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**Housing Strategy 2010/11**

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<b><u>HOUSING STRATEGY ACTION PLAN 2010 – 2011</u></b>				
<b>Objective 1: Efficient and effective housing markets</b>				
<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies and Plans</b>
1. Implementation of North Solihull Regeneration Programme	Progress – Partnership fully established; Homes and Communities Agency funding secured for 357 affordable homes to 2011. Risks – Shortage of public finance; ability to rehouse residents	An improved range of housing by type, size, tenure and value	i) Implementation of approved Business Plan  ii) All new housing developed in Regeneration HMA to comply with the North Solihull Design Code	Strategic Housing Framework for North Solihull, 2005.  North Solihull Business Plan 2009
2. Develop 'Local Implementation Plan' (LIP) & 'Local Investment Agreement' (LIA) with the Homes and Communities Agency	Progress – First LIP developed & approved  Risk – Availability of capital finance to implement priorities	Agreed delivery Strategy with HCA	i) Develop LIP by summer 2010 with all key partners  ii) Complete second edition of LIP by Oct 2010  iii) Negotiate LIA with the HCA by	Housing Strategy

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
			Nov 2010	
3. Development of affordable housing planning policy through Local Development Framework	Progress – LDF will identify 15 year land supply and viable affordable housing creating sustainable communities.	A more sustainable and balanced community	To be agreed in Core Strategy	LDF Core Strategy  Strategic Housing Market Assessment
4. Maximise levels of affordable housing using Social Housing Grant, local authority finance, commuted sums and landowner/developer contributions, thereby meeting local needs and promoting mixed and sustainable communities	Progress - UDP policy adopted; enabling budget agreed; Supplementary Planning Guidance produced. Risks - Uncertainty over timing of developers bringing sites forward; effectiveness of threshold; land availability; capital funding availability	An increase in the level and range of affordable housing across the borough	i) 100% of deliverable schemes have agreed funding  ii) LAA target (612 by 2011)  iii) Implementation of SCH New Build schemes	Housing Strategy  Solihull UDP, Policy H4 (2006)  Affordable Housing SPG, (2003)  NI 155
5. Reduce the number of empty homes in the private sector	Progress – Empty Homes Officer appointed to implement priority actions in the Empty Homes Strategy Risks – Propensity of private owners to keep properties empty	Maximise occupancy of housing stock	i) Agree Empty Homes Strategy (2010)  ii) Quarterly review of implementation	Empty Homes Strategy
6. Work more effectively with the private sector	Progress – ‘Housing Options’ approach adopted by SCH Risk – Future prospects of	Improved access to and quality of the	i) Assess future prospects of private rented	Homelessness Strategy 2009-2011

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
	Private Rented Sector in Solihull; Implication of Housing Benefit changes for ability of low income households to access private rented sector	private rented housing for those in housing need	scheme ii) Review of Rent Deposit Guarantee Scheme Nov 2010  iii) Initiate twice yearly Private Landlord Forum meeting	Housing Strategy
7. Housing Partnership	Progress – Partnership established and Housing group met throughout 2009  Risks – Retaining momentum	A useful partnership involving active participation from the public, private and third sector	i) Ensure housing maximises its contribution to achieving the Solihull vision.	Implementation of agreed priorities for 2010  Profile and understanding of housing within Solihull Partnership
8. Continue to develop understanding of the working of local housing markets and how these relate to sub-regional and regional markets.	Progress – Consultation and information has established a good understanding of local markets; Solihull closely involved with regional work and good relationships with neighbouring authorities Risks – Failure to effectively	A Strategic Housing Market Assessment that informs the development of affordable housing	i) Yearly update of Solihull SHMA  ii) Development of LDF affordable housing policy	West Midlands Regional Housing Strategy, 2005  PPS 3  Eastern Corridor Prospectus

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies and Plans</b>
	co-ordinate local, sub-regional and regional work, links to employment, health, crime etc	provision in Solihull	iii) Information on Housing Market published regularly on internet	RSS

**Objective 2: Improving housing conditions**

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
1. Ensure the full achievement of the Decent Homes Standard by 2012 (subject to CLG approval of extended programme)	Progress – Programme fully established. Risks – None	All Council owned homes improved to at least the level required by the standard	i) Achieve 100% Decent Homes Standard by 2012.	Housing Revenue Account Business Plan, 2006  NI 158
2. Monitor and work with housing associations as necessary to ensure all Solihull Stock meets Decent Standard.	Progress – Monitored. Very low level not decent at April 2009 Risks – None	All housing association owned homes improved to at least the level required by the standard	i) Achieve 100% Decent Homes Standard by 2012.	
3. Kick Start Programme	Progress – Discussions held with & application made to West Midlands Kick Start partnership; Cabinet Member approval for introduction Risks – Take up of loans	Additional resources for private sector improvement	i) Approve introduction of Kick Start Programme in Solihull  ii) Marketing and advertising of Kick Start Programme through Solihull Independent Living	

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
4. Improve private sector homes in Shirley South Focus Area	Progress – Stock condition survey & Neighbourhood Renewal Assessment completed; core funding in place Risks – lack of take-up by home owners	Area based improvement to bring levels of unfitness and disrepair closer to Borough average	i) Take up of energy efficiency and affordable warmth measures  ii) Implementation of advice programme to homeowners on repairs and improvements.	Private Sector Renewal Strategy
5. Understand and tackle overcrowding within the social rented sector	Progress – Funding secured for movement incentives and scheme introduced Risks – Take up of scheme; need growing faster than resources		i) Implementation and monitoring of Movement Incentives Scheme  ii) Understanding of intelligence  iii) Development and updating of Overcrowding statement	Solihull Home Options Action Plan 2009-2011  Enhanced Housing Options Action Plan 2009-2011

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies and Plans</b>
6. Secure improvements in affordable warmth	Progress – Strategy approved by the Cabinet Member for Regeneration, Dec 2009; North Solihull Design Code approved Risks – Funding availability; take up of affordable warmth initiatives	Improved energy efficiency of homes and affordable warmth for people in Solihull	i) Operate 'Winter Warmth' campaign in 2010/11  ii) Existing homes (from all tenures) in Solihull have an average SAP rating of 58 by 2010  iii) Implementation of Home Energy and Affordable Warmth Strategy	Solihull Energy & Affordable Warmth Strategy 2009  North Solihull Design Code
7. Improve the energy efficiency of Council homes	Progress – Comprehensive works in place to deliver improvements Risks – Failure of works to sufficiently improve energy ratings	Improvement in energy efficiency across all homes in the Borough	i) Achieve average SAP rating of 67 by April 2012 for all Council homes in Solihull	Housing Revenue Account Business Plan, 2006  HECA

**Objective 3: Maintaining and developing sustainable communities**

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies and Plans</b>
1. To conserve the quality of the environment and contribute to 'urban renaissance'	Progress – Revised UDP policy ensuring that planning policies promote sustainability Risk – Changes in national planning policy	Achieve a high standard of urban design and development	i) 60% of new housing to be built on previously used/brownfield land in the period April 2001 to March 2011	Solihull UDP, Policy H5  New Housing in Context SPG (2003)  North Solihull Design Code
2. Develop and implement Corporate Gypsy and Traveller Strategy	Progress – arrangements for GTAA agreed and cross-authority steering group in place Risk – Failure to comply with legislation; unplanned GTAA settlements	A robust strategy that meets identifies the needs of Gypsies and Travellers	i) Agree Corporate Gypsy and Traveller Strategy  ii) Monitor action plan and report to Stronger Communities	Gypsy and Traveller Strategy
3. Contribute to community cohesion including equalities and diversity	Progress – Equality Impact Assessments schedule identifies EIAs until 2010/11, Fair Treatment Assessments now replace EIAs Risks – Failure to effectively integrate equalities and diversity	Equal access to housing services and stable, integrated and cohesive communities	i) Complete 2009/11 EIAs  ii) Implement Homelessness Service Action Plan	Solihull Race Equality Scheme

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
	objectives in service planning and delivery		Implement Allocations Policy Action Plan  ii) Complete 2010/11 FTAs:  Housing Strategy  Home Energy Efficiency and Affordable warmth Strategy	
4. Solihull Community Housing End of Term Review	Progress – Approval of scope and arrangements for Review Risk – No agreement of Review and proposals	Excellent quality housing services provided in Solihull	i) Approve scope and arrangements for Review  ii) Implement Review  iii) Approval of Review recommendations	SMBC / SCH Housing Management Agreement
5. Ensure all Solihull residents have	Progress – Comprehensive	Excellent and	i)	Council Plan

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies and Plans</b>
access to good quality housing services including housing advice and landlord services	Service Improvement Plan for housing services being reviewed yearly and endorsed by cabinet member Risk – Failure to implement improvements within planned timescale	improving housing services for Council tenants	Implementation of Solihull Community Housing Service Improvement Plan  ii) Report to Housing Scrutiny Panel	HRA Business Plan, 2006
6. Review and develop Solihull Home Options	Progress – ‘Solihull Home Options’ successfully commenced October 2007 with 3 RSL partners. Risk – Obtaining approval for scheme;	A fairer and easier to understand system	i) Report to Housing Scrutiny Panel in August 2010  ii) Implementation of agreed Action Plan 2009-2011	Solihull Housing Allocations Policy

**Objective 4: Supporting vulnerable people in the community**

Action/Project	Progress and risks	Outcome	Target	Consultation/R elated Strategies and Plans
<p>1. To commission a strategically planned range of housing related support services for vulnerable groups which are effective, reliable and complement care services.</p>	<p>Progress – Supporting People programme established; multi-agency planning teams identifying needs and effective responses Risk – Removal of the SP ring fence and declining resources</p>	<p>Improved housing support for vulnerable people</p>	<p>Implementation of Housing Schemes:  i) Learning disabilities (2010 and 2011)  ii) Older people (2011)  iii) Develop Independent Living and Extra Care Housing Strategy, 2010</p>	<p>Joint Strategic Needs Assessment 2009  Homelessness Strategy 2009 - 2011</p>
<p>2. Meet the requirements of PSA 16 target to improve outcomes for socially excluded adults across the 4 identified target groups:</p> <ul style="list-style-type: none"> <li>• Offenders under probation supervision</li> <li>• Care leavers aged 19</li> <li>• Adults with moderate to severe learning difficulties</li> </ul>	<p>Progress – provision of services and support for vulnerable groups is a priority in the homelessness strategy Risk – Uncertainty regarding future provision of supporting people funded services; inability to meet gaps and emerging need in the context of funding</p>	<p>Improved accommodation options for socially excluded adults</p>	<p>i) Implementation of key actions relating to vulnerable groups in the homelessness strategy  ii) Provision of</p>	<p>Homelessness Strategy 2009 – 2011  Solihull Home Options Action Plan 2009 – 2011</p>

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
<ul style="list-style-type: none"> <li>Adults in contact with secondary mental health services</li> </ul>	pressures		personalised housing options action plans for all vulnerable people approaching SCH (through the implementation of the Enhanced Housing Options trailblazer)	Enhanced Housing Options Action Plan 2009 – 2011
3. To prevent youth homelessness and ensure that a range of housing options are available to those young people in housing need	<p>Progress – Joint protocol with Children &amp; young People’s Services in place; funding for youth homelessness officer in place until March 2011; additional units at Venture House in place (from Sept 09) and 6-month crashpad pilot complete.</p> <p>Risk – Uncertainty regarding homelessness grant funding after 2011 and removal of supporting people ring fence which may lead to a threat for</p>	Improved accommodation options and support for young people at risk of homelessness	<p>i) Six month review of Venture House</p> <p>ii) Ensure the provision of suitable emergency accommodation for homeless 16 &amp; 17 year olds in Solihull</p> <p>iii) Monitor the implementation of</p>	<p>Homelessness Strategy 09 – 11</p> <p>Consultation / joint work with children &amp; young people (People Directorate)</p>

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
	existing provision; HCA capital funding availability.		the joint protocol between Housing and Children & Young People's Services  iv) Achieve capital funding for improvement and expansion of Mildenhall House	
4. Monitor and review the range of housing options and services for women at risk of domestic violence	Progress – Priority issue in Solihull Crime and Disorder Strategy Risk – demand for service outstrips capacity to assist; funding availability to operate initiatives	An improved range of services available to women suffering domestic violence	i) Prioritise the development of additional support & accommodation options for victims of domestic violence  ii) Monitor & review existing provision	Crime and Disorder Strategy  Homelessness Strategy 2009-20011  Domestic Abuse Strategy 2009 - 2012
5. Disabled Facilities Grants (DFGs)	Progress – DFG demand met annually Risks – Demand exceeding available finance	To administer DFGs to a high quality and promptly	i) To meet the statutory requirement for providing DFGs in 2010/11	Housing Grants, Construction and Regeneration Act 1996

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
6. Explore alternative temporary accommodation options	Progress – Unsuitable temporary accommodation decommissioned (Yorkwood House closed in Dec 08 and Highfield Farm closed in Sept 09) Risk – ‘Loss’ of HRA units to temporary accommodation use; Housing Benefit changes	Appropriate, high quality temporary accommodation provided for homeless households across the Borough	i) Develop Private Sector Leasing scheme.	Homelessness Strategy 2009 - 2011
7. To provide a quality homelessness and housing advice service focussing on prevention	Progress – Strategic Multi-Agency Steering Group formed; A range of initiatives established, including new approach to housing advice; reduction in homelessness acceptances; LAA target; links with employment team Risk – Inadequate revenue funding to maintain preventative initiatives; loss of capacity at SCH due to ending of external funding	Resolving homelessness effectively through housing advice. Ensure that staff procedures are up to date & reflect changes towards greater prevention, ensure links with money advice, worklessness and employment	i) Implementation of Enhanced Housing Options Action Plan  ii) Implementation of Homelessness Strategy  iii) Achieve Local Area Agreement Target 2007-2010  iv) Carry out Commissioning Review of Homelessness Services	Homelessness Strategy 2009-2011
8. Ensure an effective multi-agency	Progress – Housing & Money	Reduce	i) Partnership with	Homelessness

Action/Project	Progress and risks	Outcome	Target	Consultation/Related Strategies and Plans
<p>approach to tackling housing effects of economic downturn</p>	<p>Advice Forum established; additional resources invested in extending provision of money advice; additional funding received from CLG utilised to assist h/holds in debt; national mortgage rescue scheme in place locally and letters sent out to all households in Solihull at risk of repossession (lender notification)</p> <p>Risks – Cessation of Enhanced Housing Options funding after the 2 year pilot and uncertainty regarding other funding streams (homelessness grant); use of one off payments from the CLG</p>	<p>homelessness through the provision of timely housing and debt / money advice</p>	<p>money advice providers established and monitored</p> <p>ii) Implementation of Mortgage Rescue Scheme</p> <p>iii) Raising public awareness re: the help and advice available</p> <p>iv) Implementation of Enhanced Housing Options Trailblazer actions in relation to money advice.</p>	<p>Strategy 2009-2011</p> <p>Corporate response to the recession – Economic Summit &amp; Credit Crunch taskforce</p> <p>SCH financial exclusion strategy</p>

**HOUSING STRATEGY ACTION PLAN 2007 – 2008**

**Objective 1: Efficient and effective housing markets**

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies</b>	<b>Summary of Progress</b>
1. Continue to develop understanding of the working of local housing markets and how these relate to sub-regional and regional markets	Progress – Consultation and information has established a good understanding of local markets; Solihull closely involved with regional work and good relationships with neighbouring authorities Risks – Failure to effectively co-ordinate local, sub-regional and regional work	A Strategic Housing Market Assessment that takes into account sub-regional and regional housing work	Complete Strategic Housing Market Assessment by December 2007	West Midlands Regional Housing Strategy, 2005  PPS 3  Eastern Corridor Prospectus	Joint work with Birmingham, Lichfield & Tamworth councils. Consultant appointed. Completion due January 2008.
2. Contribute and help shape Sub-Regional Housing Allocation Strategy 2008-2011	Progress – Joint working with other stakeholders under way Risks – Inadequate resources to implement strategic objectives, especially North Solihull regeneration (Renewal & Growth funding)	Cabinet Member approved input into West Midlands Regional Allocation Strategy	Complete Sub-Regional Investment Strategy by summer 2007	West Midlands Regional Housing Strategy, 2005	Report to Cabinet Member April 2007. 'C1' statement completed & Regional Allocation Strategy submitted to Minister for Housing & Planning June 2007
3. Implementation of North Solihull	Progress – Partnership fully	An improved	(i)Publish	Strategic Housing	Delayed to

	established; First new housing development completed and a further 350 homes are under construction or have planning permission (September 2007). Risks – Shortage of public finance; ability to rehouse residents	range of housing by type, size, tenure and value	Eastern Corridor Prospectus, June 2007 (ii) Revise North Solihull Strategic Housing Framework by March 2008	Framework for North Solihull, 2005	allow Eastern Corridor study to be assimilated into wider Birmingham/Solihull Growth Point strategy
4. Maximise levels of affordable housing using Social Housing Grant, local authority finance, commuted sums and landowner/developer contributions, thereby meeting local needs and promoting mixed and sustainable communities	Progress - UDP policy adopted; enabling budget agreed; Supplementary Planning Guidance produced. Risks - Uncertainty over timing of developers bringing sites forward; effectiveness of threshold; land availability	An increase in the level and range of affordable housing across the borough	Achieve a minimum of 162 new affordable homes 2007/8 & 2008/9 (5 year target of 550 2004 – 2009)	Housing Strategy 2004-2008  Solihull UDP, Policy H4 (2006)  Affordable Housing SPG, (2003)	388 affordable completions April 2004 – March 2007  Affordable completions April 2007 – March 2009 projected at 250 (including North Solihull)
5. To work with housing association development partners to identify innovative affordable housing development	Progress - RSL Partners appointed; RSL Partners have good understanding of housing strategy in Solihull; Established links with neighbouring authorities to share good practice Risks – Failure to identify proposals which are affordable and legally and/or financially acceptable	A wider range of affordable housing able to meet housing needs without grant subsidy	(i) Introduce at least two new affordable housing models by April 2008  (ii) Review RSL Partnering	Housing Strategy 2004 - 2008	First Time Buyers Initiative introduced in North Solihull; Other equity share models being developed by partnership  Review to be done in Quarter 4

			arrangements by April 2008		
6. Reduce the number of empty homes in the private sector	Progress – Empty Homes Officer appointed to implement priority actions in the Empty Homes Strategy Risks – Propensity of private owners to keep properties empty	Maximise occupancy of housing stock	Bring at least 27 empty properties in the private sector back into occupation each year	Empty Homes Strategy	35 empty homes bought back into operation by 30 September 2007
7. Work more effectively with the private rented sector	Progress –Private Sector Development Officer appointed; ‘Housing Options’ approach adopted by SCH Risk – Ability to design effective schemes	Improved access to private rented housing for those in housing need	(i) Introduce a Rent in Advance scheme by December 2007  (ii) Introduce a Rent Deposit scheme by October 2007	Homelessness Strategy 2006-2008	Success of Rent Deposit scheme to date justifies holding back the implementation of this, which will be kept under review.  Rent Deposit scheme introduced. Achieved 11 tenancies by 30 September 2007

**Objective 2: Improving housing conditions**

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies</b>	<b>Summary of Progress</b>
8. Ensure the full achievement of the Decent Homes Standard by 2012 (subject to CLG approval of extended programme)	Progress – ALMO established; Partner contractors appointed to help ensure delivery; Programme fully established; menu system being implemented Risks –Application to CLG to extend Decent Homes programme unsuccessful	All Council owned homes improved to at least the level required by the standard	86% of Council properties to meet Decent Homes Standard by April 2008	Housing Revenue Account Business Plan, 2006	78% of properties decent at 30 June 2007  Programme extended to 2012.
9. Integrate findings of LEO evaluation into private sector renewal intervention initiatives	Progress – LEO evaluation completed and endorsed by Cabinet Member Risks – none	Effective private sector renewal programmes	Incorporate learning points from LEO into Shirley South focus area	Private Sector Renewal Strategy	See target 3 below
10. Improve private sector homes in Shirley South Focus Area	Progress – Stock condition survey & Neighbourhood Renewal Assessment completed; core funding in place Risks – lack of take-up by home owners	Area based improvement to bring levels of unfitness and disrepair closer to Borough average	(i) Achieve start on site summer 2007 (ii) Complete investment in focus area by April 2008	Private Sector Renewal Strategy	Postponed to 2008/9 due to (a) need to redirect resources to Disabled Facilities Grants & (b) lack of staff

					resource following Voluntary Redundancy & resignations
11. Secure improvements in affordable warmth	Progress – Strategy approved by the Cabinet Member for Regeneration, May 2007; North Solihull Design Code approved Risks – Funding availability; take up of affordable warmth initiatives	Improved energy efficiency of homes and affordable warmth for people in Solihull	(i) All new housing developed in Regeneration HMA to comply with the North Solihull Design Code  (ii) All new RSL housing to meet a minimum of level 3 of the Code for Sustainable Homes	Solihull Energy & Affordable Warmth Strategy 2007-2009  North Solihull Design Code	Design Code adopted and all site briefs require compliance. The first development to achieve level 3 received planning permission in principle in September 2007.  All new RSL homes developed with grant after April 2008 will meet this standard
5. Improve the energy efficiency of Council homes	Progress – Comprehensive works in place to deliver improvements Risks – Failure of works to	Improvement in energy efficiency across all	Achieve average SAP rating of 65 by April 2008 for all	Housing Revenue Account Business Plan, 2006	SAP rating of Council properties was 66 at March

	sufficiently improve energy ratings	homes in the Borough	homes in Solihull	HECA	2007
6. Houses in Multiple Occupation (HMOs)	Progress – Procedure and charging policy agreed Risks – Insufficient resources to identify all HMOs	People living in HMOs are safe and secure	To license all HMOs that are within the mandatory definition for licensing as they are identified		Council is continuing to identify properties requiring a licence. The Community Services Directorate estimate that there are about 12 properties requiring licensing

**Objective 3: Maintaining and developing sustainable communities**

<b>Action/Project</b>	<b>Progress and risks</b>	<b>Outcome</b>	<b>Target</b>	<b>Consultation/Related Strategies</b>	<b>Summary of Progress</b>
2. To conserve the quality of the environment and contribute to 'urban renaissance'	Progress – Revised UDP policy ensuring that planning policies promote sustainability Risk – Changes in national planning policy	Achieve a high standard of urban design and development	60% of new housing to be built on previously used/brownfield land in the period April 2001 to March 2011	Solihull UDP, Policy H5  New Housing in Context SPG (2003)  North Solihull Design Code	April 2001 – September 2007 performance is 67.7%
3. Devise a new scheme for allocating social housing in Solihull	Progress – Partnership Board established; Project Team appointed; Funding identified Risk – Obtaining approval for scheme;	A fairer and easier to understand system	Introduce a new scheme for the allocation of social rented housing by July 2007	Housing Revenue Account Business Plan, 2006	'Solihull Home Options' commences 29 October 2007
4. Carry out a Gypsy & Traveller Accommodation Assessment (GTAA)	Progress – arrangements for GTAA agreed and cross-authority steering group in place Risk – Failure to comply with legislation; unplanned GTAA settlements	A robust GTAA that informs local & regional housing and land policy	Complete Assessment by April 2008	Supporting People Strategy 2004/5 – 2008/9	Joint work with Birmingham and Coventry councils. Consultant appointed. Completion due January 2008
5. Contribute to community cohesion including equalities and diversity	Progress – Race Equality Scheme published; CRE Code (Rented Housing) adopted; 'Gap	Equal access to housing services and	(i) Carry out EIA of new Housing Allocations	Solihull Race Equality Scheme	To be done in April/May 2008

	Analysis' completed; Senior Managers trained in Equality Impact Assessments (EIA); EIAs of existing Housing Allocations and Private Sector Housing Services functions completed Risks – Failure to effectively integrate equalities and diversity objectives in service planning and delivery	stable, integrated and cohesive communities	scheme, April 2008 (ii) Complete EIA of Council's Homelessness service by May 2007		Completed. Cabinet Member report July 2007
6. Ensure all Solihull residents have access to good quality housing services including housing advice and landlord services	Progress – Comprehensive Service Improvement Plan for housing services being implemented; Corporate Council initiative 'One Front Line' established Risk – Failure to implement improvements within planned timescale	Excellent and improving housing services for Council tenants	Achieve 3 star Housing Inspectorate rating by April 2008	Council Plan HRA Business Plan, 2006	Audit Commission inspection commences 14 January 2008.

**Objective 4: Supporting vulnerable people in the community**

Action/Project	Progress and risks	Outcome	Target	Consultation/R elated Strategies	Summary of Progress
<p>2. To commission a strategically planned range of housing related support services for all vulnerable groups which are effective, reliable and complement care services.</p>	<p>Progress – Supporting People programme established; multi-agency planning teams identifying needs and effective responses Risk – Managing the existing programme and meeting emerging needs in the context of Supported People funding pressures; Supporting People strategy fails to meet the needs of some client groups</p>	<p>Improved housing support for vulnerable people</p>	<p>(i) Develop with Care Trust an agreed housing investment schedule for supported housing needs by April 2008 (ii) Complete an Older Persons Housing Statement by April 2008  (iii) Achieve start on site of affordable extra care housing scheme at 'Swallows Meadow' by January 2008  (iv) Achieve planning</p>	<p>Supporting People Strategy 2004/5 – 2008/9  'All Our Tomorrows' (Solihull's Strategic Commissioning Statement for Extra Care Housing and Care Home Accommodation for Older People 2005-2010) 'The Future is Ours' (Older People Strategy for Solihull 2006-2013) Homelessness Strategy 2006-2008</p>	<p>In progress. To be completed by April 2008  Report to Regeneration Scrutiny Board June 2007; further work in Quarter 4  Start on site due March 2008  Planning permission</p>

			permission and funding for extra care housing scheme at Shirley by April 2008		achieved June 2007. Housing Corporation grant bid due to be known in March 2008
3. Meet the requirements of PSA7 target for 2010 on decent homes in the private sector	Progress – target for 2006/7 met Risk – growth in number of homes occupied by vulnerable people outstripping resources available; home owners fail to take up assistance	Safer, warmer and more secure homes for vulnerable persons	Ensure that at least 70% of private homes occupied by vulnerable households meet decency standard	CLG Decent Homes Standard	1. Area intervention scheme in Shirley South delayed until 2008/9 2. North Solihull Partnership yet to consider policy on home improvements in Regeneration Area
4. Monitor and review the range of housing options and services for women at risk of domestic violence	Progress – Priority issue in Solihull Crime and Disorder Strategy; dedicated Refuge opened September 2006; ‘Sanctuary’ project relaunched June 2006 (providing security measures in victims properties) to all tenures, preventing homelessness Risk – demand for service outstrips capacity to assist	An improved range of services available to women suffering domestic violence	(i) Review Sanctuary scheme September 2007 (ii) Review operation of Refuge by April 2008 (iii) Determine future use of Highfield Farm by	Crime and Disorder Strategy  Homelessness Strategy 2006-2008	Review in progress; to be completed October 2007 To be done in Quarter 4  Report to Cabinet Member

			May 2007		September 2007. Further work & report to be done prior to final decision
5. Promote public safety in and around the home	<p>Progress – Effective Homecheck scheme in place, now being expanded. A number of complementary initiatives (Housing Strategy, Section 8)</p> <p>Risks – Preventative home-based schemes complementing each other; schemes functioning at a level required to make an impact; schemes being able to address increasing frailty</p>	Safer and more secure homes for vulnerable persons	<p>(i) To ‘target - harden’ at least 450 properties in 2007/8</p> <p>(ii) To carry out 1,800 annual home safety checks under the Safe &amp; Sound scheme in 2007/8</p>	<p>Private Sector Renewal Strategy</p> <p>Supporting People Strategy 2004/5 – 2008/9</p>	<p>(i) 320 properties target hardened by end September 2007</p> <p>(ii) 722 Safe &amp; Sound inspections carried out by end September 2007</p>
6. Disabled Facilities Grants (DFGs)	<p>Progress – DFG demand met annually</p> <p>Risk – Lack of identified funding beyond 2007/8</p>	To administer DFGs to a high quality and promptly	To meet the statutory requirement for providing DFGs in 2007/8	Housing Grants, Construction and Regeneration Act 1996	<p>1. Additional costs arising during 2007/8 to be met by virement from area improvement programme</p> <p>2. Funding arrangements for 2008/9 to</p>

					be determined
7. Improve the quality of Temporary Accommodation available to homeless persons	<p>Progress – Proposals for redevelopment of Yorkswood House developed between Council, SCH and RSL</p> <p>Risk – Failure to secure lease arrangements for private properties; financial resource constraints for leasing arrangements and proposals for Yorkswood House</p>	Improved Temporary Accommodation in Solihull	<p>(i) Create 6 units of self-contained accommodation for homeless households through private leasing arrangements by January 2008</p> <p>(ii) Agree recommendations for the use of Yorkswood House</p>	Homelessness Strategy 2006-2008	<p>Reported to Cabinet Member in July &amp; September. Agreed in principle to take forward acquisition option using Prudential Borrowing</p> <p>Report to Cabinet Member July 2007. Housing Corporation grant bid due to be known March 2008</p>
8. To provide a quality homelessness and housing advice service focussing on prevention	<p>Progress – Strategic Multi-Agency Steering Group formed; A range of initiatives established, including new approach to housing advice; reduction in homelessness acceptances; LPSA target</p> <p>Risk – Inadequate revenue funding to maintain preventative initiatives</p>	Resolving homelessness effectively through housing advice. Ensure that staff procedures are up to date & reflect changes towards greater	<p>(i) Review the quality of SCH homelessness decision making by April 2008</p> <p>(ii) Complete review of SCH Housing Advice and</p>	Homelessness Strategy 2006-2008	<p>Review framework agreed. Reviews commenced</p> <p>This is on schedule to be completed by December</p>

		prevention	Homelessness Procedures manual by December 2007		2007
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### Housing Market Data Analysis

The following tables provide background data on the three intra Borough Housing Market Areas discussed in the Strategy.

**Table 1 - Housing Market Summary**

<b>Characteristic</b>	<b>Regeneration Area</b>	<b>Urban Area</b>	<b>Rural Area</b>
<b>Wards</b>	Chelmsley Wood, Kingshurst and Fordbridge, Smiths Wood	Castle Bromwich, Lyndon, Elmdon, Olton, Shirley East, Shirley West, Shirley South, Silhill, St Alphege	Meriden, Knowle, Blythe, Dorridge and Hockley Heath, Bickenhill
<b>Age Profile</b>	Younger than Borough average	A slightly older age structure than Borough average	Age structure similar to Borough average
<b>BME Population</b>	Slightly above Borough average	Slightly Higher BME population than Borough average	Lower BME population than Borough average
<b>Council Tax bands</b>	A significantly higher proportion of properties in A and B bands; Less than 1% in E to H bands	A greater number of properties in bands C and D; less in bottom and top bands Mirrors Borough average	A very high proportion in bands E, F and G; a small proportion in bands A and B than borough average
<b>Majority Tenure</b>	48% Owner-occupied, 48% Affordable Housing	85% Owner-occupied	87% Owner-occupied
<b>Majority Dwelling Type</b>	Terraced	Semi-detached	Detached
<b>Affordability Ratios (note 1)</b>	5.8	6.3	6.9

*Note 1: Affordability ratios by HMA – Lower quartile house prices / newly forming household income*

**Table 2 - Demographic Characteristics of Housing Market Areas**

Housing Market Area	Total Population	% BME	% aged 17 or Under	% aged 18 - 59	% aged 60 or above
1. Regeneration	38,744	5.8%	30%	54%	16%
2. Urban	110,053	6.2%	22%	54%	24%
3. Rural	50,717	3.3%	23%	56%	21%
<b>Borough</b>	<b>199,517</b>	<b>5.4%</b>	<b>24%</b>	<b>54%</b>	<b>22%</b>

*(Source: Census 2001)*

**Table 3 - Percentage of Properties in each Housing Market Area by Council Tax Band**

Housing Market Area	Number of Ward Properties in Council Tax Band							
	A	B	C	D	E	F	G	H
1. Regeneration	65%	24%	10%	1%	0%	0%	0%	0%
2. Urban	4%	11%	33%	25%	13%	10%	4%	0%
3. Rural	7%	6%	15%	17%	23%	18%	13%	1%
<b>Solihull Borough</b>	<b>17%</b>	<b>13%</b>	<b>24%</b>	<b>18%</b>	<b>13%</b>	<b>10%</b>	<b>6%</b>	<b>0%</b>
<b>West Midlands</b>	<b>33%</b>	<b>25%</b>	<b>19%</b>	<b>11%</b>	<b>7%</b>	<b>4%</b>	<b>2%</b>	<b>0%</b>
<b>England</b>	<b>26%</b>	<b>19%</b>	<b>22%</b>	<b>15%</b>	<b>9%</b>	<b>5%</b>	<b>4%</b>	<b>1%</b>

*(Source: Valuation Office Agency - Dwelling Stock by Council Tax Band, 2001)*

**Table 4 - Percentage of Property Type in each Housing Market Area**

Housing Market Area	Detached	Semi-detached	Terraced	Flat
1. Regeneration	4%	26%	38%	32%
2. Urban	28%	51%	10%	11%
3. Rural	59%	24%	10%	7%
<b>Solihull Borough</b>	<b>30%</b>	<b>40%</b>	<b>16%</b>	<b>14%</b>

*(Source: Census 2001)*

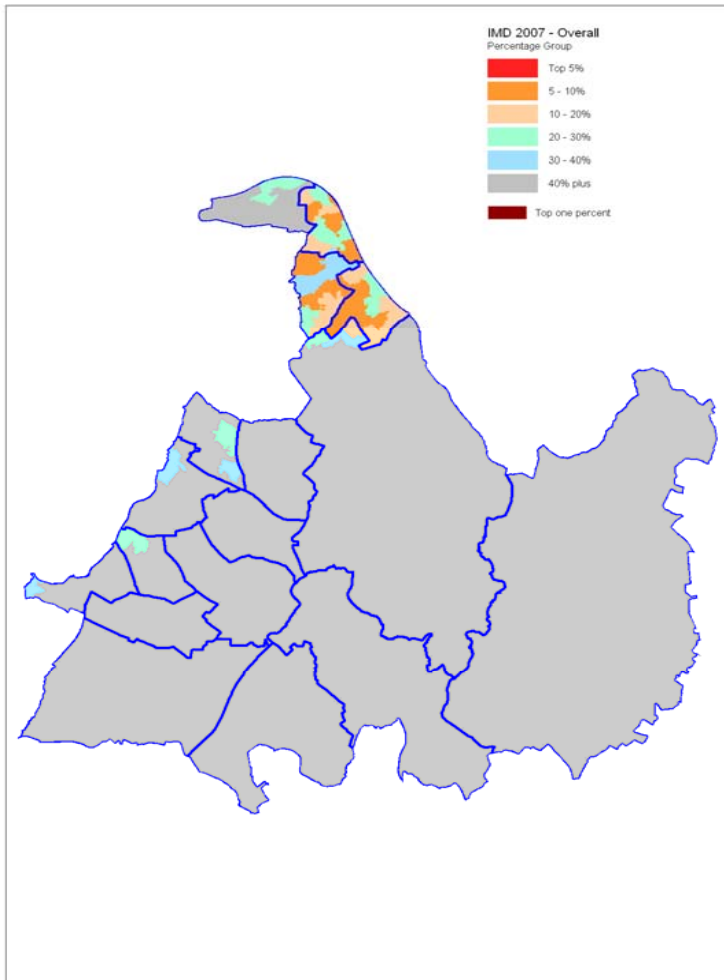
**Table 5 - Percentage of Properties in each Housing Area by Tenure Split**

Housing Market Area	Owner-Occupied	Affordable Housing	Renting Privately/Other
1. Regeneration	48%	48%	4%
2. Urban	85%	9%	6%
3. Rural	87%	8%	6%
<b>Solihull Borough</b>	<b>78%</b>	<b>17%</b>	<b>5%</b>

*(Source: Census 2001)*

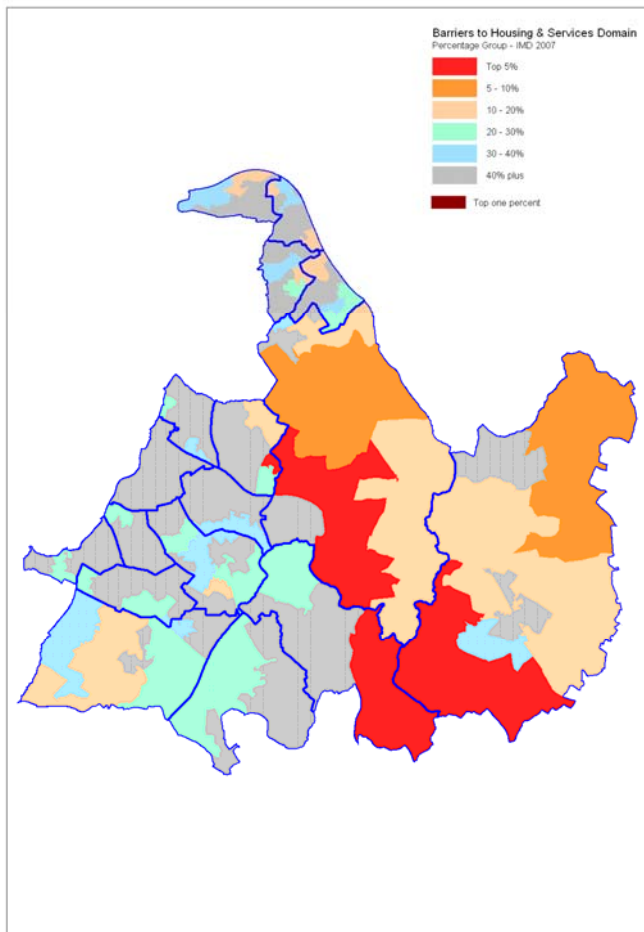
Map 1 – Indices of Deprivation 2007 – Overall Index of Multiple Deprivation - % ranking within English SOAs  
(Source: CLG, *Indices of Deprivation 2007*)

The below map shows the percentage ranking, in 10% bands, of Solihull SOAs (Super Output Areas) within all English SOAs.



Map 2 – Indices of Deprivation 2007 – Barriers to Housing and Services - % ranking within English SOAs  
(Source: CLG, Indices of Deprivation 2007)

The below map shows the percentage ranking, in 10% bands, of Solihull SOAs (Super Output Areas) within all English SOAs.



<b><u>Housing Strategy Consultation Responses</u></b>
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**Housing Strategy 2004-2008 Update - Consultation**

In July 2006 the Council produced a Consultation Paper which set out the key issues for the development of the Housing Strategy in Solihull. This was made available on the Council's web site and sent out to all of the Council's Housing Strategy partners.

The Council held a successful consultation event in September 2006 that was attended by over 50 people from a wide variety of partners and stakeholders (Table 1). This included voluntary organisations such as *Solihull Churches for Action on Homelessness*, private organisations, such as house builder *Taylor Wimpey*, and other public stakeholders such as *Government Office of the West Midlands* and the *West Midlands Regional Assembly*.

**Table 1 – Organisations that attended the Solihull Housing Strategy consultation event (September 2006)**

<b>Organisation</b>	<b>Organisation</b>	<b>Organisation</b>
Balsall Parish Council	John Lewis	Solihull Residents Association
Berkswell Parish Council	Matrix Housing Partnership	St Basils
Beth Johnson Housing Group	Mercian Housing Association	Taylor Wimpey
Birmingham and Solihull Women's Aid	Midland Heart	Trident Housing Association
Bromford Housing Group	Roselodge Group	Warwick District Council
Coventry City Council	Solihull Care Housing Association	Waterloo Housing Association
Disabled People's Network	Solihull Churches for Action on Homelessness	West Mercia
Ecotec Research and Consultancy	Solihull Community Housing	West Midlands Regional Assembly
Fordbridge Area Residents Association	Elected Members from Solihull MBC	Whitefriars
Government Office of the West Midlands	Officers from Solihull MBC	Wolverhampton City Council
Harden Housing Association	Solihull Partnership Forum	
Heart of England Housing Group	Solihull Primary Care Trust	

At the event delegates were given an over view of changes in the strategic housing context in Solihull, the newly arising challenges in the housing market and the achievements since the 2004 Housing Strategy was released. Each delegate attended two workshops, which allowed them to express detailed views about the Strategy in terms of:

- The relevance and appropriateness of the context, vision and objectives of the Strategy
- Needs, challenges and actions that could be included in the next Strategy and how individual partners could contribute to the delivery of these

Table 2 summarises the views that were put forward by the stakeholders and how it was used to inform the Housing Strategy 2004-2008 Update.

**Table 2 – Summary of comments received at consultation event and outcome**

<b>Section of Housing Strategy</b>	<b>Comments</b>	<b>Outcome</b>
Housing Vision	<ul style="list-style-type: none"> <li>• There is growing need for Affordable Housing for local people (including single First Time Buyers, newly forming families and growing households)</li> <li>• Increased pressures on the supply of socially rented housing (caused by the effects of Right to Buy and decanting needs as part of North Solihull Regeneration)</li> <li>• The themes of housing markets and neighbourhoods could contradict each other. There is a need for diversification of stock between north and south Solihull and the rural areas</li> <li>• There is a need for increased influence on the 'Public Realm' of housing, including windfall development, property sizes, densities and disability adaptability (including Lifetime Homes)</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed – Affordable housing is a key priority within the Housing Strategy and is promoted in a variety of ways</li> <li>• Agreed – A 'Home Maker' team dealing sensitively with rehousing in Regeneration HMA; A firm commitment to no loss of social rented housing over programme of regeneration</li> <li>• Noted – Need to ensure that there is no contradiction between different levels of strategic development</li> <li>• Agreed – Being addressed through SPG 'New Housing in Context', North Solihull Design Code and Housing</li> </ul>

	<ul style="list-style-type: none"> <li>• Support for vulnerable people needs to be widened to ensure that it meets the agendas of diversity and equalities</li> <li>• There needs to be stronger links with developers</li> <li>• Emphasise links with other strategies, including transport, employment, leisure, training and education</li> <li>• There is a need to emphasise the Strategy's support for the Council's corporate objectives</li> <li>• Effective communication of a single 'housing message' to local residents; celebrate successes and make it better known what restraints and government set targets the Council faces</li> <li>• There is a need to emphasise the private sector strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed – An important part of the Strategy relates to meeting the needs of vulnerable people. The Council and the Solihull Care Trust work closely to deliver this</li> <li>• Agreed – The Council encourages effective links with developers, for example publication of SPG, briefing on RSS Options and, through the Council's Development Control offices, developers can bring sites for informal comments including aspects of affordable housing</li> <li>• Agreed – Links are made both locally through the Community Strategy and regionally through the Eastern Corridor Prospectus and the 'C1' group</li> <li>• Agreed – The Strategy explains the links with the Council's vision, Objectives and Priorities</li> <li>• Agreed – identify successes and liaise with Council's Communications Team as appropriate</li> <li>• Agreed – In particular, this is done through 'focus area' interventions and the detailed consultation work that takes place through this</li> </ul>
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	<ul style="list-style-type: none"> <li>• Improve the evidence base to allow the Council to better understand the Housing Market Areas</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed – The Council has a wide range of information sources that it updates over the lifetime of the strategy; Solihull is undertaking a Strategic Housing Market Assessment in 2007/8. Housing market interventions are tailored to what is required and can be delivered, for example North Solihull Regeneration and the ‘focus’ areas where disrepair in the private sector is above average</li> </ul>
Strategic Objectives	<ul style="list-style-type: none"> <li>• The objectives feel like aspirations as opposed to deliverable SMART objectives</li> <li>• The Strategy does not state what affect we are trying to have on the local/regional housing market. With all the other likely influences in regional work, what is deliverable?</li> <li>• The objectives need to recognise the role of changing demographics in Solihull. For housing this includes an increasing number of single people and the needs of an ageing population</li> <li>• New Housing Sustainability Strategy – to ensure the long term prosperity of new housing and this should be part of planning process</li> </ul>	<ul style="list-style-type: none"> <li>• The Action Plan at Appendix ‘B ‘ contains SMART targets for each strategic objective</li> <li>• Strategy needs to make this more explicit between what the Council and its partners can change and those things that they can influence</li> <li>• Agreed – The Strategy does recognise population change, and the needs of older people. However the changes will not be significant in the period to 2008. There is a need to develop strategy on housing for older people</li> <li>• Agreed – Sustainability is a key Council consideration and is an important part of the Local Development Framework that is</li> </ul>

	<ul style="list-style-type: none"> <li>• Renewal of poor housing stock and promote sustainable investment to prevent non Decent Homes</li> <li>• The Strategy should state the homelessness issue and a provide a pro-active response</li> <li>• What service improvement issues does the Council aim to tackle over the lifetime of the strategy</li> <li>• How does the Council aim to tackle ALMO borrowing restrictions?</li> <li>• Need to promote good design including disability access and Lifetime Homes</li> <li>• Need to promote Sustainable Communities, an ‘all inclusive’ society and Respect agenda communities</li> <li>• Changing legislation – Can the authority revisit the 2004 Housing Act? Has the Licensing of Houses of Multiple Occupancy (HMOs) changed the housing market?</li> </ul>	<ul style="list-style-type: none"> <li>• Noted – However all housing will require reinvestment over time. New build social housing is built to Housing Corporation SDS standards, or higher</li> <li>• Agreed – The Housing Strategy is an overarching strategy that includes homelessness. The Council also has a separate Homelessness Strategy which (amongst other objectives) has a particular focus on prevention</li> <li>• The Council has an ambitious service improvement plan agreed with Solihull Community Housing and other key improvements are included in the Action Plan</li> <li>• The Council and SCH have lobbied CLG; Use of Prudential Borrowing powers being examined</li> <li>• Agreed – The Council looks to encourage developers to build these measures in wherever possible</li> <li>• Agreed. Theme runs through the Housing Strategy, Community Strategy and the work of SCH</li> <li>• Noted. The number and type of HMOs in Solihull means that licensing was unlikely to have much effect.</li> </ul>
Strategic Context	<ul style="list-style-type: none"> <li>• Minimum standards for affordable housing developments</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed - The Council expects</li> </ul>

	<ul style="list-style-type: none"> <li>• Need to commit to using discounted Housing Revenue Account and Local Authority land</li>   <li>• Links from the Strategy to the Growth agenda and Barker Review. This may lead to increased prices, therefore there should be a scenario plan for this</li>   <li>• Links and reference to the Council's forthcoming Local Area Agreement</li> <li>• How can the Strategy meet the service needs of travellers/ migrants and bring them into the local community</li>   <li>• Potential for a more interventionist approach, such as splitting properties to make smaller accommodation for single people</li> </ul>	<ul style="list-style-type: none"> <li>• In general, the Council has little developable land in its ownership. However the Council makes creative use of its land to promote important development (for example, North Solihull regeneration, examining development potential of under-used garage sites)</li> <li>• Any increases in growth due to these agendas will be outside the lifetime of this Strategy, but certainly needs to be addressed in future Housing and other strategies</li> <li>• Links to the LAA are acknowledged</li>   <li>• Agreed – The Council is undertaking a Gypsy and Traveller Accommodation Assessment during 2007/8. Corporately the Council is committed to promoting integration as part of its commitment to promoting equalities and diversities</li> <li>• Not included – There is a great deal of need for both family and single person accommodation in Solihull. What is needed is more affordable housing.</li> </ul>
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### Solihull Strategic Housing Market Assessment 2009

The Solihull SHMA (Strategic Housing market Assessment) is split into four main sections:

1. Current Housing Market
2. The Future Housing Market
3. Housing Needs
4. The Housing Requirements of Specific Household Groups

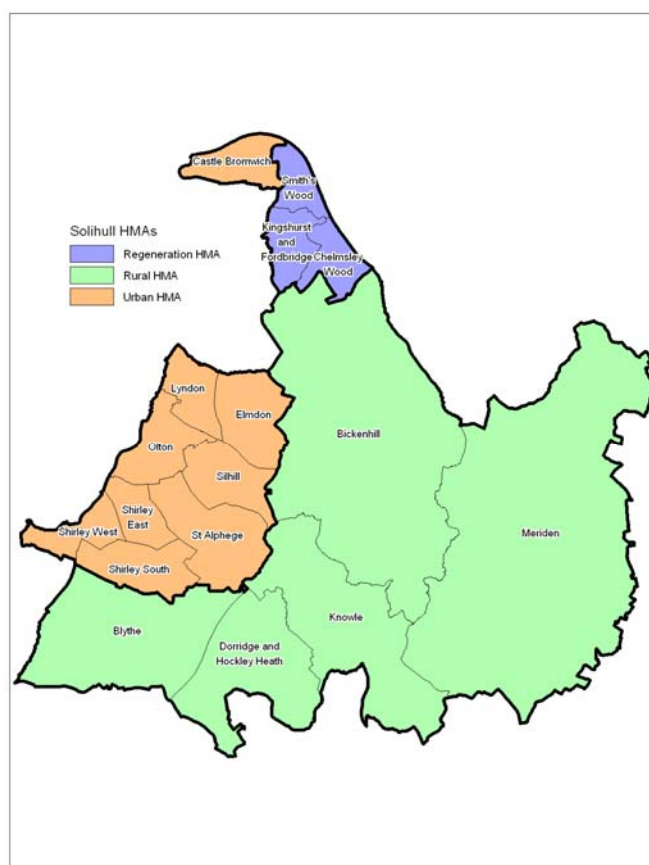
#### 1. Current Housing Market

Within this Section, the report examines the key characteristics and operation of the Borough's HMAs (Housing Market Areas). This includes a consideration and comparison of their demographic and economic profile, current housing stock profile and the operation of their housing markets.

HMAs are areas of broadly similar demographic and economic contexts, housing stock and active housing markets. The SHMA has developed and is based on three housing market areas (HMAs) on a ward basis using a best fit approach. These are:

- **Regeneration HMA** – Chelmsley Wood, Smith's Wood and Kingshurst and Fordbridge
- **Solihull Urban HMA** – Castle Bromwich, Elmdon, Lyndon, Olton, Silhill, Shirley East, Shirley West, Shirley South and St. Alphege
- **Solihull Rural HMA** – Bickenhill, Blythe, Dorridge and Hockley Heath, Knowle and Meriden.

#### *Map of HMAs*



**Regeneration HMA** - The population is relatively young with 60% under the age of 40. There is a markedly high proportion of lone parent families. The area is a net importer of employees from east Birmingham, relatively few of the areas residents commute out. High levels of deprivation require significant investment to address social and economic disadvantage but the area is far from being a failing housing market. Average house prices are the lowest in the Borough, but affordability remains an issue with lower quartile house prices being just under 6 times lower quartile salaries.

**Solihull Urban HMA** - Low levels of deprivation generally, but with pockets of deprivation in Lyndon and Shirley East. A high proportion of the population is aged over 65. The area is characterised by a high proportion of semi-detached and detached dwellings and a relatively low number of smaller dwellings. A relatively high proportion of the HMA's workers live in the Borough. Affordability is a key issue with lower quartile house prices at 6.9 times lower quartile incomes.

**Solihull Rural HMA** - Low levels of deprivation. Highest proportion of working age and under 16 population. Has the greatest commuting relationship with areas outside of the Borough. Has attracted significant net in-migration. The most affluent HMA with low levels of exiting affordable housing stock and smaller housing. Affordability is a key issue with lower quartile house prices at 6.3 times lower quartile incomes.

## 2. The Future Housing market

This Section builds on the housing market trends and characteristics identified within the previous section and draws on an analysis of population and household growth projections, economic forecasts and proposed housing forecasts to conclude the future directions of the Borough's HMA and make policy recommendations that will ensure the sustainability of future housing delivery

- *The Borough is projected to see an increase in population of just under 33,000 from 2006 to 2031. This is a significant advance on previous estimates. Interestingly, population increases due to natural changes in Borough's current population is a lesser component of projected growth with the majority of population growth estimated to come from internal in-migration. So to an extent, the estimates pre-assume the Borough's housing markets' ability to absorb that level net in-migration.*
- *The variable population growth rates vary by age group with higher levels of growth predicted at a higher and lower age ranges. The Borough's ageing of population has been referenced throughout the Study as well as within the Borough's strategies. This will be a future issue for policy makers in terms of providing the right type and quality of elderly person's accommodation and support services.*
- *The under 20 age group is expected to grow quite significantly to 2026. The implication here is that either birth rates relative to death rates will increase (population growth due to natural change has been minimal to date) and/or the Borough's under 20 age group is estimated to increase due to in migration of families to the Borough.*
- *The economic downturn has had a significant impact on housing with house prices, sales volumes and housing starts all falling over the last year and a bit. There is some evidence of the market bottoming out and if lending conditions improve, this could improve prospects of accessing the housing*

market for first time buyers and other households currently unable to move. The future housing market is uncertain, however what is certain for the Borough is that relative affordability will always be an issue in areas of the Rural and Urban HMAs. Conversely, the longer term issue for Regeneration HMA is around stimulating sustainable housing market demand as part of its regeneration focus.

- The adopted Regional Spatial Strategy will eventually provide the housing allocation numbers for the Borough. Given the delivery constraints and the importance of preserving the integrity and character of both the Green Belt areas and other attractive rural and urban neighbourhoods, residential site allocations will need to be carefully considered.
- The regeneration of North Solihull and the continued growth of the Town Centre are both important in absorbing housing requirements and facilitating the Borough's Growth Point status. The economic downturn and impact on development values will require the strategic adjustment demonstrated by the Borough with the emphasis switching to master planning, infrastructure and affordable led residential development.

### 3. Housing Needs

This Section outlines the technical aspect of the Study, which is the assessment of housing need by calculating the net annual housing need figure for the Borough, including a recommended split between social and intermediate sectors.

Net Annual Housing Need – This is calculated using the step by step approach in the CLG Guidance. It is assumed that backlog will be eliminated over a period of 5 years (a commonly used rate, although WM South SHMA used 10 years for this).

**SHMA 2009 – Net Annual Housing Need 2006-2011**

		<i>Solihull</i>
A	Total current housing need (Bands A-E of Housing Register)	5,024
B	Of which current occupiers of affordable housing	1,247
C	Backlog need (A-B)	3,777
D	Gross new household formation per annum 2006-2011	1,544
E	Share newly forming households unable to afford market housing	70%
F	Newly forming households unable to afford (DxE)	1,077
G	Existing households falling into need	267
H	Total newly arising need (F+G)	1,344
I	Annual supply of re-lets	917
J	Annual quota of backlog reduction (C÷5)	755
K	Net annual housing need (J+H-I)	1,183

### SHMA 2009 - Annual Need by Sector Split

	Social Rented Sector	Intermediate Housing	Total Affordable Housing Units	Market Housing Units	Total Units
1 Bed Flat	304	112	416	112	528
2 Bed Flat	0	0	0	194	194
2 Bed House	278	9	287	5	292
3 Bed House	209	94	303	96	399
4+ Bed House	292	44	336	59	395
<b>Total</b>	<b>1,082</b>	<b>260</b>	<b>1,342</b>	<b>466</b>	<b>1,808</b>

The total figure of 1,342 affordable units is higher than the overall need (1,183) for affordable housing due to the effect of surplus two bedroom flats (160 units). When the Housing needs model is completed by property type and bedroom size, it indicates there is an oversupply of two bedroom flats, this surplus is expressed as a zero figure in the social and intermediate sectors in the table above. However this surplus could be used to adjust the need for one bedroom flats by supplementing them with two bedroom flats (i.e. surplus two bedroom flats are used to meet one bedroom flat need). Any adjustment will subsequently reduce the overall need for units from 1,808 pa to 1,648pa.

- HMA split - This Section provides annual housing needs assessments 2006-2011 in the same format as the previous Section across each Housing Market Area.

### Regeneration HMA- Net Annual Need for Housing 2006-2011

	Social Rented Sector	Intermediate Housing	Total Affordable Housing Units	Market Housing Units	Total Units
1 Bed Flat	95	56	151	14	165
2 Bed Flat	0	0	0	18	18
2 Bed House	109	10	119	1	120
3 Bed House	14	13	27	13	40
4+ Bed House	90	13	103	8	111
<b>Total</b>	<b>308</b>	<b>92</b>	<b>400</b>	<b>54</b>	<b>454</b>

### Rural HMA- Net Annual Need for Housing 2006-2011

	Social Rented Sector	Intermediate Housing	Total Affordable Housing Units	Market Housing Units	Total Units
1 Bed Flat	55	15	70	33	103
2 Bed Flat	0	0	0	58	58
2 Bed House	62	0	62	4	66
3 Bed House	80	9	89	35	124
4+ Bed House	57	9	66	22	88
<b>Total</b>	<b>254</b>	<b>33</b>	<b>287</b>	<b>152</b>	<b>439</b>

### Urban HMA- Net Annual Need for Housing 2006-2011

	Social Rented Sector	Intermediate Housing	Total Affordable Housing Units	Market Housing Units	Total Units
1 Bed Flat	94	39	133	62	195
2 Bed Flat	0	0	0	111	111
2 Bed House	150	0	150	2	152
3 Bed House	177	44	221	38	259
4+ Bed House	143	21	164	23	187
<b>Total</b>	<b>564</b>	<b>104</b>	<b>668</b>	<b>236</b>	<b>904</b>

#### 4. The Housing Requirements of Specific Household Groups

The SHMA also considers the current and future profile of specific households and examines the need for current and future resource allocation, including the provision of specialist housing or certain housing types within both affordable and market sectors:

- In terms of volume the housing needs of older people are the most significant specific group in Solihull. Older households will increasingly make up a higher proportion of future households in Solihull. In 2006 there were 31,356 households occupied by people 60 and above with a concentration in the Urban Housing Market. This is projected to rise to 40,416 by 2026 partly resulting from demographic trends – an ageing population - and partly from a trend towards single person households with more older people living alone. This has implications for housing type and the need for adaptations and supporting services, both housing and social services
- Householders with learning disabilities (some 136 cases anticipated 2009-14) requiring independent living but with support needs
- Minority households (there are just under 4% 'non-white' households in Solihull, mostly within the Regeneration and Urban Housing Market Areas. These are drawn from different ethnic groups some with specific housing and locational needs (e.g. close to cultural facilities and places of worship)
- Approximately 300 gypsy and traveller households likely to grow by a further 27 by 2017
- Young people, especially those entering the housing market and facing the greatest difficulties in terms of affordability. This cohort is also more likely to be homeless and more likely to call on support and housing advisory services. The survey has identified specific issues for new householders in rural areas where the choice and availability of affordable housing is more limited
- Key workers, another group often facing problems of affordability. Some provision has been made under the First Time Buyer Initiative