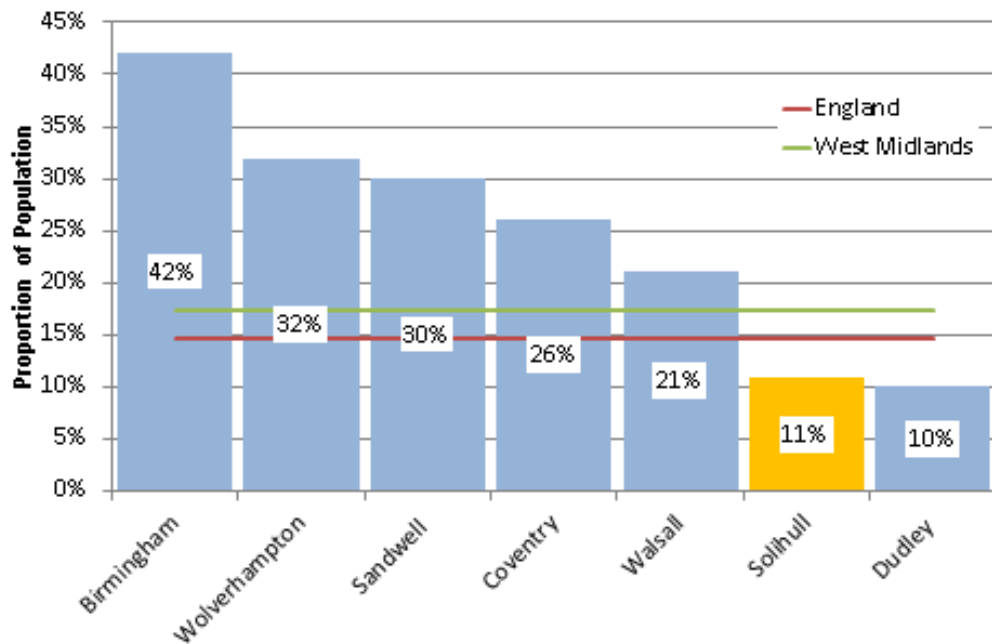
Ethnicity

The latest data relating to ethnicity, religion and other detailed population characteristics are provided by the 2011 Census.

Solihull is in the midst of a dynamic change in terms of the borough's ethnic composition, although it remains considerably less ethnically diverse than neighbouring Birmingham.

At the time of the 2011 Census, 85.8% (177,248) of Solihull residents described their ethnic group as white British, compared with the England average of 79.8% and the West Midlands average of 79.2%. 22,430 (10.9%) of Solihull residents were from a Black or Asian Minority Ethnic (BAME) group. To place this in context, this is at the lower end of the spectrum for neighbouring Local Authorities in the West Midlands Metropolitan area, where 42% of Birmingham's population is from a BAME group and 26% of Coventry's.

Black or Asian Minority Ethnic (BAME) Population

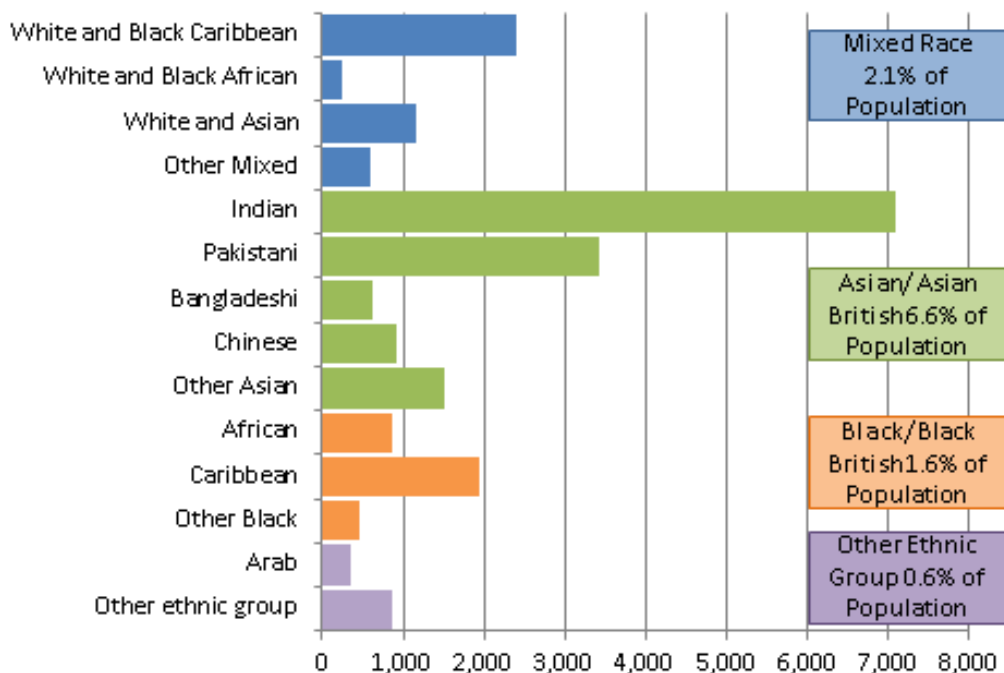


Source: ONS Census 2011

The largest BAME group in Solihull is Asian or Asian British with over 13,500 residents (6.6% of the total population or 60% of all BAME residents), followed by mixed race (4,400), and Black or Black British (3,200).

There are also 70 gypsy or Irish Travellers living in Solihull a new population group introduced for the 2011 Census.

Solihull's BAME Population

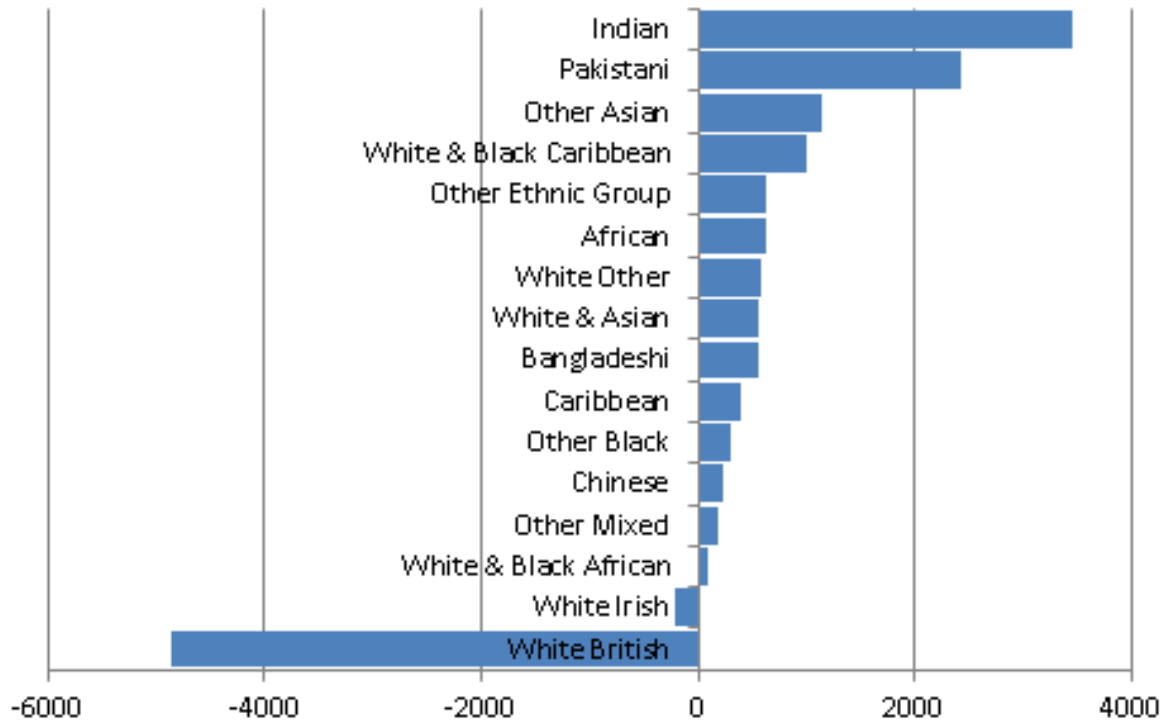


Source: ONS Census 2011

Solihull is becoming increasingly diverse, with the number of people from a Black or Asian Minority Ethnic (BAME) group increasing by 11,638 (108%) between 2001 and 2011 compared to a fall of -4,481 (-2%) in the white population. In context the BAME population across England as a whole increased by 73%.

The number of Asian or Asian British residents increased by 7,816 (136%), Mixed Race by 1,839 (72%) and Black or Black British by 1,344 (71%).

Change in Number of Residents in Solihull 2001-2011 by Ethnic Group

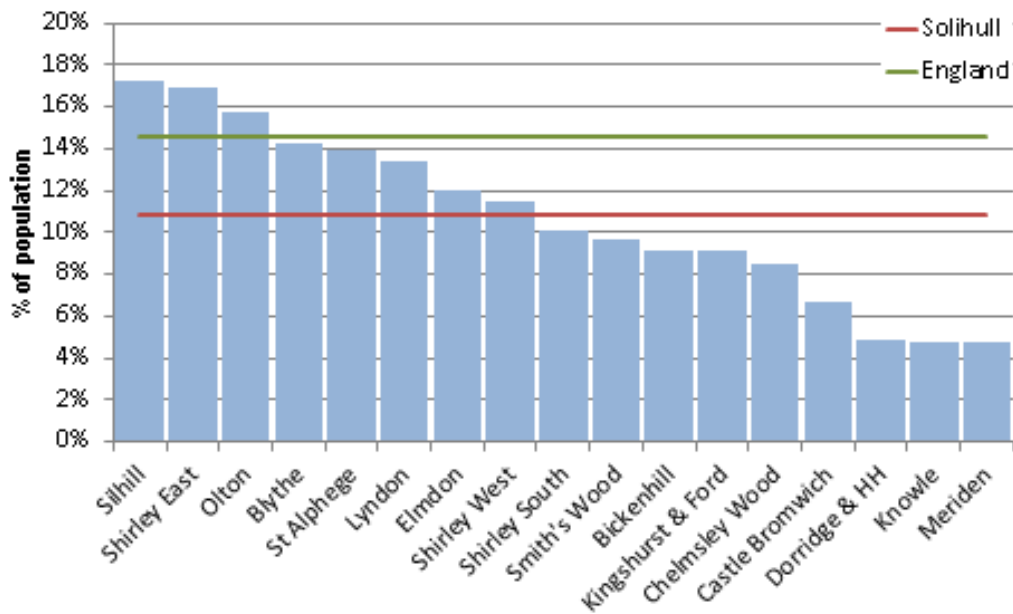


Source: ONS Census 2011

The concentration of BAME residents in Solihull is higher among younger age groups; 17% of the population aged 0-15 years is from a BAME group, 11% of the working age population and just 3% of the retirement age population.

Census 2011 shows that the urban west of the borough has the highest concentration of BAME residents in the borough, although only Silhill (17.2% of total population), Shirley East (16.9%) and Olton (15.7%) have a higher proportion than the England average. The rural wards of Dorridge & Hockley Heath, Knowle and Meriden (all 4.8%) have the smallest BAME populations in the borough.

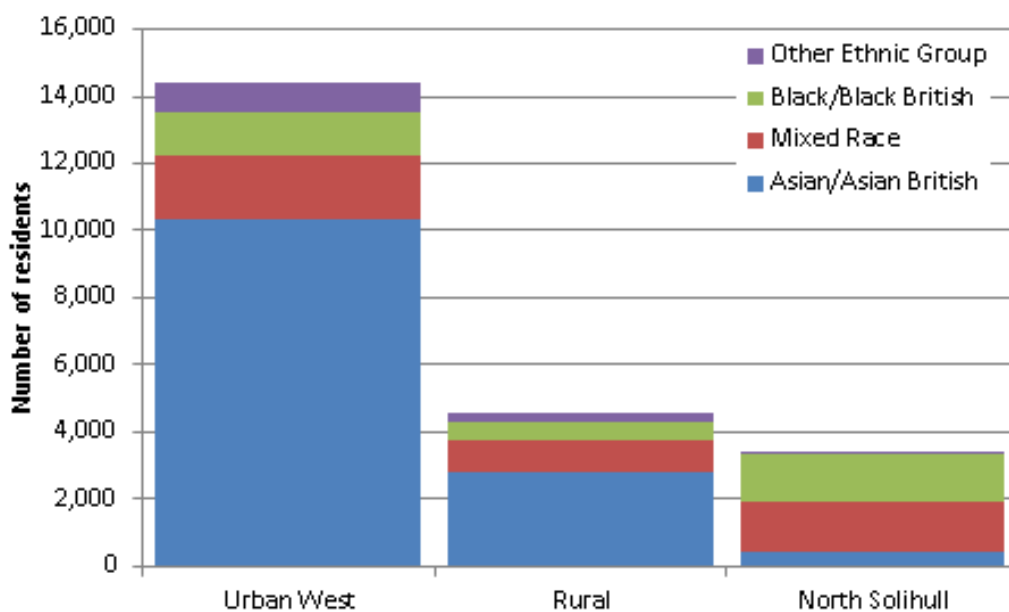
Black and Asian Minority Ethnic (BAME) Population in Solihull



Source: ONS Census2011

Asian and Asian British residents account for 72% of the BAME population in the urban west of the borough and 61% in the wards of semi-rural south and east. However, the composition in three North Solihull regeneration is different, with those from a Mixed Race background accounting for 43% of the areas BAME population and Black or Black British representing a further 42%.

Black and Asian Minority Ethnic (BAME) Population in Solihull

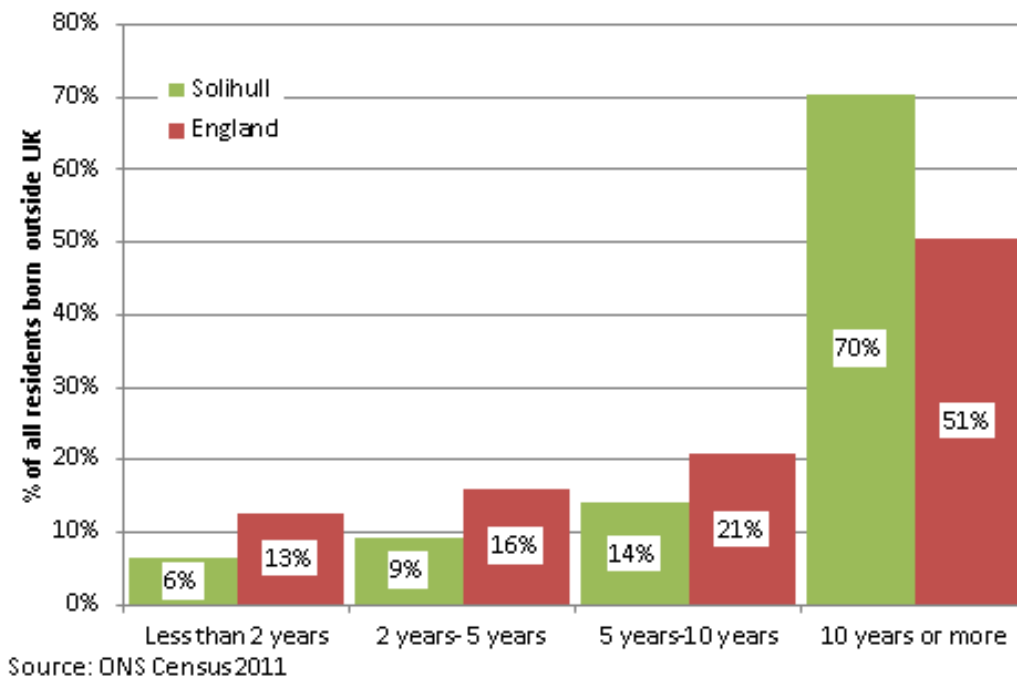


Source: ONS Census2011

Country of Birth and Language

15,386 (7.4%) Solihull residents were born outside of the UK, which proportionally is much lower than the England (13.8%) or West Midlands (11.2%) averages. Of those born outside of the UK 70% have been resident in the UK for 10 years or more, this shows that immigration has been a less significant feature of Solihull's demography than many other parts of the country; 49% of those born outside the UK have been resident for less than 10 years across England as a whole.

Residents Born Outside of the UK



It is notable that a much smaller percentage of Solihull residents born outside the UK were born in EU Accession countries than across England as a whole. In Solihull 9% (1,385) were born in the March 2001 EU Accession countries (compared to 12%) and 7% (1,051) were born in April 2001 to March 2011 EU Accession Countries (compared to 15%).

There are 1,150 households (1.3%) in Solihull where no people in the household have English as their main language, proportionally this is much lower than the England (4.4%) or West Midlands (3.7%) averages. A further 2,057 (2.5%) households have at least some people in the household who do not have English as their main language, again much lower than England (5.1%) or the West Midlands (4.8%).

Religion

In terms of religion, the majority of Solihull residents describe themselves as Christian (65.6%), with no religion the 2nd largest group (21.4%). The numbers of Christians has fallen by -13% (-20,421) since 2001, with no religion increasing by +84% (+20,154). This is consistent with the pattern nationally. In terms of other religions there are significantly more Muslims (+3,610, 221%), Sikhs (+1,938, 124%) and Hindus (+1,834, 99%) than in 2001.

	2011		Change	
	Count	Proportion	Count	%
Christian	135,572	65.6%	-20,421	-13%
No religion	44,187	21.4%	20,154	84%
Religion not stated	13,128	6.4%	-278	-2%
Muslim	5,247	2.5%	3,610	221%
Hindu	3,684	1.8%	1,834	99%
Sikh	3,504	1.7%	1,938	124%
Other religion	569	0.3%	270	90%
Buddhist	430	0.2%	86	25%
Jewish	353	0.2%	-36	-9%
<i>Source: ONS Census 2011</i>				

33% of residents in North Solihull who answered the religion question in the 2011 Census say that they have no religion, a much higher proportion than in the rest of the borough (20% in urban west wards, 21% in rural wards). The urban west of the borough has the highest concentration of residents from a non-Christian religion; 81% of Muslims in the borough live in the urban west wards as well as 78% of Hindus and 69% of Sikhs. Although in the case of the latter the largest concentration is in the semi-rural ward of Blythe (14% of Sikh population of the borough).

Living Standards

Deprivation

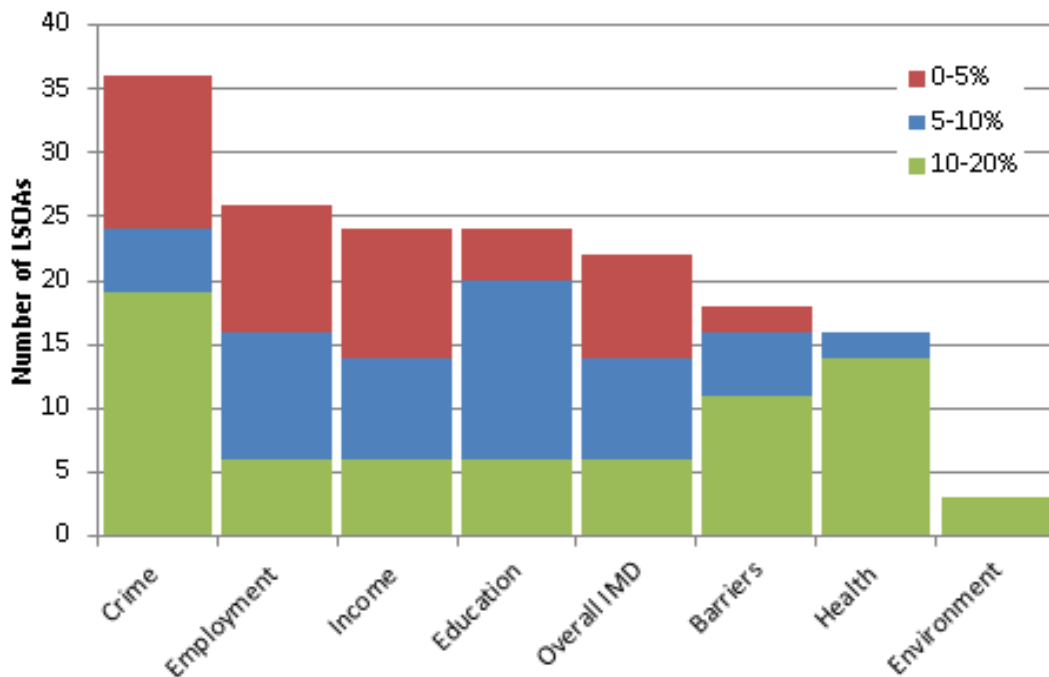
The Index of Multiple Deprivation (IMD) combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for individual neighbourhoods called Super Output Areas (LSOAs) in England.

At a Local Authority level the population weighted IMD rank shows that as a Borough Solihull is ranked 216th out of 326 LAs in England (66th percentile). Solihull is therefore among the least deprived 35% Local Authorities in the country on this measure.

However, Solihull is a relatively polarised borough. This is reflected in the fact that compared with other Local Authorities in England a relatively high proportion of LSOAs are in the most deprived 10% in the country (ranked 77th out of 326, 24th percentile).

Among the individual domains Solihull has the highest number of LSOAs in the bottom 20% nationally in the crime domain (36), followed by employment (26), income and education, training & skills (both 24). The borough has at least 10 LSOAs in the most deprived 5% of neighbourhoods in England in each of the crime, employment and income domains.

Deprivation in Solihull by IMD Domain

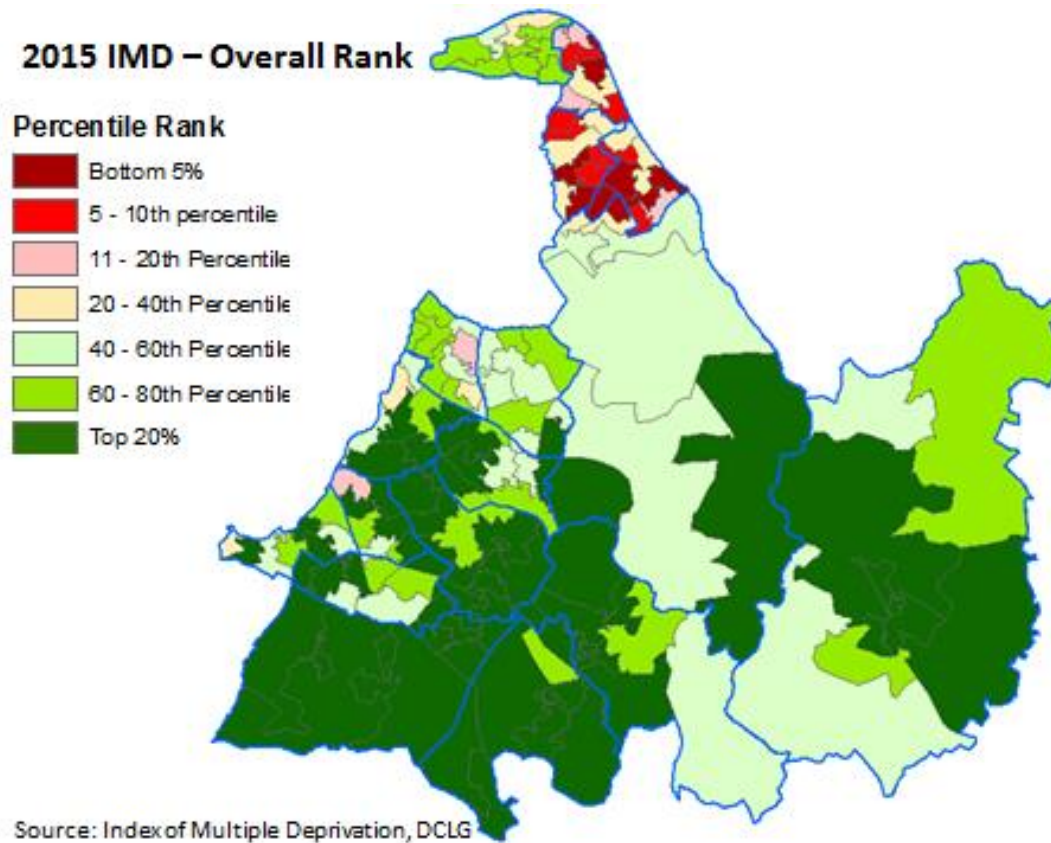


Source: Index of Multiple Deprivation, DCLG 2015

All of the LSOAs in the bottom 10% nationally for overall deprivation in 2015 are in the North Solihull regeneration area (Chelmsley Wood, Kingshurst & Fordbridge, Smith's Wood wards and north Bickenhill), the most deprived being The Birds South (Smith's Wood), Chelmsley Wood Town Centre and Bennett's Well which are all in the bottom 3% nationally. In total 20

out of the 29 LSOAs in the wider North Solihull area are in the most deprived 20% in the country.

Green Hill (Shirely East ward) and Hobs Moat North (Lyndon) are the only LSOAs outside of the regeneration area in the bottom 20% nationally, with Olton South, Ulverley East (Lyndon) and Solihull Lodge (Shirley West) also in the most deprived 30% in the country.

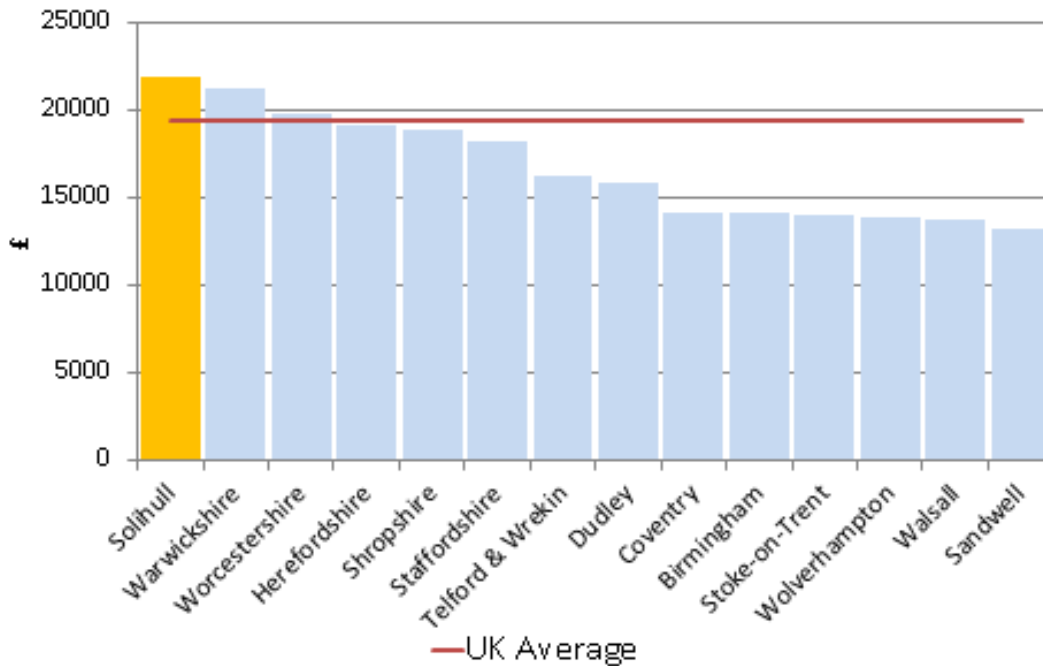


Household Incomes

The ONS measures disposable household incomes (the amount of money that individuals have available for spending or saving after tax) at a borough level. It doesn't take into account items of spending such as housing and fuel costs, but is a useful measure of overall household income.

In 2016 Solihull's Disposable Household Income was 13% higher than the UK average, the highest in the West Midlands and 29th highest out of 179 economic areas in the UK.

Gross Disposable Household Income per Head 2016



Source: ONS

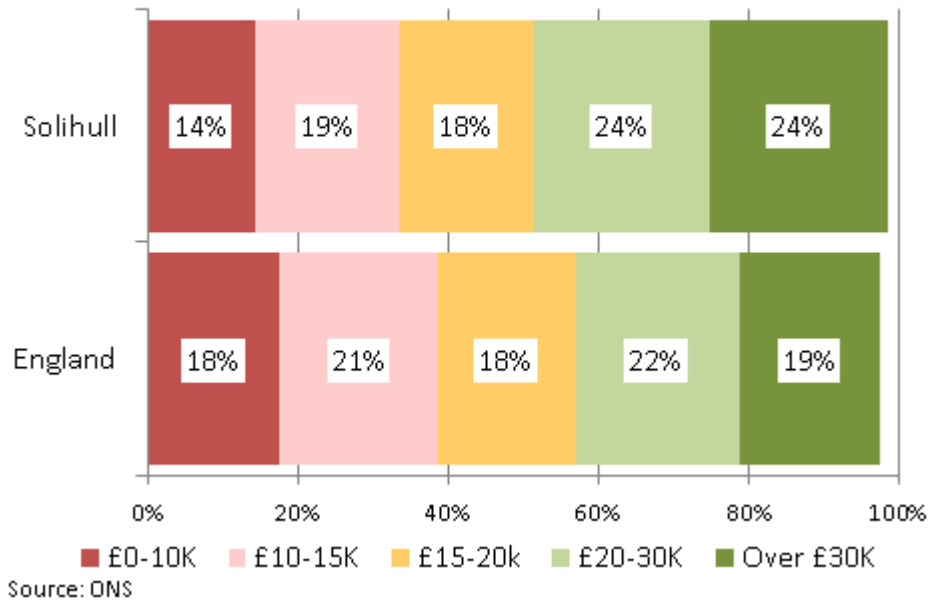
In the five years to 2011-2016 Solihull’s disposable household income per head increased by £3,784 in nominal terms, equating to an increase of 21% compared to the UK and West Midlands averages of 17% and 15% respectively.

The ONS have produced local area household income data based on administrative records of PAYE contributions and benefits income¹ for the tax year ending 2016.

This shows that the proportion of low income households in Solihull is lower than the England average, both in terms of households with an income of £10,000 or less and those with an income between £10 – 15,000. At the same time more households in Solihull have an income of £20,000 or more.

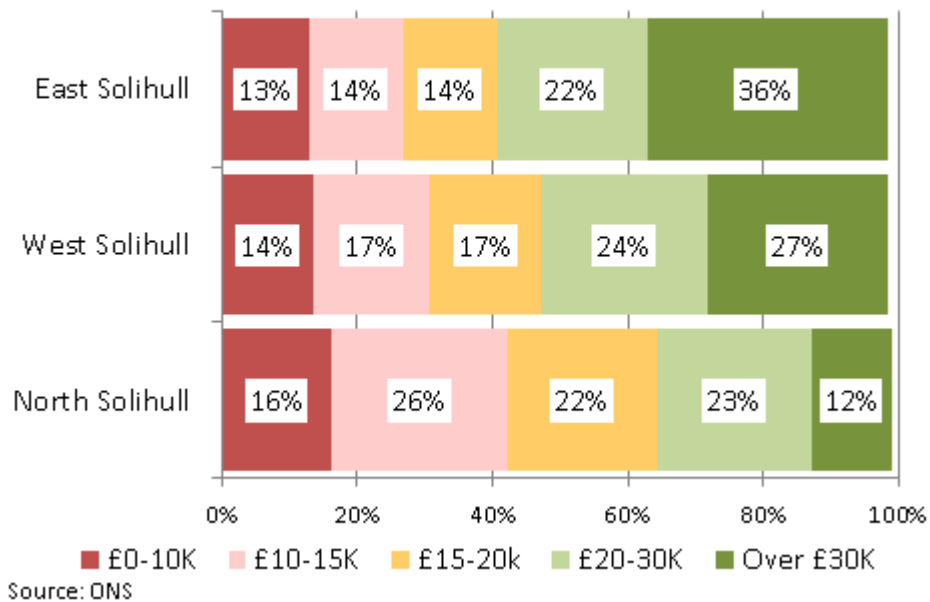
¹ Household income estimates are based on Pay as You Earn (PAYE) employment and pension data; tax credits and Child Benefit data from HMRC; benefits data from DWP.

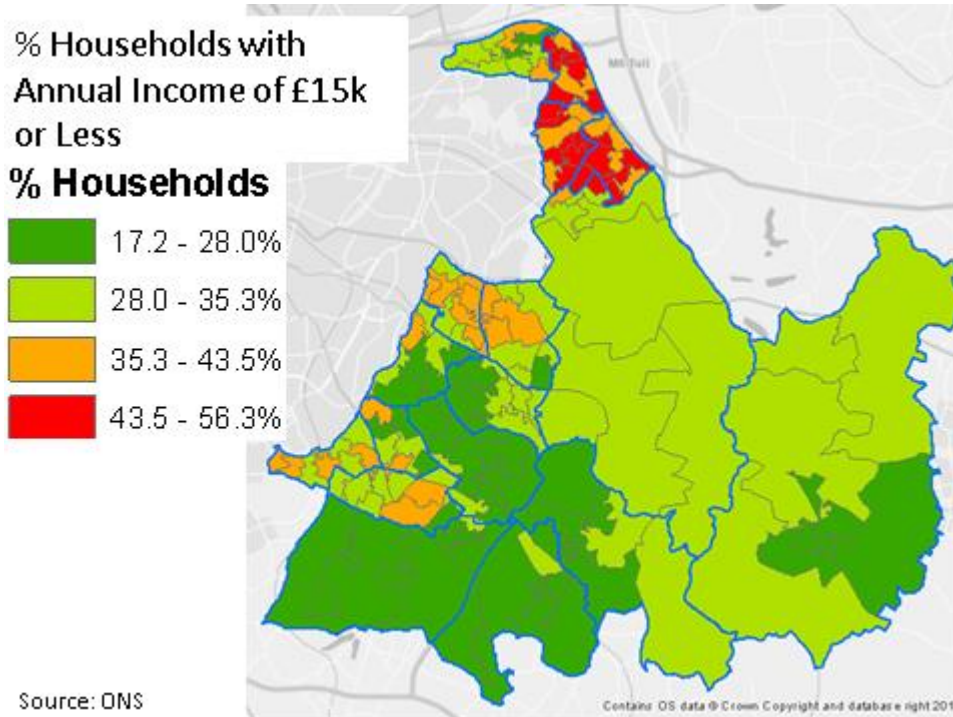
Distribution of Annual Household Income



At a sub-borough level there are far more low income households in North Solihull than elsewhere in the borough (42% £15,000 or less).

Distribution of Annual Household Income

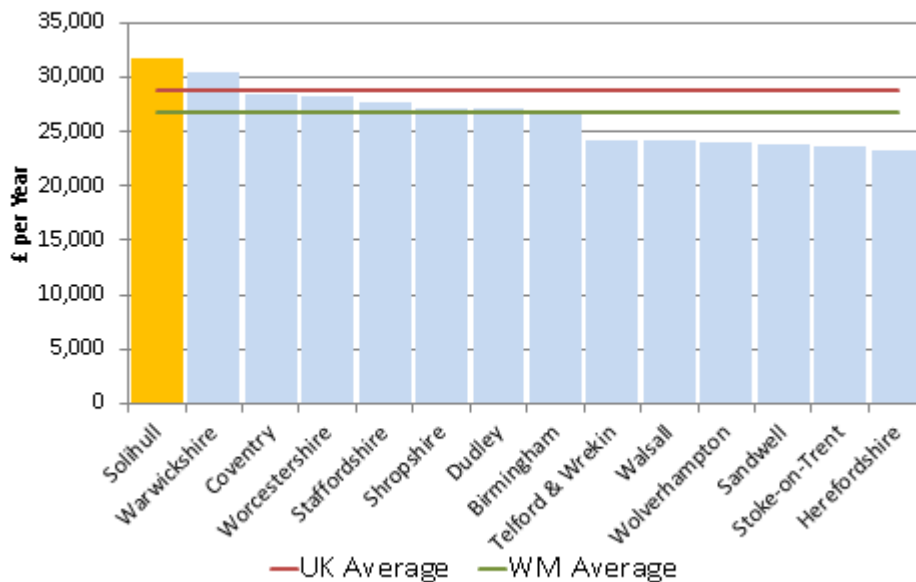




Earnings

At £31,800 per year, average annual wages (measured by the median) for Solihull residents in full-time employment are 11% higher than the UK average, 18% higher than the West Midlands average and the highest among the region's upper tier Local Authorities.

Average Annual Resident Wages 2017



Source: ONS Annual Survey of Hours & Earnings

In the five years to 2017 average (median) annual pay rose by 8% in Solihull, compared to 9% for both the UK and the West Midlands.

Individuals in Solihull on the 80th percentile from an earnings perspective earn on average £602 or 152% per week more than those on the 20th percentile, with this earnings gap much higher than the national or regional averages. Solihull residents earn more than the UK average across all percentile groups, with that positive wage differential increasing among the very highest earners.

Earnings Percentile	Average Gross Weekly Earnings (£)		
	Solihull	UK	West Midlands
10 percentile	335.1	319.7	308.7
20 percentile	396.5	372.8	356.7
25 percentile	430.9	400.0	380.6
30 percentile	463.6	428.6	404.4
40 percentile	537.4	484.8	460.0
Median	637.3	550.4	517.4
60 percentile	724.3	628.7	584.5
70 percentile	838.3	720.8	676.4
75 percentile	923.8	774.8	728.3
80 percentile	998.7	846.1	788.6
Difference between 20th & 80th percentile			
Total £	602.2	473.3	431.9
%	152%	127%	121%
<i>Source: ONS Annual Survey of Hours & Earnings 2017</i>			

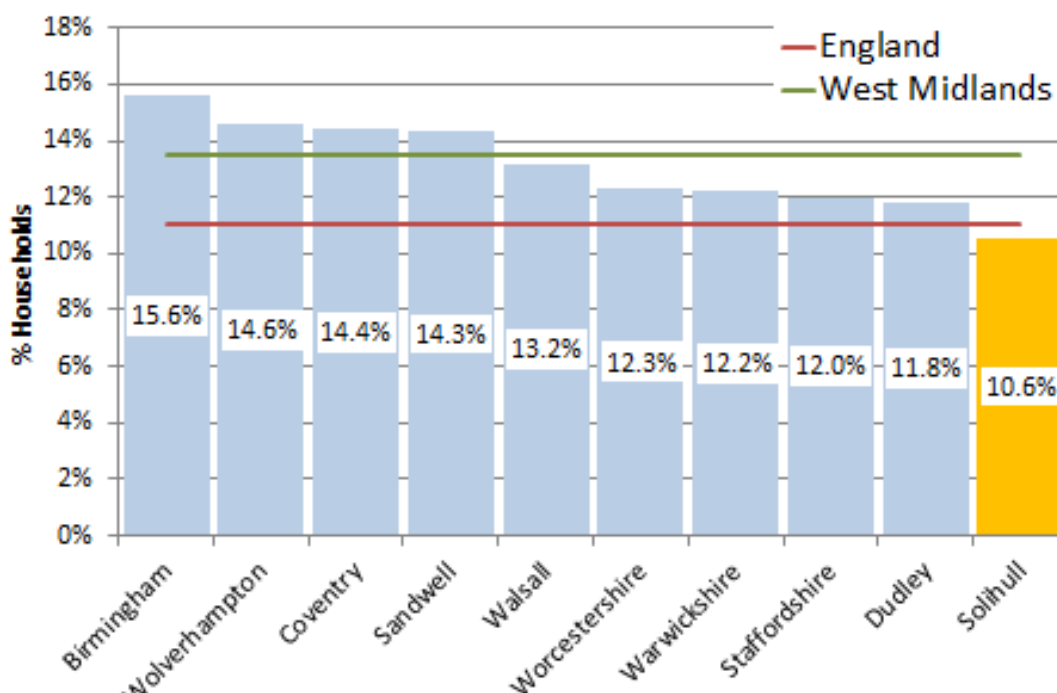
Fuel Poverty

Fuel poverty is measured statistically using the Low Income High Costs definition, under which a household is considered to be in fuel poverty if:

- they have required fuel costs that are above average (the national median spend on fuel);
- were they to spend that amount they would be left with a residual income below the official poverty line.

It is estimated that there were 9,261 fuel poor households in Solihull in 2015, equating to 10.6% of all households in the borough. This is slightly below the England average (11%) and well below that for the West Midlands region (13.5%). Solihull had the lowest fuel poverty rate among neighbouring West Midlands upper tier Local Authorities.

Proportion of Households in Fuel Poverty 2015



Source: DECC

Like England as a whole the number and proportion of fuel poor households in Solihull increased between 2014 and 2015 (+1,344 households, +17%). This is the first annual increase since records began in 2011, with the estimated number of households in fuel poverty falling in each year to 2014.

Fuel Poverty – Low Income High Cost Indicator				
	Solihull Households in Fuel Poverty	% of Households		
		Solihull	England	West Midlands
2011	9,909	11.6%	11.1%	13.8%
2012	9,015	10.7%	10.8%	15.2%
2013	8,733	10.1%	10.4%	13.9%
2014	7,917	9.1%	10.6%	12.1%
2015	9,261	10.6%	11.0%	13.5%

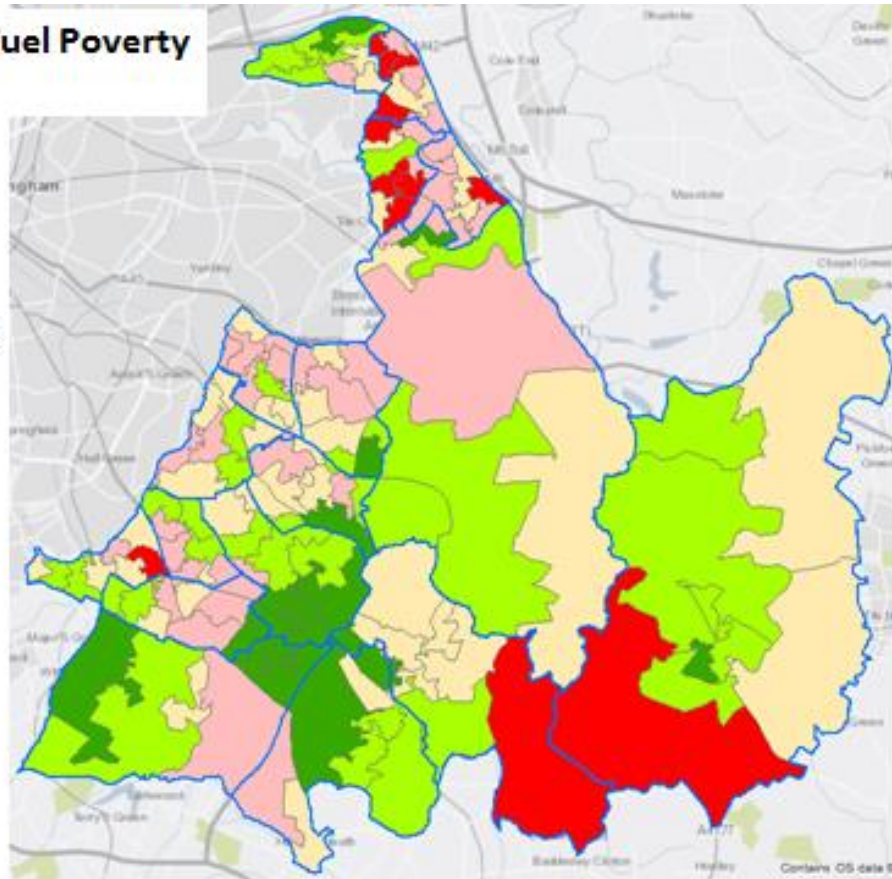
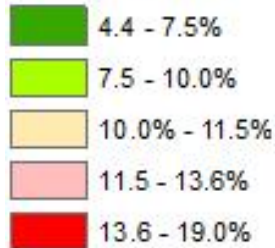
Source: DECC

At a local neighbourhood level the proportion of households in fuel poverty ranges from 4% to 19%. There is a small relationship between deprivation and fuel poverty, as shown by the fact that the proportion of households in fuel poverty is higher in the North Solihull regeneration area (12.4%) than in the rest of the borough (10.1%).

However, as the map overpage shows there are significant clusters in the south of the borough with relatively high rates, particularly in the three Shirley wards, as well as Lyndon, Elmdon and Silhill. This is likely to reflect factors such as rates of private renting and older less fuel efficient properties.

Households in Fuel Poverty 2015

% Households



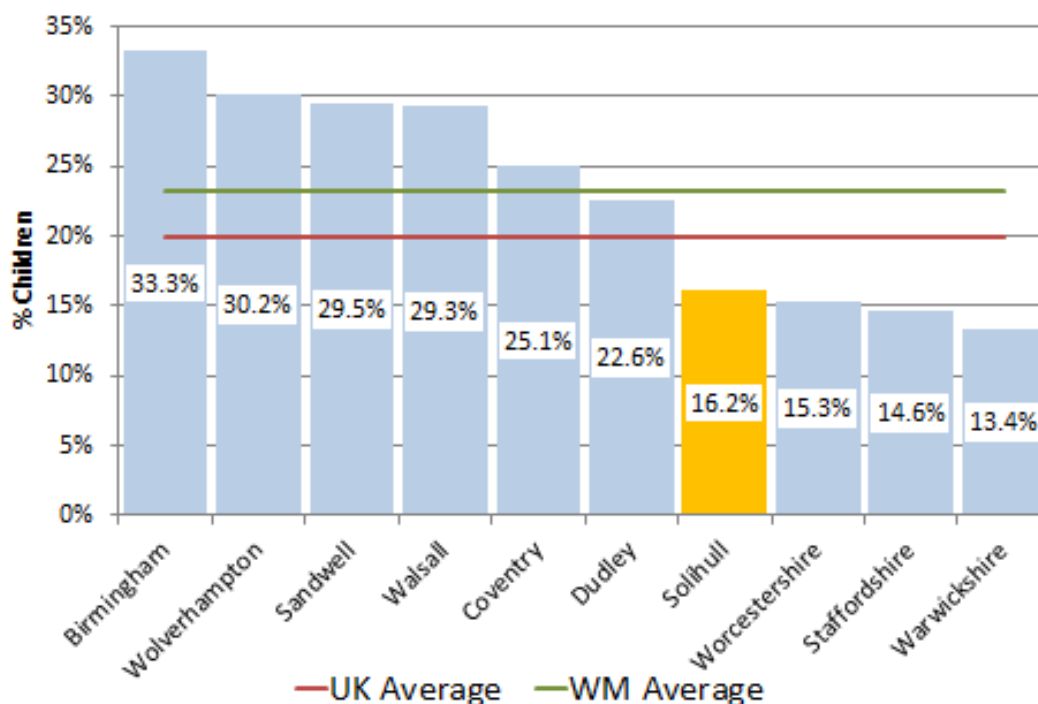
Source: DECC

Children in Poverty

The HM Revenue & Customs (HMRC) Children in Low-Income Families Local Measure is a measure of relative poverty and aims to capture the proportion of children falling below the national poverty line. This is defined as the proportion of children living in families in receipt of out-of-work benefits or those in receipt of tax credits where their reported income is less than 60 per cent of UK median income (i.e. the poverty line).

The HMRC data for August 2014 records 7,290 children in Solihull living in poverty, representing 16.2% of all children in the borough. This is below both the UK (20%) and West Midlands (23.2%) averages, and towards the lower end of the spectrum for neighbouring West Midlands upper tier Local Authorities.

Children in Low Income Families 2014



Source: HMRC

72% of Solihull children living in poverty in 2014 were in a lone parent family (5,275 children) and 28% (2,015 children) were living in a two parent household.

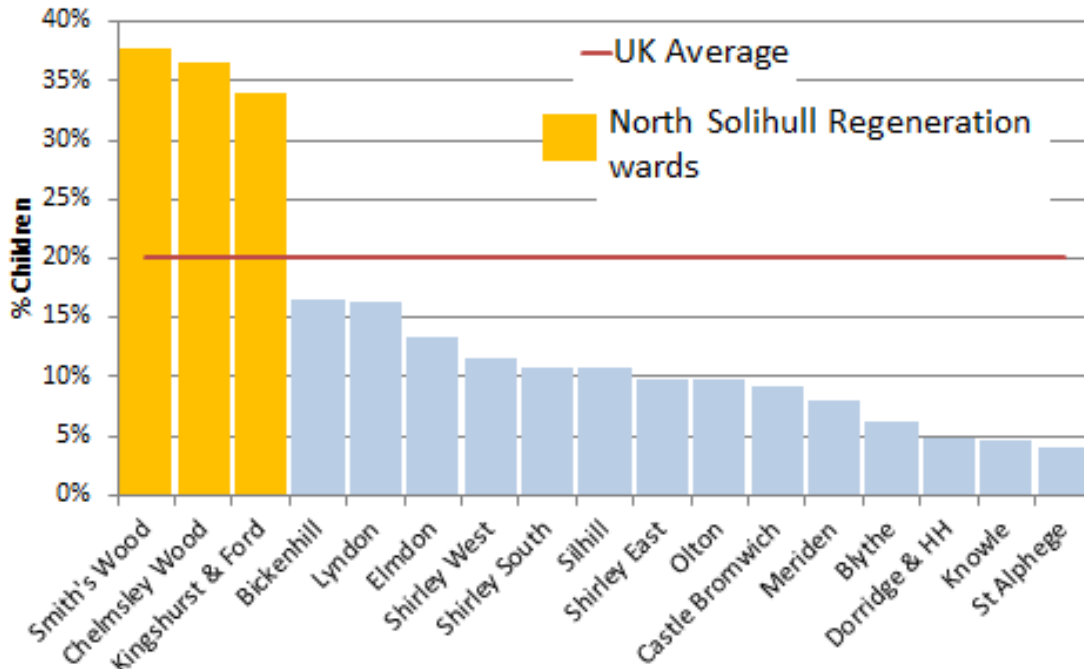
The table below shows the 2014 Child Poverty statistics by age of child, highlighting the fact that rates are much higher among younger children. For instance in Solihull, 19% of 0-4 were recorded as living in poverty in 2014, compared to 13% of 11-15 year olds and 9% of 16-19 year olds.

Children in Low Income Families in 2014 by Age of Child					
Age of Child	Solihull Children	% All Children in Poverty		Child Poverty Rate	
		Solihull	UK	Solihull	UK
0-4	2,395	33%	31%	19%	21%
5-10	2,340	32%	32%	16%	19%
11-15	1,660	23%	24%	13%	19%
16-19	895	12%	14%	9%	12%

Source: HMRC

53% of Solihull children living in poverty live in the three North Solihull regeneration wards (3,885 children) where the child poverty rate is 35% compared to 9% in the rest of the borough (3,405 children).

Children in Low Income Families 2014



Source: HMRC

The number of Solihull children in low income families increased in 2014 for the first time since 2009. This is consistent with the trend nationally and regionally.

	Solihull Children	% of Children		
		Solihull	England	West Midlands
2006	6,790	14.7%	20.8%	22.9%
2007	7,065	15.2%	21.6%	24.0%
2008	7,015	15.2%	20.9%	23.3%
2009	7,475	16.2%	21.3%	24.0%
2010	7,295	15.8%	20.6%	23.3%
2011	7,245	15.8%	20.1%	22.7%
2012	6,870	15.0%	18.6%	21.1%
2013	6,675	14.6%	18.0%	20.7%
2014	7,290	16.2%	19.9%	23.2%

Source: HMRC

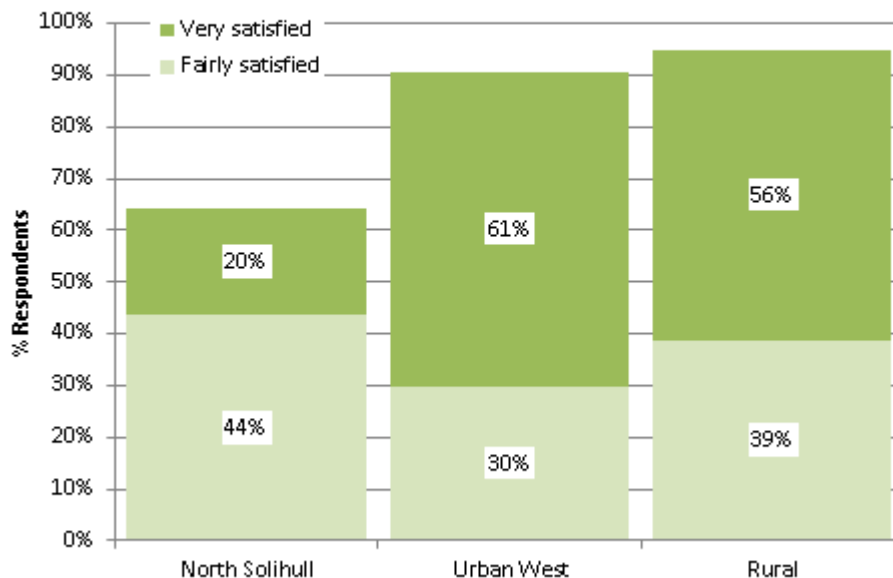
The Living Environment

Satisfaction with Place to Live

The living environment, with a mix of urban and rural communities, key strategic sites and transport infrastructure, and large amounts of Green Space, is one of Solihull's key strengths, as evidenced by high levels of resident satisfaction with the area.

85% of respondents say that they are satisfied with their local area as a place to live (49% very satisfied, 35% fairly satisfied) compared to 8% who are dissatisfied (3% very dissatisfied). By area, levels satisfaction levels are highest in the rural wards (39% fairly satisfied, 56% very satisfied) and lowest in North Solihull (44% fairly satisfied, 20% very satisfied). This is consistent with previous surveys.

Satisfied with Local Area as Place to Live



Source: SMBC - Place Survey 2016

Urban/Rural Classification

Over 90% of Solihull residents live in an urban area, with a further 6% in a town or fringe location, compared with 84% and 6% respectively in the West Midlands. Proportionally fewer people in Solihull live in smaller village or hamlet settlements (3.6%) than the regional average (9.8%). In part this reflects the high proportion of Solihull's rural area which is designated as Green Belt where development is restricted.

Type of Community	Solihull %	West Midlands %
Urban >10K - Less Sparse	90.4%	84.1%
Town and Fringe - Less Sparse	5.9%	5.7%
Urban >10k - Sparse	0.0%	0.2%
Town and Fringe - Sparse	0.0%	0.3%
Village - Less Sparse	2.3%	5.8%
Village - Sparse	0.0%	0.3%

Hamlet & Isolated Dwellings - Less Sparse	1.3%	3.2%
Hamlet & Isolated Dwellings - Sparse	0.0%	0.5%
<i>Source: ONS 2004</i>		

Green Spaces

Solihull has a total of 5.88 hectares of green space per 1,000 head of population (5.18 per 1,000 in North Solihull), with nearly 70% of the borough's 17,828 hectares designated as Green Belt. Solihull also has 14 Green Flag parks; Elmdon Nature Park, Shirley Park, Malvern & Brueton Park, Knowle Park, Lavender Hall Park, Dorridge Park & Dorridge Wood Local Nature Reserve, Hillfield Park & Local Nature Reserve, Olton Park, Palmers Rough, Robin Hood Cemetery, Woodlands Cemetery, Tudor Grange Park, Babbs Mill Local Nature Reserve and Meriden Park.

	Green Space (ha)	Green Space per 1,000 Population	Density (number of persons per ha)
Bickenhill	104.12	8.36	3.2
Blythe	154.59	11.89	9.7
Castle Bromwich	45.35	4.04	35.0
Chelmsley Wood	93.59	7.52	46.5
Dorridge & Hockley Heath	61.71	5.54	7.7
Elmdon	118.94	9.86	24.2
Kingshurst & Fordbridge	76.59	6.00	44.8
Knowle	49.33	4.62	6.4
Lyndon	51.03	3.76	41.3
Meriden	57.81	4.95	2.3
Olton	30.64	2.52	31.7
Shirley East	31.43	2.69	44.8
Shirley South	60.46	5.01	31.2
Shirley West	38.73	3.24	43.5
Silhill	19.54	1.66	25.6
Smith's Wood	30.62	2.46	56.1
St Alphege	148.36	10.96	19.5
Area Averages			
North Solihull Regeneration	201	5.33	48.6
Urban West	544	4.95	30.5
Rural	428	7.25	4.4
<i>Source: Census 2011, SMBC Green Spaces Strategy 2006</i>			

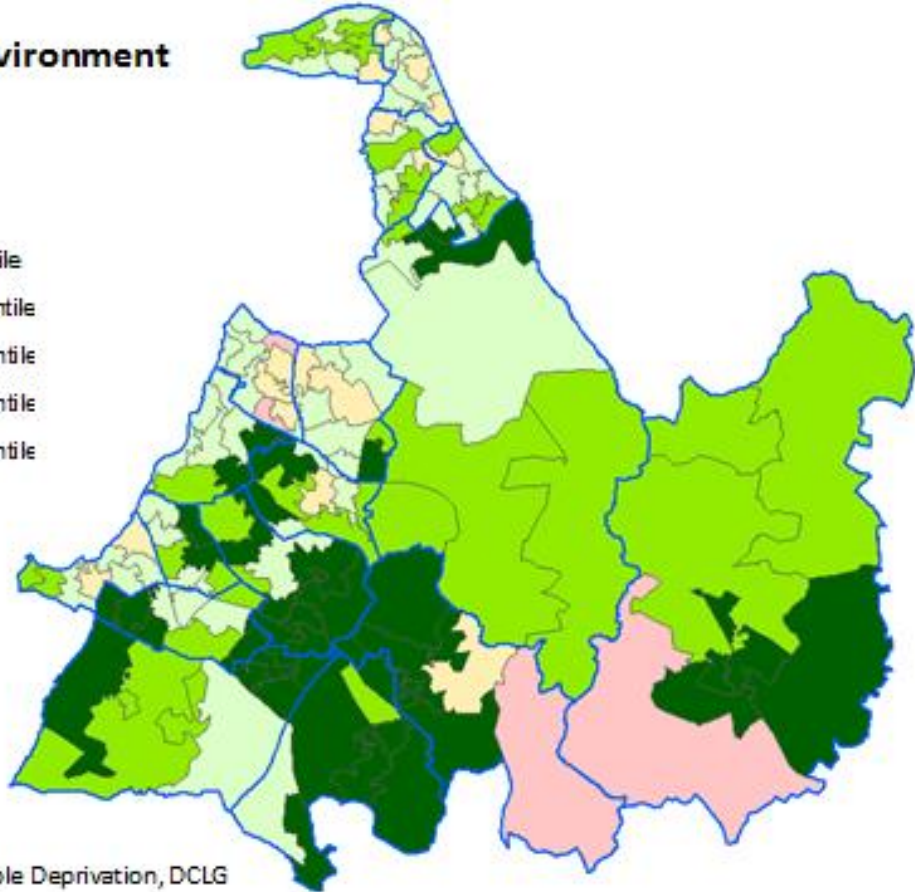
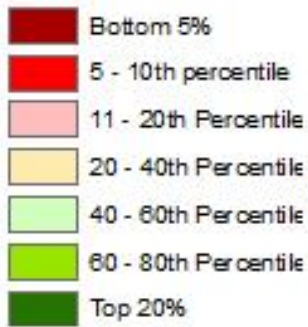
Living Environment Deprivation

The Index of Multiple Deprivation Living Environment domain provides a barometer for measuring the quality of the physical environment in Solihull. This domain is derived from four indicators: social and private housing in poor condition; houses without central heating; air quality; and road traffic accidents causing injury to pedestrians and cyclists and as such captures evidence relating to both indoor and outdoor conditions in Solihull.

Overall Solihull is subject to relatively low levels of living environment deprivation, with 85 LSOAs (64% of total) in the least deprived 50% nationally and a third of the borough's total neighbourhood in the top 25% nationally. A number of the more deprived LSOAs from a Living Environment perspective in Solihull form a cluster in the Lyndon and Elmdon wards and are subject to relatively poor local air quality.

2015 Living Environment Deprivation

Percentile Rank



Source: Index of Multiple Deprivation, DCLG

The Built Environment and Infrastructure

Household Projections

In July 2016 the Government's Department for Communities and Local Government (DCLG) issued household projections for local authorities in England², covering the period 2014-2039.

The table below takes the 2016 projection as the starting point and shows the projected growth over the next five and 10 year periods.

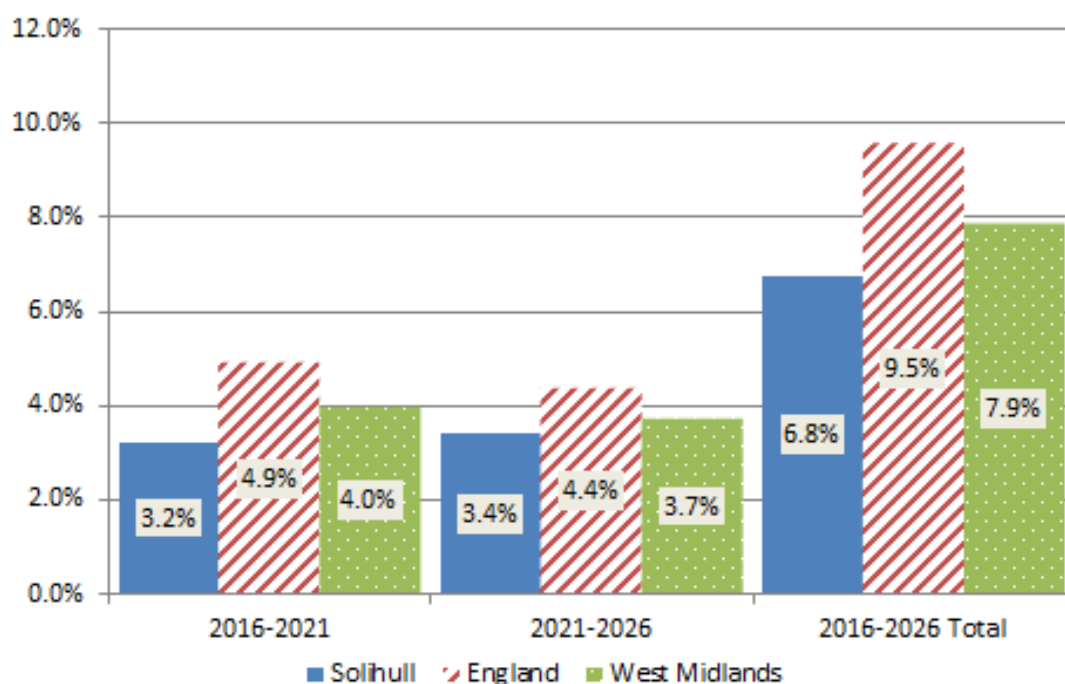
The number of households is projected to increase by 2,865 (3.2%) between 2016 and 2021 and by a further 3,126 (3.4%). The number of households in Solihull is therefore expected to increase by 5,991 (6.8%) over the 10 year period 2016 to 2026, compared to increases of 9.5% for England and 7.9% for the West Midlands.

	Households 000s			Change 2016-2021		Change 2016-2026	
	2016 [^]	2021	2026	Number 000s	%	Number 000s	%
Solihull	88.66	91.53	94.66	2.86	3.2%	5.99	6.8%
England	23,229	24,371	25,446	1,142.35	4.9%	2,217.25	9.5%
West Midlands	2,390	2,485	2,578	95.68	4.0%	188.53	7.9%

[^] The number of households in 2016 is assumed to be that taken from the 2014 based projection
Source: Department for Communities and Local Government

² The projections are based on trends leading up to 2014 and are consistent with the 2014-based sub-national population projections. The projections show the changes that would occur if these trends were to continue. They take no account of national or local policies that might affect future changes.

Projected Household Growth 2016-2026



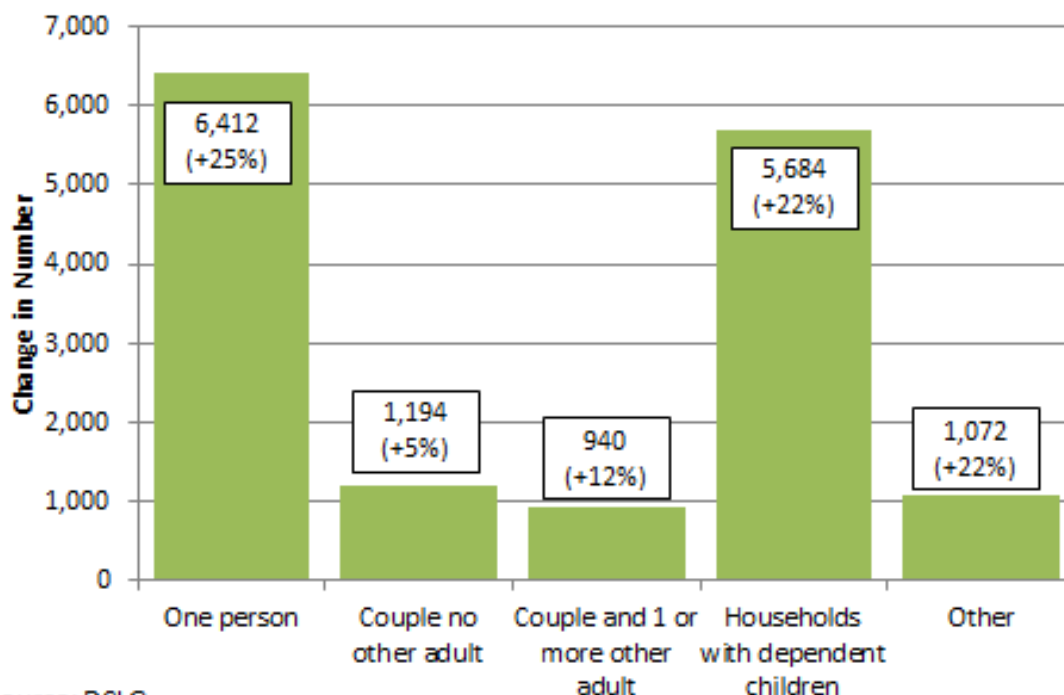
Source: DCLG

One of the key features is the substantial increase in the number of single person households – by 2039 it is projected that the number of these will have increased by 6,412 (+25%). This is consistent with recent trends and the national projections. The result of this is that the average household size in Solihull is expected to decline over the period 2014-2037 (from 2.38 persons per household to 2.3).

	Households		% Households		Change 2014-2039	
	2014	2039	2014	2039	Number	%
One person	26,013	32,425	29.7%	31.5%	6,412	24.6%
Couple no other adult	22,668	23,862	25.9%	23.2%	1,194	5.3%
Couple and 1 or more other adult	7,818	8,758	8.9%	8.5%	940	12.0%
Households with dependent children	26,176	31,860	29.9%	31.0%	5,684	21.7%
Other	4,913	5,985	5.6%	5.8%	1,072	21.8%
Total	87,588	102,890			15,302	17.5%

Source: Department for Communities and Local Government

Projected Household Growth in Solihull 2014-2039 by Type of Household



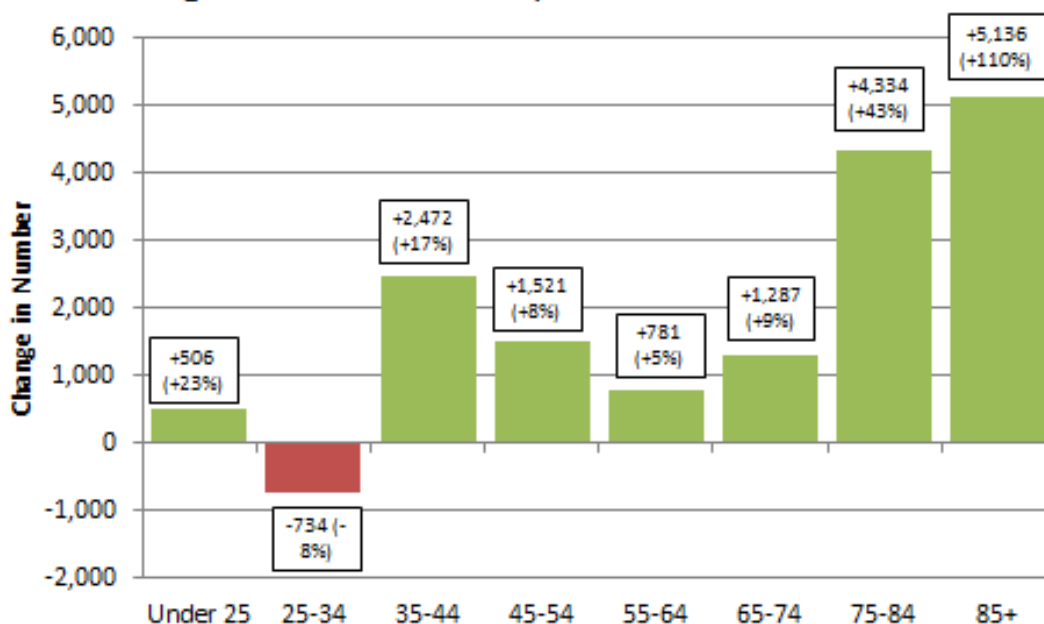
The table below shows projected household growth in Solihull over the period 2014-2039 by age of household representative person (usually the oldest full-time worker in a household).

One of the key features is the substantial increase in the number of households where the household representative person is aged 75 or over. By 2039 it is projected that there will be an additional 9,470 households headed by a person aged 75+, with those aged 85 and over accounting for the majority of this increase.

	Households		% Households		Change 2014-2039	
	2014	2039	2014	2039	Number	%
Under 25	2,197	2,703	2.5%	2.6%	506	23%
25-34	9,169	8,435	10.5%	8.2%	-734	-8%
35-44	14,199	16,671	16.2%	16.2%	2,472	17%
45-54	18,370	19,891	21.0%	19.3%	1,521	8%
55-64	14,602	15,382	16.7%	15.0%	781	5%
65-74	14,360	15,647	16.4%	15.2%	1,287	9%
75-84	10,004	14,338	11.4%	13.9%	4,334	43%
85+	4,687	9,824	5.4%	9.5%	5,136	110%
Total	87,587	102,891			15,303	17%

Source: Department for Communities and Local Government

Projected Household Growth in Solihull 2014-2039 by Age of Household Representative Person



Source: DCLG

Housing Provision and the Housing Market

Solihull provides an attractive residential environment and this creates a high level of demand for housing in the borough. This demand is reflected in higher than average house prices compared to the rest of the West Midlands, significant numbers of households on the Council and Registered Social Landlord (RSL) housing waiting lists and no 'difficult to let' problems.

There were an estimated 80,930 households in Solihull at the 2001 Census, increasing to 86,100 by Census 2011. Single households account for 26% of the total in Solihull, compared with 29% in the West Midlands and 30% in England. According to the ONS the number of households in Solihull is projected to reach 94,700 by 2026 and nearly 103,000 by 2039, with sharp and above average increases in the number of households aged 65 and over (which are projected to represent 39% of the total in 2039). The other significant shift is in the number of single person households, which are projected to increase by 25% between 2014 and 2039 (from 26,000 to 32,400) and will represent nearly 32% of all households by 2039.

There are three housing market areas (HMAs) in Solihull:

Regeneration HMA: Chelmsley Wood, Kingshurst & Fordbridge, Smith's Wood;

Urban HMA: Castle Bromwich, Lyndon, Elmdon, Olton, Shirley East, Shirley West, Shirley South, Silhill, St Alphege;

Rural HMA: Meriden, Knowle, Blythe, Dorridge & Hockley Heath, Bickenhill.

Overall, Solihull has a high level of home ownership (74.5% of all households in 2011) and a smaller amount of affordable housing (14.9%) compared to the West Midlands and England.

	Households	% of All Households		
		Solihull	England	West Midlands
Owner Occupier	64,086	74.5%	64.1%	65.6%
Social Rented	12,834	14.9%	17.7%	19.0%
Private Rented	8,502	9.9%	16.8%	14.0%
Rent Free	634	0.7%	1.3%	1.5%

Source: ONS Census 2011

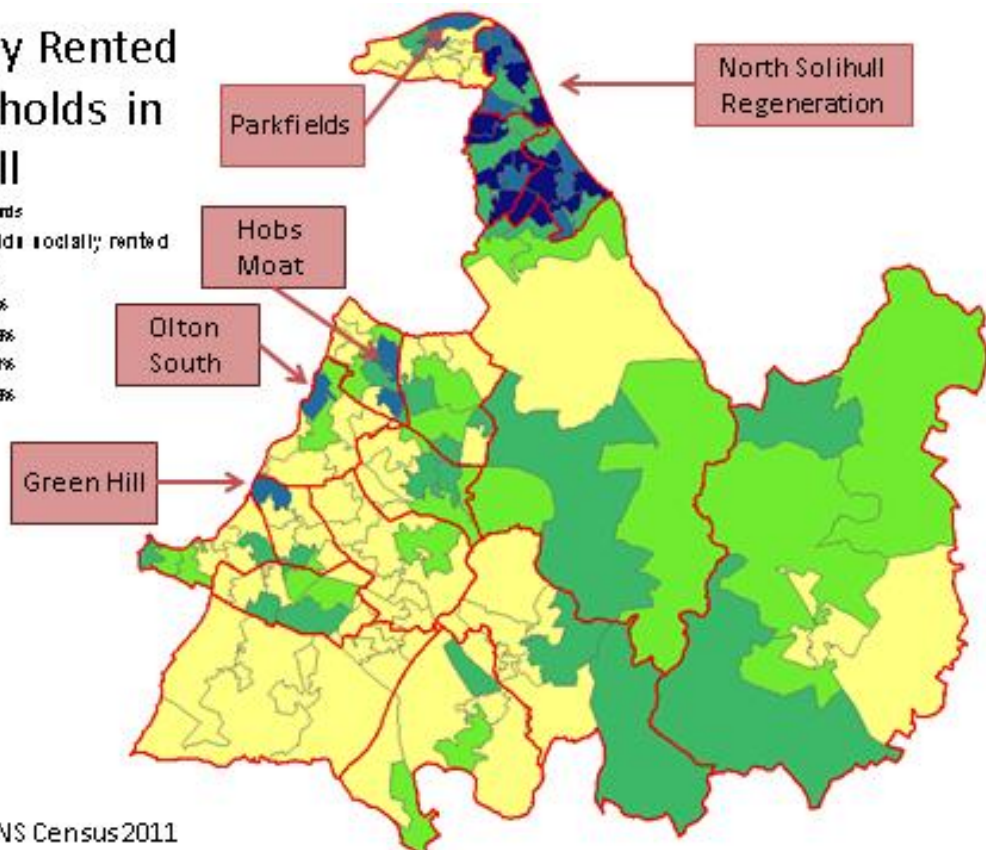
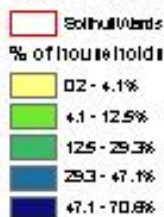
56% of socially rented households live in the three North Solihull regeneration wards, where this type of tenure represents 44% of all households, compared to the average of 8% across the rest of the borough. Private rented households are more common in the urban west (10% of all households) and rural (11%) housing market areas than in North Solihull (7%).

	% of All Households			
	Owner Occupied	Socially Rented	Private Rented	Living Rent Free
North Solihull	47.7%	44.3%	7.3%	0.6%
Urban West	80.5%	8.5%	10.2%	0.7%
Rural	81.0%	7.2%	11.0%	0.8%

Source: ONS Census 2011

Alongside the North Solihull regeneration area there are relatively high levels of socially rented households in parts of the urban west such as Parkfields (Castle Bromwich), Hobs Moat (Lyndon), Green Hill (Shirley East) and Olton South.

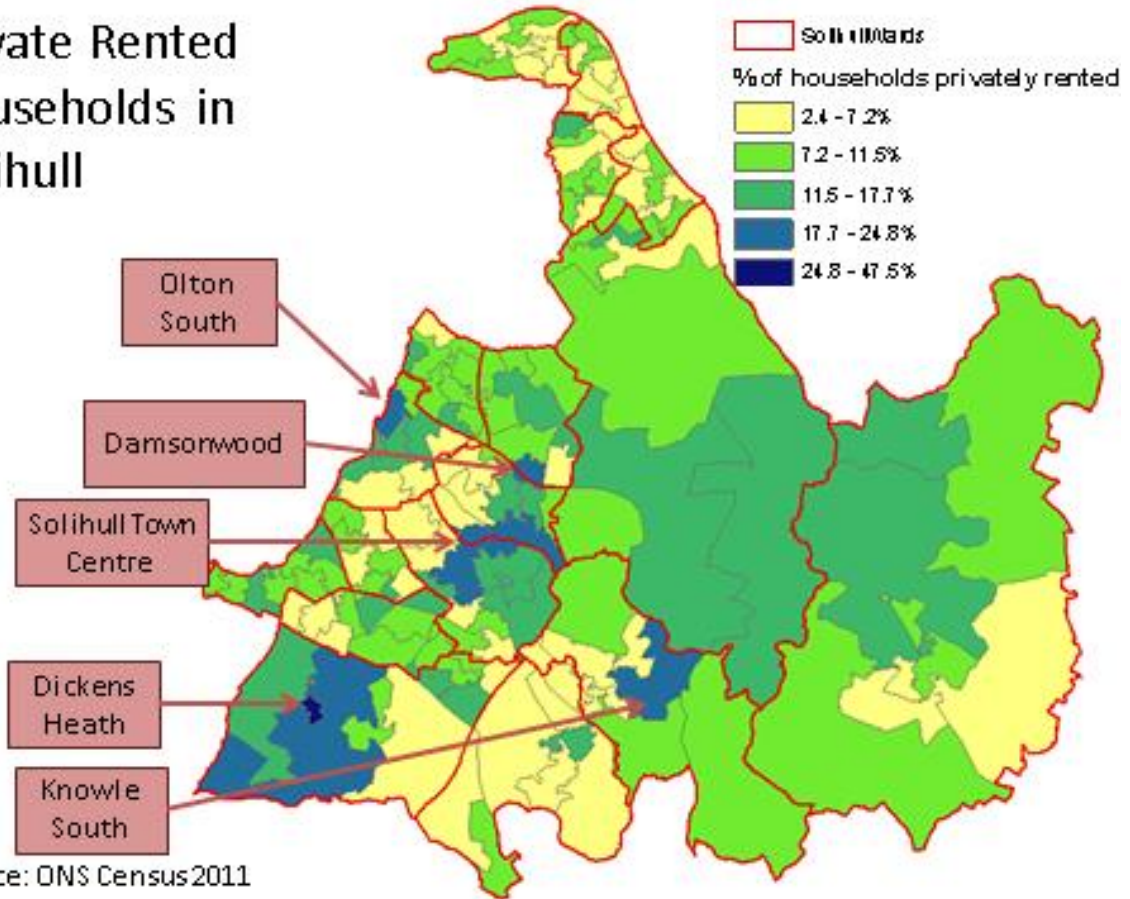
Socially Rented Households in Solihull



Source: ONS Census 2011

Dickens Heath (Blythe ward) has by far the largest concentration of privately rented households in the borough, although additional pockets also exist around Solihull town centre, Damsonwood (which includes the Wharf Lane development), Olton South and Knowle South.

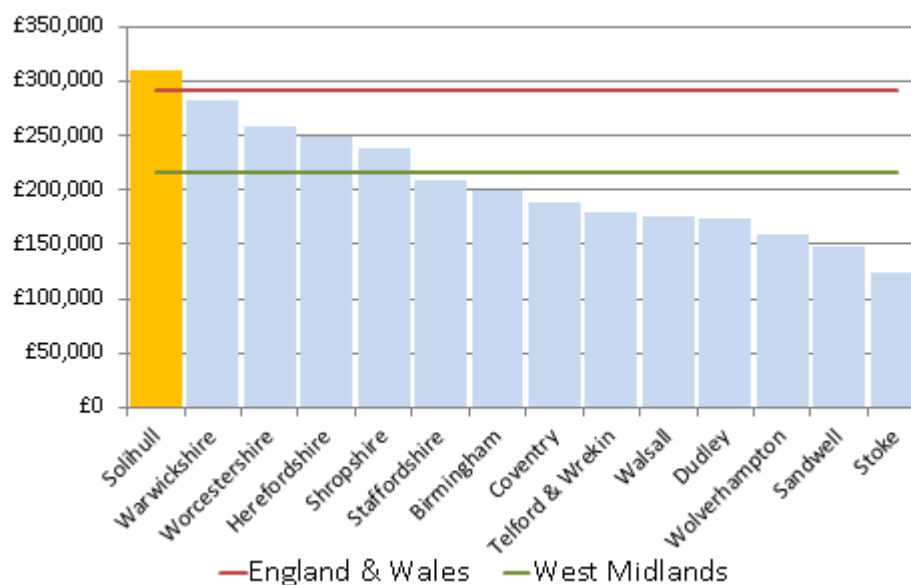
Private Rented Households in Solihull



Average house prices in Solihull are markedly higher than in the West Midlands region as a whole, albeit with significant variations across the borough. This presents some significant challenges in terms of affordability.

Land Registry data shows that the average house price in Solihull (based on sales) was £311,000 in 2017 compared to £293,000 for England & Wales as a whole and behind only Stratford-on-Avon and Warwick in the West Midlands.

Average House Prices 2017



Source: Land Registry

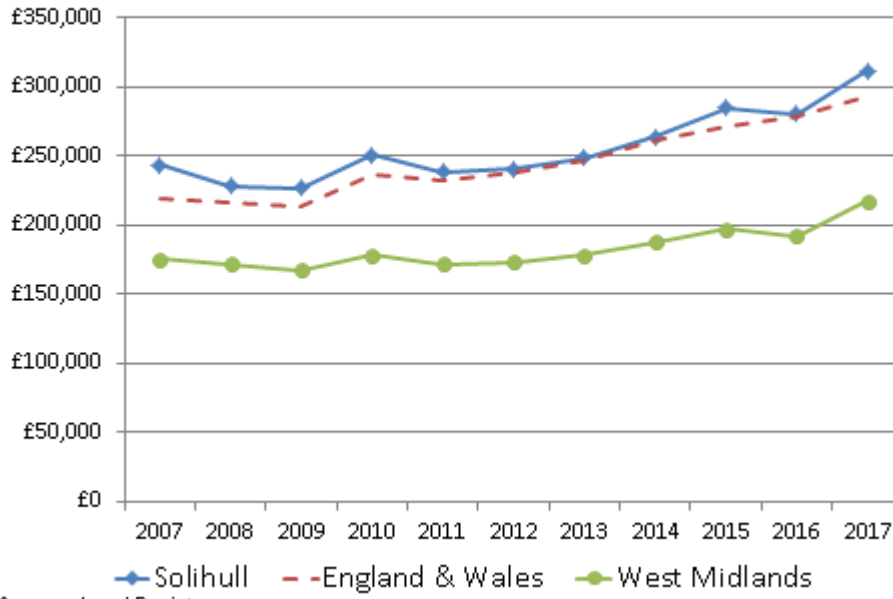
The average price in Solihull ranges from nearly £518,000 for a detached house property to around £180,600 for a flat/maisonette. Local area variations are shown in the table below, highlighting the substantial differences between average prices in North Solihull locations and the rest of the borough.

Neighbourhood (4 Digit postcode)	Semi-detached	Terraced	Flat/maisonette	Overall average
Bentley Heath/Dorridge (B93 8)	£343,868	£310,173	£303,869	£528,406
St Alphege (B91 1)	£394,070	£247,333	£270,158	£448,721
Meriden (CV7 7)	£347,405	£273,628	£171,214	£398,801
Shirley (B90 2)	£273,553	£268,925	£142,167	£282,617
Lyndon/Elmdon (B92 8)	£254,805	£248,031	£125,114	£250,081
Smith's Wood (B36 0)	£223,696	£156,178	£115,062	£191,751
Smith's Wood/Kingshurst (B37 6)	£171,488	£129,167	£81,114	£142,785
Fordbridge/Chelmsley Wood (B37 5)	£161,794	£130,971	£87,204	£134,761
Solihull Average	£278,494	£225,752	£180,616	£311,267
England & Wales	£249,218	£237,228	£300,939	£292,871
West Midlands	£191,020	£159,210	£143,273	£217,007

Source: Land Registry 2017

Despite a dip around the time of the Recession in 2008/09, average prices in Solihull increased by 28% in nominal prices between 2007 and 2017 (+£67,600). This is consistent with the pattern nationally, although the increase has been marginally less pronounced.

Average House Prices 2007-2017



£759,047 63 £343,868 27 £310,173 17 £303,869

High and rising house prices in Solihull have negatively impacted on the affordability of local housing, with the median house price to median income ratio rising from 6.64 in 2012 to 8.18 in 2017. This means that house prices in Solihull slightly less affordable for the average person than across England as a whole (where the ratio is 7.77), despite the fact that house prices in London and the South East are substantially higher than they are locally. Lower quartile house prices in Solihull are around 8.50 times higher than lower quartile earnings, well above the England average of 7.12, with this ratio also increasing since 2012.

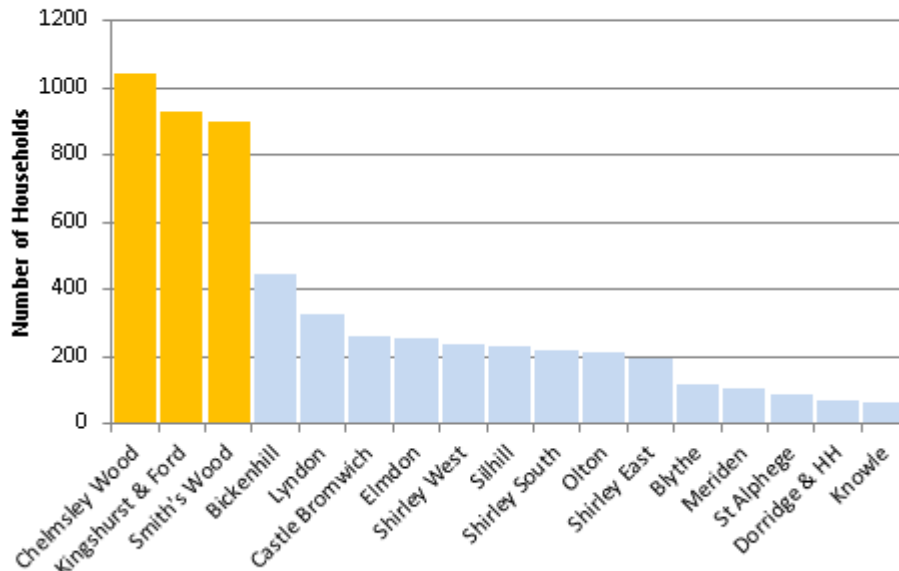
	Median price to income ratio		Lower quartile price to income ratio	
	2012	2017	2012	2017
Solihull	6.64	8.18	6.79	8.50
England	6.76	7.77	6.61	7.12
% Difference to England average	-2%	5%	3%	19%
Solihull Rank out of 324 Local Authorities [^]	166	166	171	168

[^] Rank: 1= Least affordable, 324 most affordable
 Source: ONS

A number of factors, including reducing levels of Council housing, relatively high and rising house prices and a relatively high proportion of smaller properties make it increasingly difficult to meet local housing needs. At the end of 2017 there were over 5,100 Solihull households on the Housing Register with a housing need (classified as being within bands

A-E)³. Around 62% of these households with a Solihull address live in the North Solihull regeneration wards.

**Housing Register – Households in Housing Needs
(Bands A-E) December 2017**



Source: SMBC

Business and Commercial Property

Solihull is home to around 8,200 business enterprises⁴, with 119,200 jobs in the borough⁵. In 2016, Solihull’s economic output (GVA) per head was 24% higher than the UK average, with the borough ranked 21st out of 173 local economic areas in the country. The strength of the Solihull economy is also reflected by an above average job density; in 2016 there were 567 jobs per 1,000 residents, compared to the Great Britain average of 479. Although it is significant to note that the North Solihull Regeneration wards are considerably less economically developed containing just 6% of all jobs in the borough and a much lower jobs density of 197 per 1,000 residents (compared to 647 per 1,000 across the rest of the borough).

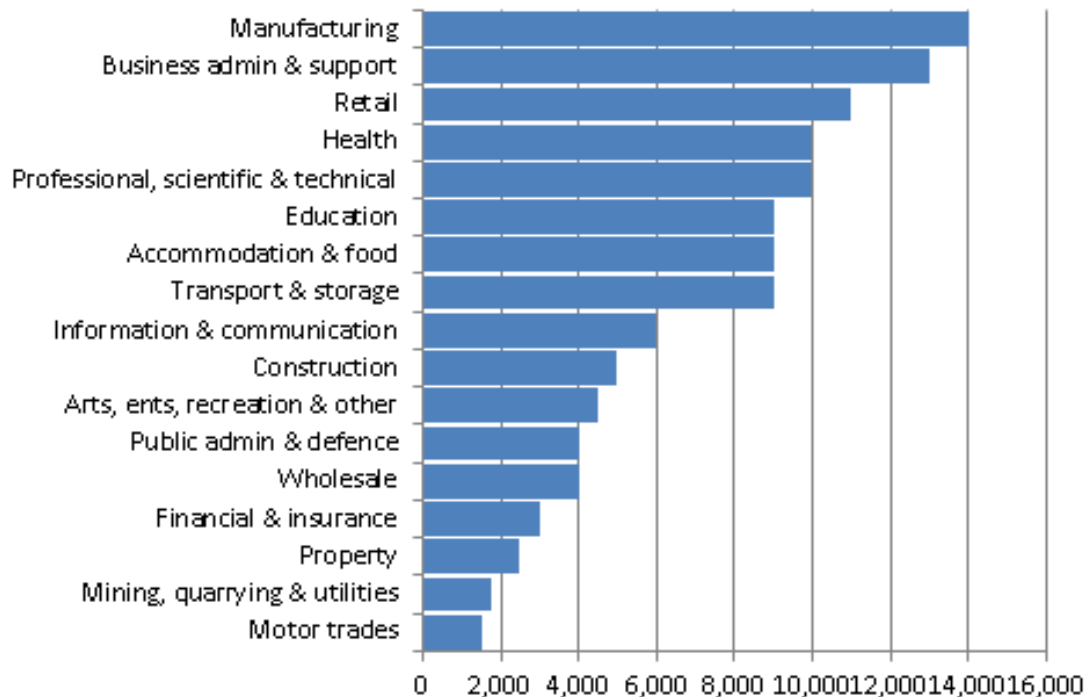
The strength of the local economy is supported by Solihull’s success in attracting businesses operating in high value-added, knowledge-intensive sectors – particularly business and financial services, ICT, construction and automotive manufacturing.

³ Includes only those with an active status with a local address (excludes entries on Housing Register that give a care of address in Solihull)

⁴ VAT and/or PAYE based enterprises, ONS/Nomis: UK Business Counts 2017

⁵ Total employment (employees, sole traders, proprietors, partners & directors), Business and Employment Register, 2016

Total Employment by Sector in Solihull 2016



Source: ONS Business Register & Employment Survey

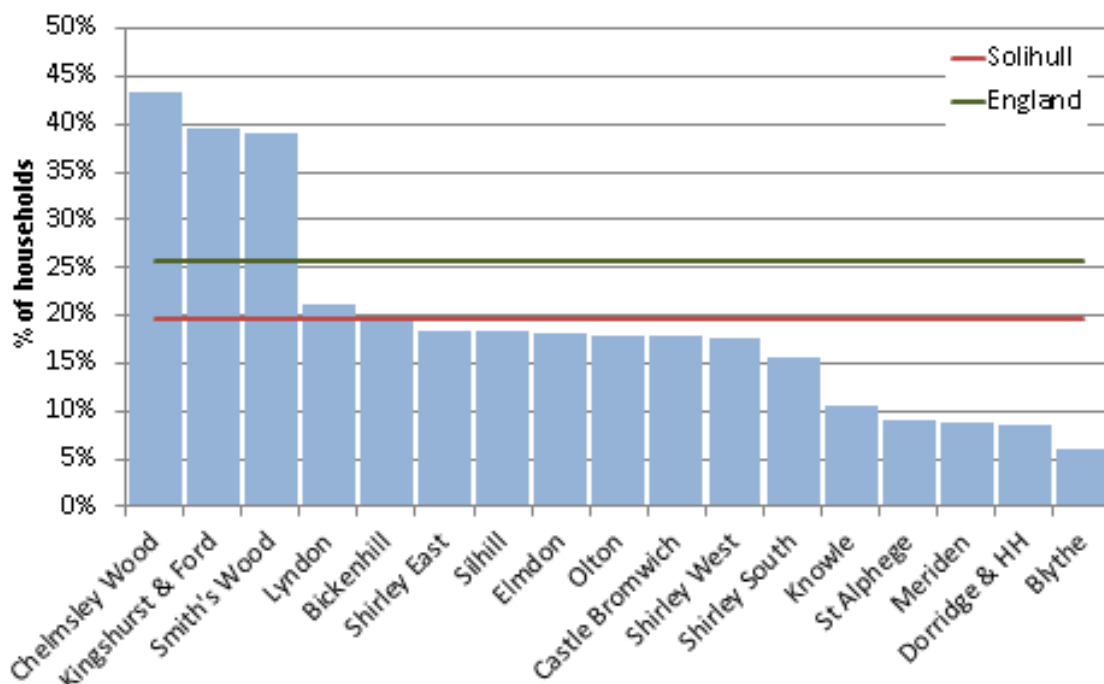
Economic development in Solihull is concentrated in a number of strategic sites, some of which are key drivers of the regional economy. In terms of business space Solihull town centre, Birmingham Business Park and Blythe Valley Business Park dominate from an office perspective, with key industrial sites at the Elmdon, Monkspath and Cranmore trading estates. Retail is concentrated in Solihull town centre (including Touchwood shopping centre), with satellite locations such as Chelmsley Wood town centre (anchored by a new ASDA superstore) and Stratford Road in Shirley (including the Parkgate development).

Transport and Access

There were 115,662 cars or vans in Solihull in 2011, an average of 1.43 for every household in the borough, compared to the England average of 1.26 and the West Midlands average of 1.28. The number of cars and vans has increased by 11% since 2001, less than the increases of 14% and 15% for England and the West Midlands.

19.7% (16,992) of households in Solihull have no car or van below the England and West Midlands averages (25.8% and 24.7%). Nearly 41% of households in Solihull have two or more cars or vans significantly more than the England average (32%) and 38% (+3,968) more than in 2001. The sub-borough car and van accessibility shows that at a ward level there are significant differences in levels of car ownership (e.g. 43% of households in Chelmsley Wood don't own a vehicle but just 6% in Blythe), with the pattern generally consistent with variations in deprivation.

Households with No Access to a Car or Van



Source: ONS Census 2011

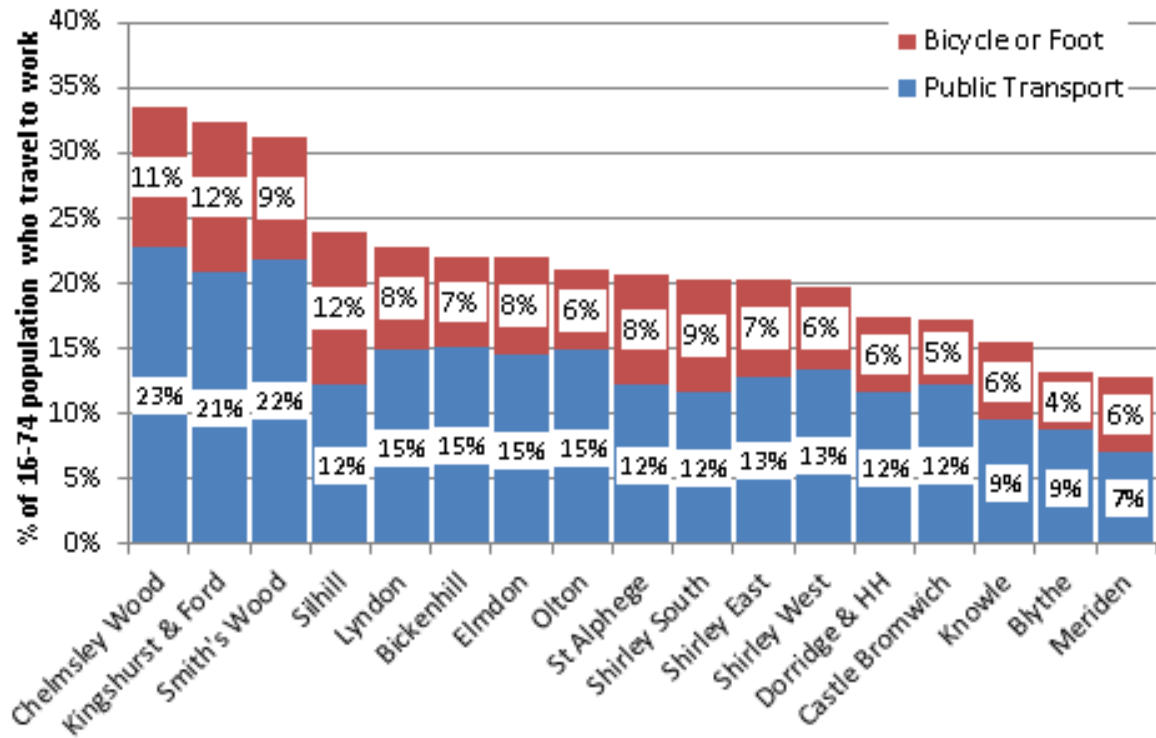
In 2011, 73% of the 16-74 year old population who travel to work in Solihull do so by private vehicle (car, van or motorbike). However, at 14%, travel to work by public transport in Solihull is higher than the West Midlands but below the average for England as a whole (where the figure is inflated by London and other major provincial cities). Only 8% of Solihull residents either walk or cycle to work.

A far higher proportion of those who travel to work do so either by public transport or by walking or cycling in the North Solihull regeneration wards than elsewhere in the borough which is consistent with the lower levels of private vehicle ownership in this area.

	Solihull	North Solihull	Urban West	Rural	West Midlands	England
Car, Van or Motorbike	73%	65%	73%	75%	72%	63%
Public Transport	14%	22%	13%	10%	10%	17%
Cycle or Walk	8%	11%	8%	6%	12%	14%

Source: Census 2011

Travel to Work by Public Transport, walking or cycling

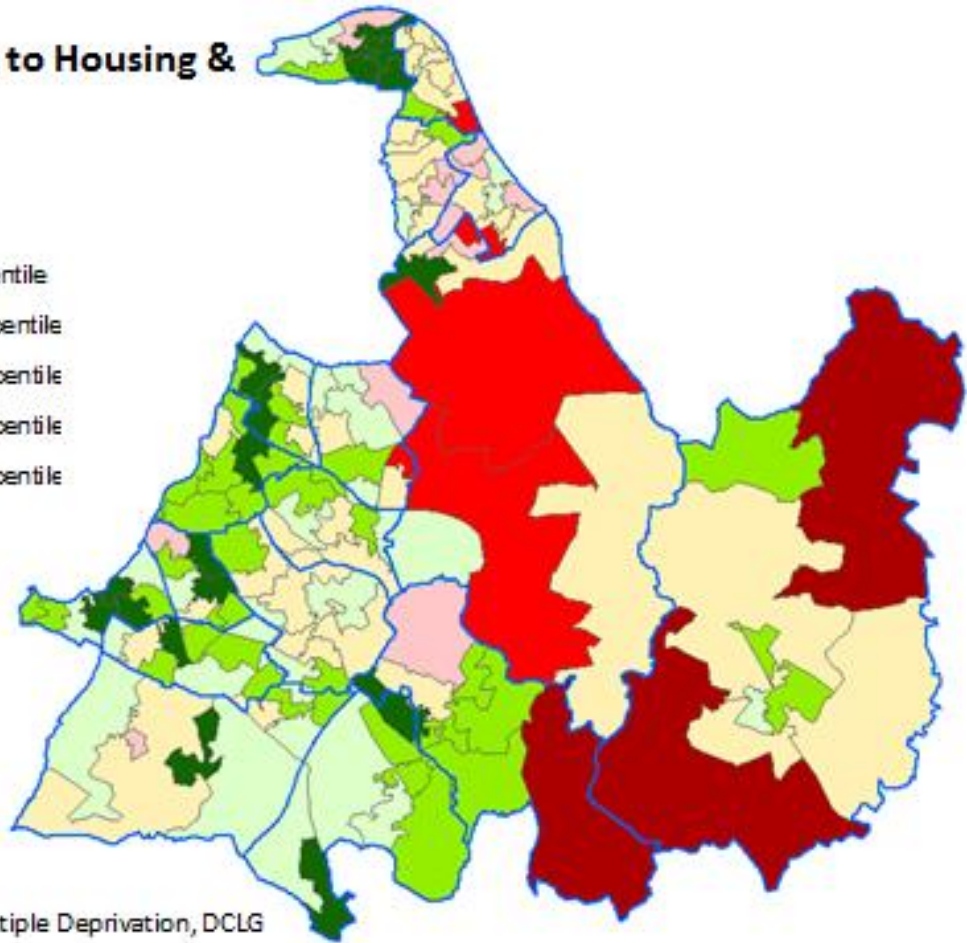
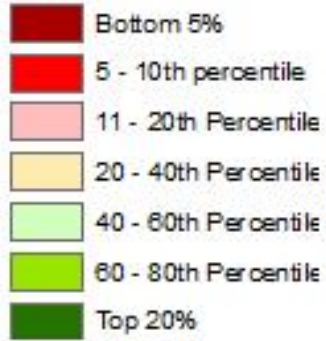


The Barriers to Access to Housing & Services domain of the IMD captures the distance to key local amenities and services (GP, school, food store, post office) as well as access to the housing market through measures of overcrowding, homelessness and affordability.

This is the only domain of the IMD in which significant relative deprivation is evident in south Solihull, particularly in the rural east of the borough where distance to local amenities and services is greatest. Seven LSOA are in the bottom 10% in the country, including two in the most deprived 5% (Chadwick End and Meriden East).

2015 Barriers to Housing & Services

Percentile Rank



Source: Index of Multiple Deprivation, DCLG

Contacts and Further Information

Gary Baker: Solihull Observatory, email gbaker@solihull.gov.uk, tel: 0121 704 8482

James Roberts: Solihull Observatory, email jamesroberts@solihull.gov.uk, tel: 0121 704 6884

Further information and analysis is available on the Solihull Observatory web pages:

http://www.solihull.gov.uk/about/Solihull_Observatory.htm

Including local area analysis in the Ward Profiles:

http://www.solihull.gov.uk/about/Ward_Profiles.htm