

Knowle, Dorridge and Bentley Heath Neighbourhood Plan Housing Needs Assessment Focused Update 2023

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Introduction & scope	2
Question 1: Having regard to the advice in PPG, what provision should be made in the NP for First Homes?	4
Question 2: Is there still justification for a higher percentage of shared ownership? What would be an appropriate percentage Affordable Housing split (First Homes / social rented / shared ownership)?	9
Question 3: Is the local market housing mix of Policy H3 still appropriate? Is there any justification for the Council maintaining a high proportion of 1- and 2-bedroom units within the Knowle area?	14
Question 4: The Forum wishes the Local Housing Needs update to advise whether the supply of purpose- built accommodation for the elderly and for dementia care is now adequate to meet the area's needs. What policy provision, if any, should be made to meet future provision in these categories?	18
Appendix: The Demographic and Socio-Economic Report (the DSER), undertaken by Hannah Lazarus.....	30

Introduction & scope

1. The Knowle, Dorridge and Bentley Heath NP Forum (NP Forum) first approached Modicum Planning in June 2023, seeking consultancy support to undertake a focussed update of the Housing Needs Assessment that is currently supporting the adopted Knowle, Dorridge, and Bentley Heath Neighbourhood Plan (2019). Key drivers for the review are to bring the evidence up to date in light of:
 - Development that has been completed since the adoption of the NP
 - Census 2021 data
 - National policy and guidance with respect to First Homes.
 - The emerging replacement Solihull Local Plan

2. The purpose of the report is to provide the NP Forum with sufficient evidence and intelligence to inform the scope and direction of any review of the Neighbourhood Plan (NP) and to undertake further analysis where necessary. This work is light touch and does not repeat or carry out a detailed update of the earlier 2017 Housing Needs Assessment prepared by AECOM (HNA 2017).

3. The NP Forum has set out 4 questions on which it requires advice:
 - Having regard to the advice in PPG, what provision should be made in the NP for First Homes?
 - Is there still justification for a higher percentage of shared ownership? What would be an appropriate percentage Affordable Housing split (First Homes / social rented / shared ownership)?
 - Is the local market housing mix of Policy H3 still appropriate? Is there any justification for the Council maintaining a high proportion of 1- and 2-bedroom units within the Knowle area?
 - The Forum wishes the Local Housing Needs update to advise whether the supply of purpose- built accommodation for the elderly and for dementia care is now adequate to meet the area's needs. What policy provision, if any, should be made to meet future provision in these categories?

4. Due to the light touch approach required by the NP Forum, the report provides advice on each of these questions using existing evidence prepared on behalf of Solihull Metropolitan Borough Council (the Council) to inform its emerging Local Plan (currently at examination), together with the Knowle, Dorridge and Bentley Heath Demographic and Socio-Economic Review (DSER) 2023. The latter is attached as an appendix to this report. It is beyond the scope of this report to prepare a new or updated population projections for the plan area.

5. The emerging Solihull Local Plan, more specifically the 'Solihull Local Plan - Draft Submission Plan incorporating the schedule of minor modifications submitted with the plan' is currently at examination. The plan states (paragraph 155) the population of Solihull is projected to increase by around 23,369 from 217,047 in 2020 to 240,417 in 2036. These population projections have come from the 2020 Housing and Economic Development Needs Assessment, prepared by GL Hearn for Solihull Borough Council in October 2020 (referred

to in this document as the “Solihull HEDNA 2020”) and are linked to the standard-method derived local housing need which is found to be 807 dwelling per annum (dpa). This borough-wide local housing need has been used in the Solihull HEDNA 2020 to derive need for specific groups of people.

6. Both the Solihull HEDNA 2020 and emerging Solihull Local Plan identifies a slightly higher housing need figure than the standard methodology indicates. This rise is linked to assumptions on job growth forecasts; the recommendation in the Solihull HEDNA 2020 is to assume baseline jobs growth plus growth linked to the UK Central Hub¹. The UK Central Hub scenario results in a housing need of 816 dpa, amounting to 13,056 over the plan period 2020 to 2036.
7. In terms of housing supply, the emerging Local Plan plans to meet its own local housing need plus a contribution towards unmet need in the wider Greater Birmingham Housing Market Area, resulting in a total housing requirement for the plan of 15,017, averaging at 938 dwellings per annum.
8. Notwithstanding the higher level of growth being proposed through the emerging Local Plan, the standard method derived local housing need of 807 dpa (which signifies the minimum local housing need position and ‘policy off’ position) has been used as a basis for projecting population growth in Knowle, Dorridge and Bentley Heath for the purpose of this work. It is considered to be the most reliable and best available information with respect to derived needs for specific groups of people.

¹ See Solihull HEDNA 2020 for further information e.g., paragraphs 5.23 to 5.26

Question 1: Having regard to the advice in PPG, what provision should be made in the NP for First Homes?

Background context

9. Government guidance published by the Department of Levelling Up, Housing and Communities (DLUHC) on 24th May 2021, states that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
 - a) must be discounted by a minimum of 30% against the market value (the discount can be set higher at 40% or 50% depending on local evidence);
 - b) are sold to a person or persons meeting the First Homes eligibility criteria;
 - c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
 - d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
10. The NP, the HNA 2017 and the emerging Solihull Local Plan predate the new government guidance and do not include a policy on First Homes. However, a review of the NP will not benefit from any transitional arrangements and will be expected to take a policy position on First Homes.
11. The national policy is clear that at least 25% of affordable housing secured as part of a development should be 'First Homes at a minimum discount of 30%'. It is important that the NP review ensures that any such homes are sold at a price that is genuinely affordable for the intended target group.

Evidence supporting the emerging Solihull Local Plan

12. The evidence base supporting the emerging Solihull Local Plan has to some extent addressed how much market sales housing needs to be discounted to meet affordable housing needs across the borough and for sub areas including the 'Rural Area'.
13. The Solihull HEDNA (2020) assesses the need to discount market housing to meet affordable housing needs. It reports the lower quartile house prices (2019) and the income required to access the private rented sector and then estimates what property price this might support. The HEDNA ² concludes that for a 2-bedroom home, a discount of 20% of the sale price would meet the needs of around half of households in the gap between buying and renting. However, for larger homes, a discount of 30% is required.

² See paragraph 7.104 onwards and Table 57 – Housing and Economic Development Needs Assessment, prepared by GL Hearn for Solihull Borough Council in October 2020

14. The Solihull HEDNA 2020 also highlights that within the 'rural area' median house prices are significantly higher than the other sub areas. The NP Area forms part of the 'rural area'. Figure 19 of the report states the median house price at that time was £355,360 compared to North Solihull where the median house price was £155,000. This differential is also reflected in the median market rents. Table 40 of the report also estimates the household income by sub area. The lower quartile income for the 'rural area' is £24,400 compared to North Solihull at £14,900 and the borough lower quartile income at £20,700. Table 41 of the report shows the estimated household income to buy and privately rent by sub area. Within the 'rural area' an estimated income of £46,000 is required to buy and £28,800 to rent privately.

KDBH DSER 2023

15. Table 4.9 of the DSER sets out the 2022 New Build Price (LQ) for a detached, semi- detached and flats/ apartments. It demonstrates that lower quartile house prices in the Plan area are significantly higher than the borough and rural area average (DSER Tables 4.1 and 4.2). The median house price in the two MSOA areas are £552,000 and £602,000. This compares to the median house price in Solihull Borough of £329,250. In the light of the significant price differential between the borough, the rural area and the Plan area, it is appropriate to revisit the borough-wide conclusions in the Solihull HEDNA on the provision of First Homes.
16. Within the Plan area, the DSER highlights that for every type of home, a 30% discount on a new build price would mean that the new build house price exceeded the £250,000 threshold for First Homes. The DSER report is clear. Due to high house prices in the Plan area, a discount of more than 30% is needed to bring First Homes within the thresholds of £250,000. Indeed, an increased discount of 40% is needed to bring a semi-detached and flat/ apartments within the £250,000 threshold. There are no circumstances, using the First Homes discount criteria, that a detached home would qualify even with a 50% discount.
17. In addition to the £250,000 threshold, it is also necessary to consider the ability of a household to purchase using assumptions about deposits and household income. The assumptions are set out in the DSER at Table 4.3. It concludes that to purchase the cheapest housing in the Plan area would require an annual household income of over £57,000.
18. Table 4.4 of the DSER (below) highlights the extreme affordability issues for those households seeking to purchase a home in the Plan area. At current prices, properties would not be within the reasonable purchasing power of those households with a single earner or two earners on LQ earnings or to a single earner household on median earnings. A terraced house or flat is within the annual income for a household with two median earnings and a household income of £74, 084.

	Annual Income Required	Affordable on Single Earner LQ Earnings	Affordable on Two Earner LQ Earnings	Affordable on Single Earner Median Earnings	Affordable on Two Earner Median Earnings
Full-Time Earnings in Solihull in 2022 (from Annual Survey of Hours and Earnings, ONS)		£26,904	£53,808	£37,042	£74,084
Detached Solihull 026	£144,500	NO	NO	NO	NO
Detached Solihull 028	£148,750	NO	NO	NO	NO
Semi-detached Solihull 026	£99,571	NO	NO	NO	NO
Semi-detached Solihull 028	£98,964	NO	NO	NO	NO
Terraced Solihull 026	£78,929	NO	NO	NO	NO
Terraced Solihull 028	£72,857	NO	NO	NO	YES
Flats Solihull 026	£61,929	NO	NO	NO	YES
Flats Solihull 028	£57,071	NO	NO	NO	YES

Table 1: Annual income requirements for purchasing housing in KDBH versus local earnings: Source: Table 4.4 DSER 2023 (information sourced from Annual Survey of Hours and Earnings, Office for National Statistics)

19. Table 4.10 of the DSER (reproduced below) demonstrates that single earners on LQ and median Solihull wages would not be able to afford a First Home, even at a 50% discount. Two earners with LQ and median incomes would be able to afford a First Home at a 40% discount. Increasing the discount to 50% does not increase the ability of households with a single earner to afford a First Home.

	Sale Price (2022 prices with First Home discount applied)	Income Required (assumes 85% mortgage value and loan-to-income ratio of 3.5)	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Semi-Detached 40% Discount	£220,770	£53,616	NO	YES	NO	YES
Flats/Apartments 40% Discount	£218,970	£53,178	NO	YES	NO	YES
Semi-Detached 50% Discount	£183,975	£44,680	NO	YES	NO	YES
Flats/Apartments 50% Discount	£182,475	£44,315	NO	YES	NO	YES

Table 2: Affordability of First Homes at different income levels, KDBH. Source: Table 4.10 in the DSER 2023 (information sources from House Price Statistics for Small Areas and Annual Survey of Hours and Earnings, Office for National Statistics)

20. The national guidance requires that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. Discounting First Homes by 30% is not effective as the price of every new build property would exceed £250,000. A 40% discount is needed to bring a semi-detached and flat/ apartment within the £250,000 threshold. It would offer the opportunity for households with two earners at LQ Earners or median earnings to afford to purchase the property. Increasing the discount to 50% would lower the house price but not within the reach of single LQ or median income.
21. A minimum discount of 40% is recommended to be applied to First Homes in the Plan area. National practice guidance states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered through planning obligations. In determining whether to increase the provision of First Homes beyond the minimum of 25%, the Neighbourhood Plan needs to consider (in light of the aims and objectives underpinning the NP) which households (with an affordable housing need), it is seeking to support. Here, regard should be had to the need for shared ownership and social/affordable rent products in the area, together with the supply – see Question 2 and the paragraphs below. Development viability is also a key consideration as is the fact that First Homes is still a relatively new product.

Changes in household tenure 2011 to 2021

22. The information set out in these final paragraphs under Question 1 is intended to assist with understanding the supply of different affordable housing products in the plan area. The information set out in Tables 3 and 4 under Question 2 assist with understanding the

affordability of shared ownership and private renting.

23. At the time of the 2021 Census there were 8,061 households in KDBH compared to 7,755 in 2011, an increase of 306 households and a growth of 3.9%.

Affordable/social rent

24. Chart 4.10 in the DSER shows that during the period 2011 to 2021, the number of households living in social rented accommodation (with local authority or other landlord) had increased by just 21 households, representing 7% of the overall household growth.
25. Meanwhile the need for social/affordable rented accommodation is high. In September 2023, the Solihull Borough housing strategy team advised that there are currently 44 households on the Borough's Housing Register with addresses in the KDBH area. The Housing Register includes households who are eligible for affordable housing and in need. The majority (31 out of 44) of the households are in need for 1- or 2-bedroom properties and a further 10 households need 3-bedroom properties.
26. Solihull Borough have advised that the need for affordable housing in KDBH is likely to be higher given that there will be other households who live elsewhere but who have a close connection to the KDBH plan area. It is also likely there are additional households who are in need but who have not registered as being in need.

Affordable home ownership

27. Chart 4.10 in the DSER tells us that between 2011 and 2021 the number of households in KDBH living in shared ownership products more than doubled from 19 to 41, again representing 7% of the overall household growth.

Privately rented accommodation

28. The number of households living in privately rented accommodation grew by 23% from 640 in 2011 to 789 in 2021, representing 49% of the overall growth in households. Part of this growth could be made up of an unmet need for affordable rent products by some households. The size of the rise could also be pointing to the number of households caught in the affordability gap between renting and buying. This could be explored further by the NP Forum.

Question 2: Is there still justification for a higher percentage of shared ownership? What would be an appropriate percentage Affordable Housing split (First Homes / social rented / shared ownership)?

Background context

29. Shared ownership requires a buyer to purchase a share in a property (typically between 25% and 75% although can be a minimum of 10%) and then pay rent on the remaining unsold share. It requires a lower deposit than required on a full or discounted home, whilst the rented part can be discounted by a Registered Provider.
30. The NP policies do not set out a percentage of shared ownership affordable housing to be provided in the Plan Area. However, in the supporting text the NP does make reference to the Borough Council policy (Solihull Local Plan 2013) and the Supplementary Planning Guidance 'Meeting Housing Needs' July 2014 which seeks 65% of affordable housing to be social rented accommodation and 35% to be for shared ownership. The residents' views expressed in the Neighbourhood Plan is that there is a preference for a higher percentage of the affordable housing to be provided as shared ownership to support more young people and families.

Evidence supporting the emerging Solihull Local Plan

31. The Solihull HEDNA is less supportive of affordable shared ownership. It states:

7.99 In Solihull, the clear need for additional rented housing would arguably mean that providing the affordable home ownership would 'prejudice the ability' to meet the needs of the 'specific group' requiring rented accommodation.

7.100 Given the analysis above, it would be reasonable to conclude, based on the evidence, that in general terms there is no substantive need to provide housing under the new definition of 'affordable home ownership.' Overall whilst there are clearly some households in the gap between renting and buying, they in many cases will be able to afford homes below lower quartile housing costs. This said, it is important to recognise that some households will have insufficient savings to be able to afford to buy a home on the open market (in terms of the ability to afford both a deposit and stamp duty) and low cost home ownership homes – and shared ownership homes in particular – will therefore continue to play a role in supporting some households in this respect.

32. The Solihull HEDNA goes onto state:

7.110make shared ownership affordable, equity shares of in excess of about 35%-40% could work for 1- and 2-bedroom homes but that lower shares are likely to be required for larger homes (particularly with 4+-bedrooms). The analysis does suggest that it may be quite difficult to make shared ownership 'work' for homes with 4+-bedrooms.

33. The emerging Local Plan Policy P4A (Meeting Housing Needs – Affordable Housing) at point 6 states 'on site provision of contributions should be calculated based on a tenure split of 65% social rent with 35% provided as shared ownership'. The supporting justification states 'most

households in housing need are only able to afford to rent below market levels, so the provision of homes at social rent or affordable rent is the most important aspect of affordable housing provision'. The objective is to maximise housing provision for most in need whilst providing a balance of provision which is viable and practicable.

34. This needs to be put in the context of the planned housing provision. The emerging Local Plan (as submitted for examination) identifies a housing requirement based on meeting Solihull's own housing needs in full (an average of 816 dwellings per year) plus a contribution of approximately 2,000 dwellings to unmet needs from Birmingham up to 2030/31. This would result in a total requirement of 15,873 dwellings over the plan period.
35. It is beyond the scope of this brief to determine the number of affordable housing units needed within the NP Area. However, the Solihull HEDNA identifies a need for 578 affordable homes to rent per annum in the borough. Additionally, there is a gross need for around 412 affordable home ownership per annum. It is recognised in the Solihull HEDNA that this need is particularly focussed on the 'urban' and 'rural' sub areas. However, there is a relatively healthy supply of affordable home ownership provision meaning that the net need is just 18 per annum.
36. The Borough Council is seeking to secure 40% affordable housing on sites with 10 or more homes or a site area of 0.5 hectares or more. The Solihull HEDNA 2020 projects the number of new affordable homes needed in the plan period. Even if the Council secured 40% of all planned housing in the borough as affordable housing – the affordable housing provision would not meet all the affordable housing needs. As stated in the Solihull HEDNA the clear need for additional rented housing would arguably mean that providing the affordable home ownership would 'prejudice the ability' to meet the needs of the 'specific group' requiring rented accommodation.

KDBH DSER 2023

37. Shared ownership could provide a more affordable option for those struggling to buy housing in the plan area at market prices. To determine the affordability of shared ownership in the plan area, DSER Table 4.11 (see below) compares LQ and median earnings to the income required to obtain a shared ownership property in the plan area. This shows that:
 - Shared ownership at 50% would provide viable options for two earners on median Solihull earnings
 - Shared ownership at 40% would provide viable options for two earners on LQ Solihull earnings
 - Shared ownership at 10% would provide viable options for one earner on median Solihull earnings
 - Shared ownership would not be viable for a single earner on LQ earnings, even at 10%.

	Income required (assumes 85% mortgage value, a loan-to-income ratio of 3.5, annual rent equivalent to 2.5% of the unsold share, and rent equivalent to 31% of annual income)	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Detached 50% shared ownership	£82,970	NO	NO	NO	NO
Semi-Detached 50% shared ownership	£59,516	NO	NO	NO	YES
Flats/Apartments 50% shared ownership	£59,031	NO	NO	NO	YES
Detached 40% shared ownership	£74,650	NO	NO	NO	YES
Semi-Detached 40% shared ownership	£53,548	NO	YES	NO	YES
Flats/Apartments 40% shared ownership	£53,111	NO	YES	NO	YES
Detached 30% shared ownership	£66,329	NO	NO	NO	YES
Semi-Detached 30% shared ownership	£47,579	NO	YES	NO	YES
Flats/Apartments 30% shared ownership	£47,191	NO	YES	NO	YES
Detached 20% shared ownership	£58,008	NO	NO	NO	YES
Semi-Detached 20% shared ownership	£41,611	NO	YES	NO	YES
Flats/Apartments 20% shared ownership	£41,271	NO	YES	NO	YES
Detached 10% shared ownership	£49,688	NO	YES	NO	YES
Semi-Detached 10% shared ownership	£35,642	NO	YES	YES	YES
Flats/Apartments 10% shared ownership	£35,351	NO	YES	YES	YES

Table 3: Affordability of shared ownership homes at different income levels, KDBH. Source: Table 4.11 DSER 2023 (information sourced from House Price Statistics for Small Areas and Annual Survey of Hours and Earnings, Office for National Statistics)

38. The DSER report (Table 4.8 below) compares private rent levels with household income levels. It shows that households with a single earner on LQ income cannot rent in the plan area at all and that single earners on a median income are unable to afford anything larger than a 1-bedroom property. The information presented in Table 4.8 of the DSER 2023, suggests that affordable rent is needed to address the housing requirements of single earners (whether they are on LQ earnings or median earnings) who cannot access First Home products and who cannot access the Shared Ownership products. Although, in the case of the latter, median single earners could access a Shared Ownership product were it to be available at 10% purchase and 90% rent.

	Annual Income Required	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Median Rent – 4+ Bed	£93,871	NO	NO	NO	NO
Median Rent – 3 Bed	£68,323	NO	NO	NO	YES
Median Rent – 2 Bed	£45,968	NO	YES	NO	YES
Median Rent – 1 Bed	£31,684	NO	YES	YES	YES
LQ Rent – 4+ Bed	£86,468	NO	NO	NO	NO
LQ Rent – 3 Bed	£55,790	NO	NO	NO	YES
LQ Rent – 2 Bed	£40,258	NO	YES	NO	YES
LQ Rent – 1 Bed	£30,590	NO	YES	YES	YES

Table 4: Annual income requirements for private rental housing in KDBH versus local incomes (Source: Table 4.8 in DSER 2023. Information sourced from Annual Survey of Hours and Earnings, Office for National Statistics)

39. Shared ownership would offer home ownership to those households that would also be able to purchase a 'First Home' at a discount of 40%. There is one notable difference: shared ownership at 10% would provide opportunities for home ownership for one earner on median earning which would not be available to that household through the First Homes product.
40. In reaching conclusions on the affordable housing mix, the NP Forum will need to consider the total requirement for affordable homes in the Plan area; the viability of each proportion, existing funding, the tenure mix in the plan area (see Chart 4.10 in the DSER 2023, alongside the brief discussion of this in paragraphs 22 to 28 of this report) and the views of registered providers.

41. It is recommended that the Neighbourhood Forum test an indicative housing tenure mix which is based upon the need to secure affordable housing to meet those most in need. As stated in the Solihull HEDNA, shared home ownership as an affordable housing product does not address the housing needs of those on low incomes. Therefore, it is recommended that:
- 25% to be First Homes at a discount rate of 40%
 - 10% to be Shared Ownership (the residual amount of discounted market housing to align with the emerging Local Plan)
 - 65% to be social affordable rent.
42. When updating the NP, the Neighbourhood Forum will also need to take on board the views of residents. In this process, residents should be given the opportunity to express an informed view, through being:
- Provided access to the headline messages with respect to existing evidence on housing need and housing supply in the area
 - Signposted to the source data
 - Given information and clarity on policy options available to the NP.
43. The NP Forum could also undertake further work to understand housing needs within its current population.

Question 3: Is the local market housing mix of Policy H3 still appropriate? Is there any justification for the Council maintaining a high proportion of 1- and 2-bedroom units within the Knowle area?

Background context

44. The HNA 2017 provided limited commentary on housing mix. In its conclusions it stated that demographic shifts and a structural under-supply of homes suitable for down-sizing among the elderly and young families justify the delivery of a higher proportion of smaller dwellings in future housing supply.
45. Policy H3 of the Neighbourhood Plan applies to market housing only. It requires a third of such housing provision to be smaller dwellings although the dominant provision (68%) would be for 3 and more bedroom homes. Policy H3 requires:
- | | |
|-----|--------------------|
| 32% | 2 bedrooms or less |
| 34% | 3 bedrooms |
| 34% | 4 or more bedrooms |
46. The Borough Council's Supplementary Planning Document (SPD) – Meeting Housing Needs (2014) states that there is evidence of a local demand for smaller dwellings with national projections forecasting a significant increase in smaller households, particularly in the over 65's, single person and lone parent households and households with no dependent children. The SPD required 40% of all housing in the rural housing market areas to be 1 or 2 bedrooms in size. This is due to the mismatch between local housing demand and the current housing supply. The SPD was prepared in 2014, in advance of the NP.

Evidence supporting the emerging Solihull Local Plan

47. The Solihull HEDNA 2020 concludes that affordable home ownership should be focused on delivering smaller family housing for younger households. It concludes that a separate approach to each of the sub areas is not required. It suggests an indicative mix as follows:

	Affordable Home Ownership	Market Housing
1 bedroom	10-20%	0-10%
2 bedroom	35-45%	20-30%
3 bedroom	35-45%	45-55%
4 bedroom	0-10%	15-25%

Table 5: Recommended housing mix contained in Solihull HEDNA 2020 (see Chapter 8)

48. Emerging Local Plan Policy P4A (Meeting Housing Needs – Affordable Housing) and emerging Local Plan Policy P4C (Market Housing) reflects the recommendations in the HEDNA 2020. With respect to market homes, the emerging Local Plan requires a greater proportion of 3-bedroom homes with significantly less 4-bedroom homes than that proposed in the Neighbourhood Plan. It does not distinguish between the Borough-wide approach and the previous rural housing areas. Emerging Local Plan Policy P4C states that

market dwellings should be provided as follows:

30%	1 or 2 bedroom
50%	3 bedroom
20%	4 bedroom

49. The emerging Local Plan is seeking to secure a similar proportion of 1- and 2-bedroom (market) units to the Neighbourhood Plan.

KDBH DSER 2023

50. Section 4 of the DSER looks at housing in KDBH. It compares housing characteristics with other areas (Rural Solihull, Solihull Borough and England) and looks how characteristics have changed within the plan area over the period 2001 to 2021.
51. According to the national census data³, there were 7,611 dwellings in 2001, 7,933 dwellings in 2011 and 8,402 dwellings in 2021⁴.
52. Chart 4.6, of the DSER 2023 illustrates well how large housing is much more common in KDBH compared to rural Solihull, Solihull Borough as a whole and England. As at the Census 2021, 52.8% of KDBH households lived in dwellings with four or more bedrooms.
53. Section 3 of the DSER includes information on household characteristics. Average household size in KDBH is 2.43 people per households, similar to the local and national average. The majority of households in KDBH are one-family households, with below average share of one-person households. One-person households accounted for just over one quarter of households (26.6%) similar to rural Solihull (26.7%) but below averages for Solihull Borough (28.9%) and England (30.1%). There is a below average share of households living in 1-2-bedroom properties (20.3%). The characteristics reflect the available housing mix and as noted under question 2, housing is more expensive in KDBH when compared to both rural Solihull and Solihull as a whole.
54. The plan area is attractive to families. Indeed, in Chapter 3, the DSER tells us that in the last 10 years, KDBH has attracted in-migration from families (people aged 10-14 years and 35 - 54 years - see Table 3.2 of the DSER).
55. In terms of how the housing stock has changed in the 20-year period from the 2001 Census to the 2021 Census, section 4 of the DSER indicates that this may have been rebalanced

³ The data has been collaged for a 'best fit' area comprising two 'middle layer super output areas' Solihull 026 and Solihull 028. See DSER 2023 for further information.

⁴ Here it is noted that completions data provided by the Borough indicates dwelling growth to have been higher during the period 2011 to 2021. For avoidance of doubt, the Census has details of all addresses registered in England and Wales. It is possible some properties that may be recorded as being completed through the development monitoring process were not fully completed or registered with an address on Census Day in March 2021.

towards smaller properties. It tells us that 46% of net new dwellings were flats/maisonettes/apartments, followed by detached houses (26%) and semi-detached houses (18%). In the latter ten-year period, the distribution of growth was less uneven with 27% of new stock being flats/maisonettes/apartments, 23% detached, 39% semi-detached and 11% terraced.

56. The 2011 and 2021 Census data includes information on number of households by bedrooms (the Census 2001 did not). The data in the Tables 6 and 7 shows there has been minimal growth in households occupying 2-bedroom properties and no growth households occupying 3-bedroom properties during the period 2011 to 2021. Households living in 1 bedroom and 4+ bedroom properties represent all the growth with 85% of the overall growth falling into the latter category.
57. This data should be treated with a bit of caution since it records just 308 additional households whereas the number of dwellings grew by 469 from 7,933 in 2011 to 8,402 in 2021. This means that on census day in March 2021, an unusually high number of dwellings were unoccupied. Some of this may have comprised new development being completed, registered with an address but not yet occupied.

Bedrooms	Number of dwellings (occupied)		Change
	2011	2021	
1 bedroom	370	409	39
2 bedrooms	1,223	1,229	6
3 bedrooms	2,169	2,167	-2
4 or more bedrooms	3,993	4,258	265
Total occupied dwellings	7,755	8,063	308

Table 6: Households by number of bedrooms 2011 to 2021. Source Census data.

Bedrooms	Share of all housing by numbers of bedrooms		Percentage point change
	2011	2021	
1 bedroom	4.8%	5.1%	0.3
2 bedrooms	15.8%	15.2%	-0.5
3 bedrooms	28.0%	26.9%	-1.1
4 or more bedrooms	51.0%	52.8%	1.3

Table 7: Share of occupied housing by numbers of bedrooms 2011 to 2021

58. Whilst KDBH's high proportion of one-family households correlates to a degree with there being a high proportion of larger dwellings, it is also true that the majority of households in the plan area live in under-occupied housing.
59. The majority of households (87%) have one or more bedrooms above the standard requirement (compared to 75% in Solihull Borough) and 61% have at least two bedrooms

more than the standard requirement (compared to 45% in Solihull Borough).

60. To conclude, the lower-than-average share of one person households in the Plan area does not point to a need to increase the proportion of new 1- and 2-bedroom dwellings from the 32% requirement set out in the current NP.
61. Given the poor housing affordability for single earners in the plan area, a higher proportion of smaller homes may however be needed to meet affordable housing need. As Policy H3 in the NP applies only to market housing, it can be assumed the housing mix in affordable schemes will be delivered in line with Local Plan requirements (which requires a higher proportion of 1- and 2-bedroom delivery).
62. From Chart 4.6 in the DSER, it is particularly noticeable that the Plan area has a very low proportion of households living in 3-bedroom properties (26.9% of KDBH households live in 3-bedroom dwellings compared to 44% in Solihull and 40% in England) and a particularly high proportion of households living in 4+ bedroom properties (52.8% of KDBH households live in such properties compared to 43% in Rural Solihull, 28.5% in Solihull and 21% in England).
63. It is recommended the current equal split of 34% set out in policy H3 of NP is reviewed in light of the low availability of 3-bedroom properties in the plan area. To help understand local demand versus the supply of dwellings with 1, 2 and 3 bedrooms, the NP Forum could undertake a survey of estate agents operating in the area.

Question 4: The Forum wishes the Local Housing Needs update to advise whether the supply of purpose- built accommodation for the elderly and for dementia care is now adequate to meet the area's needs. What policy provision, if any, should be made to meet future provision in these categories?

Background context

64. The Neighbourhood Plan at Policy H3 Housing Mix supports specialist institutionalised housing, sheltered housing for older people or affordable housing where it meets evidenced needs. The Neighbourhood plan covers the period 2018 to 2033.
65. The HNA 2017 identified that there was support for a significant quantum of sheltered and accessible housing as part of the delivery of new housing. This was supported by feedback from local agents who reported a significant demand for bungalows. The report identified the growth in over 75s to 2028 in Solihull. Using the Housing Learning and Improvement Network's suggested numbers per 1,000 of the 75+ population, the report set out a series of types of accommodation that might be needed (see paragraphs 109 to 111 in the HNA 2017) during the period up to 2028.

Evidence supporting the emerging Local Plan

66. The Solihull HEDNA includes an assessment of the need for specialist accommodation for older people. It explains that the key driver of need for specialist accommodation is the changing population demographic and increasing life expectancy. The report sets out
- the older population in the borough and in the sub areas including 'rural' noting the notable increase in the older population compared to the overall population growth.
 - the tenures in which older people currently live by borough and sub area
 - prevalence of disability by borough and sub area
 - increase in population with dementia
67. The report then models the prevalence rate (of need for specialist housing) to current and projected population changes and comparing that to the current supply. The report discusses the prevalence rate methodologies and applies specific local adjustments. These are discussed in paragraph 9.30 of their report and set out in Table 73 and 74.
68. Emerging Local Plan Policy P4 E (Meeting Housing Needs – Housing for Older and Disabled People) in principle supports new housing that meets the needs of older people in accordance with current assessment of housing need. The policy supports in principle applications for care homes and specialist housing for older people subject to a series of safeguarding conditions.

KDBH DSER 2023

69. The DSER sets out in Table 3.3 how the plan area's population is projected to grow between 2020 and 2036 **if it were** to grow by the same rate as in Solihull as a whole. It shows the population in the plan area will grow from 19,649 in 2020 to 21,765 in 2036 (i.e., by 10.8%).
70. Table 3.4 in the DSER then projects how individual 5-year age bands within the plan area

may grow between 2020 and 2036. To do this, an assumption has been made that the % of each 5-year age band as a proportion of the borough-wide population will remain the same as at the Census 2021 (e.g., 0–4-year-olds in the plan area will comprise 7.1% of the Solihull 0-4 year olds in 2036 as it did at the 2021 Census). Using these assumptions, population growth in the plan area would grow by 12 % rather than 10.8% and this is due to the older age profile in the plan area when compared to Solihull as a whole.

71. Table 5.1 in the DSER focuses on the projected population change for older groups **assuming** population by age in the plan area increases at the same rates as those forecast for Solihull. The number of people aged 65 years and over is forecast to increase by +1,300 between 2020 and 2036 (+25%). Breaking this down into younger and older retirement age, the number of people aged 65-74 years is forecast to increase by +437, or 17%, while the number of people aged 75 years and over is forecast to increase by 863, or 32%. These growth rates are projected to far exceed growth in the population aged under 65 years (7%, +1,049 residents). Older residents are expected to account for 30% of all residents by 2036 (13% 65-74-year-olds and 16% 75+ year olds), up from the current 27%.

Planned growth in the KDBH plan area 2020 to 2036

72. It is worth standing back from the population projections discussed above and to focus on the growth that is proposed for the plan area as set out in the emerging Local Plan. The submission version of the Local Plan (referred as “Version incorporating the schedule of minor modifications submitted with the plan”), proposes two site allocations in the plan area:

KN1: Hampton Road	Capacity: 180
KN2: South of Knowle	Capacity: 600
Total	780 new homes ⁵

73. In addition to the allocated sites, there would be a need to consider windfall development. Looking at recent past completion rates 2019/20 to 2022/2023, an assumption could be made that windfall would average at 19.5 per year – see table below. For the period 2020 to 2036 this amounts to 312 additional dwellings.

⁵ The NP Forum have advised that these figures are expected to increase through proposed main modifications.

	Completed dwellings in the plan area
2019/2020	8 net
2020/2021	33 net
2021/2022	30 net
2022/2023	6 net
Total	78
Average per year over four years	19.5

Table 8: Net dwelling completions 2019 to 2023. Source of data: Solihull Borough planning department 2023

74. Here it is noted that development at the Wyndley Garden Centre (to open as the Knowle Gardens extra care housing scheme (85 units) in 2025), together with the recently permitted development at Knowle Precinct (net increase of 31 flats) will mean that windfalls for the period up to 2036 is expected to be higher than 312 dwellings. The 85 units which is under construction has therefore been added to the overall windfall assumption for the 2020 to 2036 period.
75. If all 780 homes currently allocated in the emerging Local Plan and if windfall development continued at a rate of 19.5 homes per year, plus the 85 units at the Knowle Gardens extra care housing scheme then this would equate to a total of 1,177 new homes during the period 2020 to 2036.
76. Looking at the housing requirement figure for the Knowle, Dorridge and Bentley Heath as identified in the emerging Local Plan, this is set (see paragraph 233) at 808 dwellings. This has been arrived at by adding the site allocations (780) to *“sites in land availability assessments, those identified in the Councils BLR and site allocations in the Solihull Local Plan 2013 without planning permission 1st April 2020”*. If a review of the KDBH NP is undertaken, it will need to demonstrate compliance with the housing requirement figure, but it is a minimum figure.
77. For the purpose of understanding potential population projections arising from plan-led growth, the higher number of 1,177 during the 16-year period 2020 to 2036 is therefore assumed. If all 1,177 homes were all to be occupied at the plan level average rate of 2.43 people per dwelling, this would equate to 2,860 population growth during the period 2020 to 2036. This would represent an increase of 511 people above the growth (2,349) projected in Table 3.4 in the DSER (or a 14.5% growth over the projected population at 2020 as opposed to a 12% growth), and a total population of 22,497 by 2036.
78. Here, it is noted that average occupancy rate of new dwellings is expected to be lower than the current average of 2.43 people per dwelling. This is because policies in the emerging Local Plan and adopted Neighbourhood Plan policy seek a higher proportion to be delivered as smaller homes. Furthermore, a proportion of the housing (such as the 85 numbers built into the windfall allowance) may be specialist housing. A lower ratio would mean a lower population growth, indicating the population growth of 2,860 should be regarded as a maximum figure.

79. If we assume 16% of this population is aged 75 or over by 2036 (as is projected in Table 3.4 of the DSER) then this plan-led growth scenario could result in 3,600 people being aged 75 or over.
80. Here, it is again noted that the plan-led growth scenario could lead to a different proportion of people being aged 75 or over by 2036, especially if the emerging site allocations in KN1 and KN2 do result in the delivery of high numbers of specialist housing for older people and that this in turn results in the in-migration of people aged 75 or over moving into the area.
81. Nonetheless, as the purpose of this exercise is to understand the level of need for specialist housing in KDBH specifically, the projections for age percentages set out in Table 3.4 of the DSER (which themselves are linked to the Solihull HEDNA 2020 population projections) are used.

Translating population growth into need for specialist housing

82. The different types of specialist housing for older people are set out below.

What are the different types of specialist housing for older people?

There are different types of specialist housing designed to meet the diverse needs of older people, which can include:

- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Source: Planning Practice Guidance: Housing for Older People and Disabled People (DHULC) 2019

83. The plan area currently has 681 specialist properties/accommodation available for older people, the most common of which being leasehold properties (223, 33%) and care home spaces (225, 33%).
84. A number of facilities cater for the needs of people with dementia. According to the information provided by the Elderly Accommodation Counsel and published at www.housingcare.org, this applies to Birchmere New Care Home (62 bedspaces) and categorised below as a residential care home, to Birchmere House Care home (69 bedspaces) categorised below as a residential care home with nursing and to Knowle Gate Care Home (60 spaces), also categorised below as a residential care home with nursing. This amounts to 191 bedspaces.
85. In addition, close by to the plan area there is the Eastcote Park Care Home that provides dementia care, together with Blythe Rose at Woodview Rise, Blythe Park, a specialist dementia and nursing care home.
86. Full details of all properties are detailed in the table below and have been categorised by the consultant, drawing on the publicly available information at EAC Housing Care [Home - HousingCare : HousingCare](#).

Name and description	Dwellings	Tenure	Type
Age restricted housing (market)			
Beckford Croft, Dorridge	11	Leasehold	Age Exclusive Housing (age+60)
Sub Total	11		
Age restricted housing (affordable)			
Dassett Road 1 and 2 bedroom flats	17	Rent (social landlord)	Age Exclusive housing (+60)
Samuel Welsh Memorial Homes. Flats built in 1924 and renovated in 1990	4	Rent (social landlord)	Age Exclusive housing
St Johns Close. Bungalows and flats built in 1963	28	Rent (social landlord)	Age Exclusive Housing
Sub Total	49		
Housing with support (market)			
Cavendish Court. Managed by First Port, flats built in 1989	16	Leasehold	Retirement Housing (age 58+). Non-resident management staff
Rosegate managed by the Longhurst Group. Mixture of 1- and 2-bedroom bungalows and 1 and 2 bed maisonettes.	50	Leasehold	Retirement Housing Non-resident management staff

Name and description	Dwellings	Tenure	Type
Housing with support (market) continued...			
Michael Blanning Gardens. Bungalows, part of the assisted living scheme.	14	Leasehold	Retirement housing (age 58+)
The Cedars, Downing Close. 1- and 2-bedroom flats built in 1992.	25	Freehold and Rent (social landlord)	Retirement Housing Non-resident management staff
Arden Grange, 1- and 2-bedroom flats.	28	Leasehold	Retirement Housing (+60). Non-resident management staff
Eleanor Lodge. 1- and 2-bedroom flats built in 2020.	28	Leasehold	Retirement Housing Non-resident management staff
Sub Total	161		
Housing with support (affordable)			
Michael Blanning Gardens. Apartments over 2 floors. Assisted living.	26	Rent (social landlord)	Retirement housing (age 58+) Non-resident management staff (part time)
Bentley Heath. The Davenport Homes Bungalows built in 1935 and renovated in 2017.	39	Licence (almshouse charity)	Retirement Housing Resident management staff
Berrow Cottage Homes. 1-bedroom houses.	29	Licences (almshouses charity)	Retirement Housing Resident management staff
Paterson Court. 1 Bed studios.	26	Rent (social landlord)	Retirement Housing Resident management staff
Solihull Frail Ambulant Home, flats built in 1992.	64	Rent (social landlord)	Retirement Housing Resident management staff.
Sub Total	184		
Housing with care (market)			
Ravenshaw court (Mcarthy and Stone) 1- and 2-bedroom flats	51	Leasehold	Extra Care Housing (age +70). With on-site care staff
Eastcote Park, B92 0JJ Near Knowle Note: outside KDBH plan area but serves KDBH area	34	Leasehold	Luxury apartments but with extra care scheme with on-site care.
Sub Total	51 +34		

Name and description	Dwellings	Tenure	Type
Housing with care (affordable)			
	0		
Residential care home			
Jobs Close. Trial stay / long stay and respite.	34	Not for profit organisation	Care Home for older people generally
Birchmere Mews Care Home. 1270A Warwick Road. Long stay/ respite care/.	62	Care home	Conditions cared for: older people generally/people with physical difficulties/people with sensory impairments/people with mental disability/ people with dementia
Eastcote Park, luxury care home near Knowle B92 0JJ. Note: outside KDBH plan area but serves KDBH area.	50	Care home	50 ensuite bedrooms. Provide dementia care and respite care
Sub Total	96 + 50		
Nursing care bedspaces			
Birchmere House Care home, 1270 Warwick Road Long stay / respite care.	69	Care home	Care Home with nursing (62 single rooms and 7 shared rooms) Conditions cared for: older people generally/people with physical difficulties/people with sensory impairments/ people with dementia
Knowle Gate Care Home. Long stay accommodation.	60	Care home	Care Home with Nursing Conditions cared for: Older people generally/people with dementia
Sub Total	129		
Total properties	681 + 84		

Table 9: Older persons specialist housing in the plan area. Information drawn from <https://housingcare.org/> (Elderly Accommodation Counsel) September 2023. Scheme in different font is outside but serves area and is very close to it.

87. In addition to the above, there is a new facility due to open in 2025. This will be for Knowle Gardens leasehold extra care housing facility (being built at the site of the former Wyndley Garden Centre), providing 85 1- and 2-bedroom properties.

88. Tables 10 and 11 below report the demand and supply for specialist accommodation for older people at 2020 and at 2036. Table 10 assumes the population growth in line with the Solihull HEDNA 2020 projections, as applied to KDBH and Table 11 assumes population growth driven by the plan-led development scenario. Neither Table 10 or 11 includes the bed spaces provided by the Eastcote Park care home (50 units) or the Eastcote Park apartments (34) as they are not located in the plan area.
89. The purpose of Table 11 is to help illustrate the sensitivity of the model to different scenarios on population growth in people aged 75 years +. For consistency, the assumptions on the prevalence rates used in the modelled calculations below are taken from the Solihull HEDNA. The Solihull HEDNA discusses the prevalence rates methodologies and applied specific local adjustments for the borough in paragraph 9.30, Table 73 and 74 of their report. These assumptions have been used to calculate the projected current and future demand for specialist housing for older people. It should be noted that, as with all housing, the issue is a strategic one where a borough-wide response is needed.
90. With the exception of 'affordable housing with support', 'market housing with care' and 'nursing care bedspaces' each category of specialist accommodation for older people shows a shortfall in provision at 2020.
91. Projecting forwards to 2036, each category of specialist accommodation for older people shows a shortfall in provision with the exception of 'affordable housing with support'. However, whilst projecting forwards it is also important to take into account the pipeline and it is important to note the numbers in Tables 10 and 11 do not take these into account. Once the Knowle Gardens leasehold extra care housing facility is open there will no longer be a shortfall in 'market housing with care' for either 2020 or 2036. Further schemes understood to be in the pipeline are set out in Table 12.
92. In terms of dementia care, the Solihull HEDNA 2021 states (paragraph 9.30) that the nursing care bedspaces would be expected to include some for dementia care and that whilst dementia care is not separated out in the prevalence rates, a typical figure for dementia bedspaces would be around 6 per 1,000 people aged 75 and over. With a current (2020) population projection for the 75+ of 2,687, this would indicate a demand for 16 bed spaces and a projected (2036) population projection for this age group of 3,567 a demand for 21.4 bedspaces. The current supply of bedspaces where dementia care is available (see paragraph 69 of this report) indicates the current and projected demand for dementia care is adequately met.
93. It is also important to note that whilst the Eastcote Park care home and the Eastcote Park apartments are not located in the plan area, they are in close proximity and it does serve the plan area.

Type		Housing Demand per 1,000 75+		Current Supply	Current Demand (based on population of 2,687 75+ year olds. Table 3.4)	Current Shortfall / surplus	Additional demand to 2036 (based on population of 3,550 75+ year olds Table 3.4)	Shortfall / surplus by 2036
		2020	2036					
Age - restricted	Market	5	5	11	13	-2	18	-7
	Affordable	25	25	49	67	-18	89	-40
Total age restricted		30	30	60	81	-21	107	-47
Housing with support	Market	74	74	161	199	-38	263	-102
	Affordable	47	47	184	126	+58	167	+17
Total (housing with support)		121	121	345	325	20	430	-85
Housing with Care	Market	15	27	51	40	+11	96	-45
	Affordable	9	17	0	24	-24	60	-60
Total Housing with Care		24	44	51	64	-13	156	-105
Residential care bedspaces		63	44	96	169	-73	156	-60
Nursing care bedspaces		44	44	129	118	+11	156	-27
Total care home bedspaces		106	87	225	287	-62	312	-87
Total All				681				

Table 10: Specialist Housing Need using adjusted SHOP@ Assumptions 2020-2036 KDBH Sources: Specialist Housing – HousingCare, Elderly Accommodation Counsel; prevalence rates – Solihull HEDNA and population projections aged 75+ years (Solihull HEDNA 2020)

Type		Housing Demand per 1,000 75+		Current Supply	Current Demand (based on population of 2,687 75+ year olds. Table 3.4)	Current Shortfall / surplus	Additional demand to 2036 (based on population of 3,600 75+ year olds Table 3.4)	Shortfall / surplus by 2036
		2020	2036					
Age - restricted	Market	5	5	11	13	-2	18	-7
	Affordable	25	25	49	67	-18	90	-41
Total age restricted		30	30	60	81	-21	108	-48
Housing with support	Market	74	74	161	199	-38	266	-105
	Affordable	47	47	184	126	+58	169	+15
Total (housing with support)		121	121	345	325	20	435	-87
Housing with Care	Market	15	27	51	40	+11	97	-46
	Affordable	9	17	0	24	-24	61	-61
Total Housing with Care		24	44	51	64	-13	157	-106
Residential care bedspaces		63	44	96	169	-73	158	-62
Nursing care bedspaces		44	44	129	118	+11	158	-29
Total care home bedspaces		106	87	225	287	-62	316	-91
Total				681				

Table 11: Specialist Housing Need using adjusted SHOP@ Assumptions 2020-2036 KDBH area. Sources: Specialist Housing - HousingCare, Elderly Accommodation Counsel; prevalence rates - population assumptions for people aged 75+ years derived from [plan led growth as per emerging Local Plan plus windfall](#).

94. The projections suggest that there is a current (2020) shortfall in all types of specialist housing for older people with the exception of 'affordable housing with support', 'market housing with care' and 'nursing care bedspaces'. Clearly, older people who are with specialist needs are currently accommodated in existing homes with care packages. As a projection, it is not suggesting that older people are currently in homes that are unsuitable. Simply, there would appear to be a theoretical under supply.
95. The Solihull HEDNA based its tenure mix on the borough average. DSER Chart 4.9 shows that in 2021, the majority of households in the plan area owned their own home and at 84.5%, this was above averages for rural Solihull (78.8%), Solihull Borough (72.2%) and England (61.3%). Rates of shared ownership, social rented and private rented households were all below local and national averages. The level of affluence, relative to the Solihull average, is likely to mean a higher percentage of the total need to be in market homes with a lower percentage in affordable schemes.

96. In 2021, more than two-thirds (70.2%) of the plan area's residents aged 65 years and over classed themselves as in good health. Just under one-third classed themselves as in bad health: at 29.8%, this was below averages for rural Solihull (32.5%), Solihull Borough (39.3%) and England (41.0%). Similarly, a below average share of KDBH's older residents were disabled. In 2021, 17.9% (one in every 5.6) of residents aged 65-74 years were classed as disabled, with 5.2% being disabled and their activities limited a lot and 12.7% being disabled and their activities limited a little.
97. A higher percentage of residents aged 75 years and over were disabled, at 36.1% (one in every 2.8), with 16.0% being disabled and their activities limited a lot and 20.1% being disabled and their activities limited a little. Disability rates were below those for Solihull Borough and England, and below those for rural Solihull apart from the percentage of 75+ year olds that were disabled and their activities limited a little (19.9%) (DSER Table 5.5).
98. Therefore, the prevalence rates for the local area may be lower than the borough-wide average presented in the Solihull HEDNA to reflect the relatively healthier population in the plan area. The Neighbourhood Plan can consider the alternatives to specialist housing such as adaptation and accessibility solutions within own homes.
99. It is also appropriate to consider the impact of the pipeline supply including planning applications and the policies in the draft Local Plan to secure additional housing for older people as part of the housing allocations.
100. The Forum has advised that in addition to the Knowle Gardens leasehold extra care housing facility, providing 85 1- and 2- bedroom properties, the future pipeline up to 2036 could comprise:

	Name	Description	Dwellings	Tenure	Type
1	Site Allocation KN1	The land currently accommodating Knowle Football Club has been identified in the emerging Local Plan as a potential site for the redevelopment of a care village or retirement complex.	60		Care village
2	Site Allocation KN2	Homes with Care and Care beds	122 units		Housing with Care
3	Stripes Hill ⁶ , Warwick Road, Knowle as part of KN2	Retirement Village	170 care units	Market	Extra Care Housing
4	Langfield Road, Knowle	2 Bedroom bungalows	8 units	Market	Age restricted

Table 12: Specialist housing schemes in the development pipeline in KDBH. Information supplied by NP Forum

⁶ Any development at Stripes Hill will meet the KN2 allocation (row 2). Rows 2 and 3 should not be double counted when considering the potential future pipeline.

101. The pipeline supply indicates that a proportion of the current and future demand for specialist housing for older people is being addressed.
102. It also indicates there could be a mismatch between the current proposals and the need for specific types of specialist accommodation that is projected through the modelling. The information presented in Tables 10 and 11 suggests the projected need in 2036 for market housing with care will be met once the Knowle Gardens leasehold extra care housing facility is opened in 2025. The NP could helpfully be reviewed in this respect. It could be explicit about the anticipated needs for different types (tenure and level or type of care being provided) and set out, in policy, expectations with respect to this.

Appendix: The Demographic and Socio-Economic Report (the DSER), undertaken by Hannah Lazarus

KNOWLE, DORRIDGE AND BENTLEY HEATH DEMOGRAPHIC AND SOCIO-ECONOMIC REVIEW

October 2023

HANNAH LAZARUS in association with Modicum Planning and Nupremis Cambridge Limited.

1. INTRODUCTION

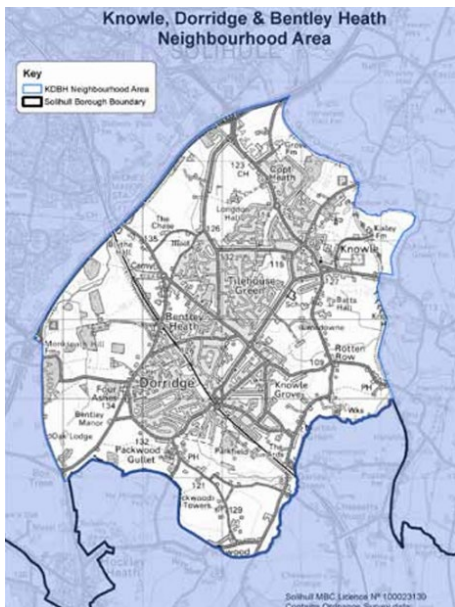
This report has been produced to support the development of an updated Neighbourhood Plan for Knowle, Dorridge & Bentley Heath (KDBH). It pulls together a range of published data to paint a picture of the area in terms of its demography, housing and economic profile, and includes a focus on the area's older population and housing needs.

Most data have been collated for a 'best fit' area comprising two 'middle layer super output areas' (named 'Solihull 026' and 'Solihull 028'). This includes a small area to the north west of the Neighbourhood Area, above the M42, as shown on the 'KDBH MSOAs' map.

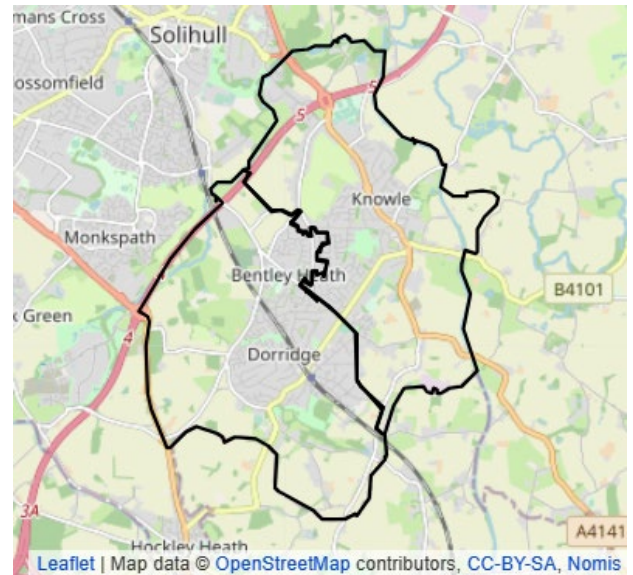
Deprivation data are available at Lower Super Output Area (LSOA) level. There are 12 LSOAs within KDBH, which are contiguous with the MSOA boundaries, as shown on the 'KDBH LSOAs' map.

Where possible, data for KDBH have been compared to averages for rural Solihull, Solihull borough and England. The definition for rural Solihull has been taken from GL Hearn's 'Housing and Economic Development Needs Assessment' for Solihull (October 2020) and comprises the wards of Bickenhill, Blythe, Dorridge and Hockley Heath, Knowle and Meriden, as shown on the 'Rural Solihull' map.

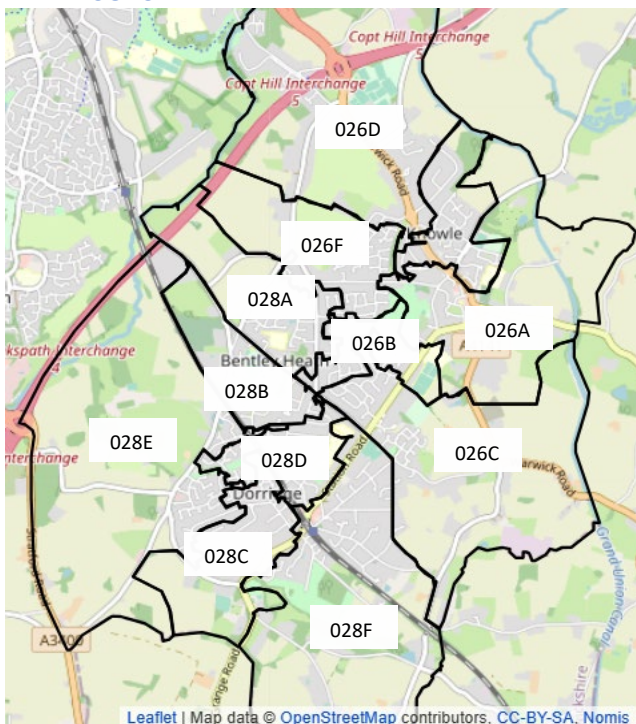
KDBH NEIGHBOURHOOD AREA



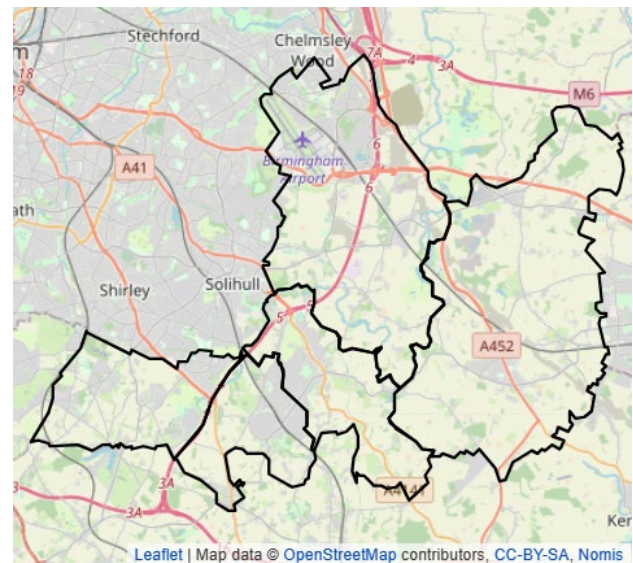
KDBH MSOAS



KDBH LSOAs



RURAL SOLIHULL



2. EXECUTIVE SUMMARY

DEMOGRAPHY

KDBH is densely populated compared to the wider rural Solihull area

The 2021 Census recorded 19,576 people living in Knowle, Dorridge and Bentley Heath (KDBH) - 30.8% of the population of rural Solihull and 9.1% of the population of Solihull borough. The area is densely-populated, at 11.0 people per hectare, compared to 4.3 people per hectare across rural Solihull.

Population growth has been well below average across the area

KDBH has experienced below average population growth over the past 20 years. At 5.4%, population growth between 2001 and 2021 was well below rates for Solihull (8.4%) and England (15.0%). Over the past 10 years (2011 to 2021), KDBH's population grew by 2.6% - well below rates for rural Solihull (7.8%), Solihull borough (4.6%) and England (6.6%).

KDBH has a much older age profile than comparator areas

KDBH has much higher shares of 10-14-year-olds and higher shares of residents aged 40 years and over, particularly those of retirement age (aged 65+) than averages for Solihull and England. Conversely, KDBH has below-average shares of very young children (aged 4 years and under) and residents of childbearing age (aged 20-39 years). Its median age, at 48.5 years, is higher than those for rural Solihull (45.5 years), Solihull borough (43.9 years) and England (40.6 years).

Growth in the retirement age population has been the most significant demographic trend over the past 20 years

Between 2001 and 2021, the clearest population trends have been a large increase in the number of residents aged 65 years and over and a sharp reduction in the number of residents aged 30-44 years. The number of people aged 65 years and older now represents one in every 3.8 residents, up from one in every 5.4 residents in 2001. Population trends have mirrored those across Solihull borough, but the reduction in the number of 30-44-year-olds has been much sharper in KDBH than across Solihull, which has been a key factor behind the area's below-average population growth rate.

The number of residents aged 10-14 years and 35-54 years is larger than would be expected by population ageing alone over the past decade, suggesting net in-migration among these cohorts

In 2021, there were 36% (+1,335) more 35-54-year-olds living in KDBH than 25-44-year-olds 10 years ago, along with 57% (+515) more 10-14-year-old residents than 0-4-year-olds 10 years ago, suggesting net in-migration among these cohorts. Conversely, there were 29% (-1,257) fewer 15-34-year-olds than 5-24-year-olds a decade ago, highlighting net out-migration among young people as they come of age. This could be due to reasons such as young adults seeking education or employment opportunities elsewhere and/or issues around local housing affordability for first-time buyers. Additionally, there were 10% (-582) fewer 55-74-year-olds than 45-64-year-olds 10 years ago. Hence, while KDBH's population is ageing, it has aged less than might be expected, perhaps due to death or out-migration.

If future population growth is spread evenly throughout Solihull borough, KDBH would experience a significant increase in its population by 2036, and further population ageing

KDBH could experience significant population growth by 2036. If projected population growth for Solihull is spread evenly through the borough, KDBH would experience a 10.8% increase in its population by 2036. But if growth in population by age in KDBH increases at the same rates as those forecast for Solihull, total population growth would increase by 12.0%, due to KDBH's older age profile. This would represent an average increase of 147 residents per year, up from an historic average increase of 50 residents per year between 2001 and 2021. Borough projections suggest that the highest population growth is expected amongst the retirement age population, particularly those aged 85 years and over. There is also expected to be notable growth in the number of 35-49-year-olds and, linked to this, strong growth in the number of older children (10-19 years).

KDBH has above average shares of older households (all residents aged 66 years and over) and below average shares of one-person

households where the resident is aged 65 years or younger

Compared to borough averages, KDBH has high shares of older households (one-person and one-couple households where residents are aged 66 years and over), which is consistent with its older age profile. Over the past 10 years, there has also been a sizeable increase in the numbers of older households in the area.

Conversely, KDBH has a low share of one-person households where the resident is aged 65 years or younger. As below, this reflects poor housing affordability in the area for single earners.

HOUSING

Dwellings growth has been below local and national rates, in line with below average population growth

There were 8,402 dwellings in KDBH in 2021, representing 30.6% of all dwellings across rural Solihull and 8.9% of all dwellings across Solihull borough – similar to its shares of population. KDBH has experienced below average dwellings growth over the past 20 years. At 10.4%, dwellings growth between 2001 and 2021 was below rates for Solihull (13.0%) and England (17.5%). Over the past 10 years (2011 to 2021), KDBH's dwellings stock grew by 4.2% - well below rates for rural Solihull (10.9%), Solihull borough (6.8%) and England (8.5%).

KDBH has a very high prevalence of detached housing and large housing (4+ bedrooms)

In 2021, the most common type of housing in KDBH was detached housing, representing 56.9% of the dwellings stock. This was more than double rates across Solihull (27.9%) and England (22.4%). KDBH had lower shares of all other types of housing. More than half of all households (52.8%) also lived in dwellings with four or more bedrooms – again, well above rates for Solihull (28.5%) and England (21.1%). Below average rates of households lived in smaller one-to-three-bedroom dwellings. Over the past 10 years, most growth (85%) has occurred among households living in dwellings with four or more bedrooms. This reflects in-migration among families (people aged 10-14 years and 35-54 years), as described above. Reflecting the strong prevalence of large housing in KDBH, under-occupation was very common, with the majority (87.3%) of households having one or more

bedroom than the standard requirement and almost two-thirds (61.2%) having at least two bedrooms more than the standard requirement.

KDBH has high rates of owner-occupied housing and low rates of social and private rented housing

In 2021, the majority (84.5%) of households in KDBH owned their own home. KDBH had a particularly high share of households owning their homes outright (50.5%), which is consistent with its older age profile, with older households being more likely to have paid off their mortgages. Rates of shared ownership, social rented and private rented households were all below local and national averages. The number of households owning their homes outright has increased significantly since 2001 (+821), along with a decrease in the number of households owning their home with a mortgage (-64) – as many households have aged and paid off their mortgages. There has also been a sizeable increase in the number of private-rented households (+492) and a marginal increase in the number of social-rented households (+72).

Median house prices are 67% and 83% higher than the Solihull average in both KDBH's MSOAs

House price statistics are available at MSOA level – for 'Solihull 026', which covers the north and east of KDBH and 'Solihull 028', which covers the south and west of the area. In 2022, the average price of houses sold in Solihull 026 was £552,500 – the fourth highest of all 29 MSOAs in Solihull and 67% higher than the Solihull average. The average price of houses sold in Solihull 028 was £602,500 – the highest of all 29 MSOAs in Solihull and 83% higher than the Solihull average. House prices in KDBH were well above the Solihull average for all types of housing, particularly for flats in Solihull 026 and for detached housing in Solihull 028.

LQ house prices are 69% and 77% higher than the Solihull LQ price in both KDBH's MSOAs

Lower quartile (LQ) house prices are the value at the first quarter of all house sale values ranked by price and provide a better indication of affordability than median house prices. In 2022, the LQ price of houses sold in Solihull 026 was £380,000 – the fourth highest of all 29 MSOAs in Solihull and 67% higher than the LQ price across Solihull. The LQ price of houses sold in Solihull 028 was £397,000 - the second highest of all 29 MSOAs in Solihull and 77% higher than the LQ price across

Solihull. LQ house prices across KDBH were well above Solihull averages for all types of properties, particularly flats and terraced housing.

The cheapest housing in KDBH would require an annual household income of over £57,000 to buy and would be unaffordable to local people on LQ earnings (even if there were two earners) and one person on median earnings

Applying some assumptions about deposits and mortgages to calculate the minimum salary needed to purchase a property in KDBH shows that an entry level (LQ) price of £235,000 for a flat in KDBH would require an annual household income of £57,100. Comparing house prices to local earnings also shows that all types of property would be unaffordable to local people on LQ earnings (even if there were two earners) and one person on median earnings. Only terraced housing and flats would be affordable for two earners on median incomes.

Few properties currently for sale in KDBH would be affordable to buyers on local LQ and median earnings

A review of property sales website, Rightmove, found 144 properties currently on the market in KDBH. Of those that weren't age-restricted homes, none would be affordable to a single earner on LQ earnings, 5% would be affordable to two earners on LQ earnings, 3% would be affordable to a single earner on median earnings and 13% would be affordable to two earners on median earnings.

Private rental costs are also significantly higher in KDBH than across Solihull and unaffordable for single people on LQ earnings

A review of property estate agent websites identified 20 properties available for private rent in KDBH. The median cost of rental properties was £1,488 per month – 65% higher than across Solihull while the LQ price was £1,194 per month – 50% higher than across Solihull. A single person on LQ earnings would be unable to afford to rent in the area while only LQ and median rents for one-bedroom properties would be within reach for a single median earner. LQ and median rents for one- and two-bedroom properties would be affordable for two LQ earners while LQ and median rents for one-to-three-bedroom properties would be affordable for two median earners.

Due to high house prices, a discount of more than 30% would need to be applied to First Homes in KDBH

With housing being relatively expensive in KDBH and unaffordable to many on low – and even average – incomes, first time buyers aspiring to live in the area would benefit from a range of affordable home ownership products such as First Homes and shared ownership. First Homes are to be offered at a discount of at least 30% on equivalent market prices for new build, entry-level properties and must not exceed £250,000. The starting point for considering whether First Homes are affordable is the cost of new build entry-level housing in the area. In 2022, LQ prices for new build housing were £512,950 for detached housing, £367,950 for semi-detached housing and £364,950 for flats/apartments. Even with a discount of 30%, house prices for all types of housing would exceed £250,000 and therefore not meet the First Homes criteria. Even at a 50% discount, the price of a detached home would continue to exceed £250,000. **Applying 40% and 50% discounts to semi-detached housing and flats/apartments shows that single earners on LQ and median Solihull earnings would not be able to afford a First Home, even at a 50% discount, while two earners with LQ and median incomes would be able to afford a First Home at a 40% discount.**

Shared ownership could also provide a more affordable option for those struggling to buy housing in KDBH at market prices. Comparing local LQ and median earnings to the income required to obtain a shared ownership property in KDBH shows that **shared ownership would not be viable for a single earner on LQ earnings, even at 10%, shared ownership at 10% would provide viable options for one earner on median Solihull earnings, shared ownership at 40% would provide viable options for two earners on LQ Solihull earnings, and shared ownership at 50% would provide viable options for two earners on median Solihull earnings.**

FOCUS ON OLDER PEOPLE

Population growth in KDBH has been – and is likely to continue to be – concentrated among older people

Over the past 10 years, the number of older residents has increased strongly, with a 17% increase in the number of 65-74-year-olds and a 26% increase in the number of 75+ year-olds. This compares to a 3% decrease in the number of residents aged under 65 years. Growth in the number of older residents is expected to continue

to significantly exceed growth among the younger population between 2020 and 2036, with the number of 65-74-year-olds forecast to increase 17%, the number of 75+ year-olds forecast to increase by 32%, and the number of people aged under 65 years forecast to increase by just 7%.

Population growth is likely to translate into almost 1,200 new households, with more than two-thirds of these being older households

KDBH's population is projected to increase by 2,349 between 2020 and 2036, comprised of 1,049 additional people aged under 65 years and 1,300 additional people aged 65 years and over. If 2021 household sizes are maintained up to 2036, this would lead to the creation of an additional 1,180 households: 344 where the household reference person (HRP) is aged under 65 years (29% of new households) and 835 where the HRP is aged 65 years and over (71% of new households).

Older households are most likely to live in owner-occupied housing, particularly owned outright, with owner occupation increasing in prevalence over the past 10 years

In 2021, the majority of KDBH households whose HRP was aged 65 years and over lived in owner-occupied housing (90.7%), particularly owned outright (85.1%). Low shares lived in social rented (5.3%) and private rented (3.9%) accommodation. Owning outright is also increasing in prevalence among older households, with the share of 65+ year households owning their own homes increasing (+3.0 percentage points (pp)) between 2011 and 2021. The share renting privately also increased slightly (+0.5pp) while the shares of 65+ households in social rented housing and owning with a mortgage/shared ownership decreased (-2.5pp and -0.8pp respectively).

KDBH has below average rates of bad health and disability among its older population

In 2021, more than two-thirds (70.2%) of KDBH residents aged 65 years and over classed themselves as in good health, while just under one-third classed themselves as in bad health: at 29.8%, this was well below averages for rural Solihull (32.5%), Solihull borough (39.3%) and England (41.0%). Older people living in social rented accommodation were most likely to be in bad health (58.7%). Similarly, a below average share of KDBH's older residents were disabled: at 17.9% of residents aged 65-74 years (with 5.2% being

disabled and their activities limited a lot) and 36.1% of 75+ year olds (with 16.0% being disabled and their activities limited a lot). Disability rates were below those for Solihull borough and England.

There is a current (2020) and projected (2036) shortfall for most categories of specialist accommodation for older people, particularly housing with care

KDBH currently has 681 specialist properties/accommodation available for older people, the most common of which being care home spaces and leasehold properties. Many categories of specialist accommodation for older people had a shortfall in provision at 2020. By 2036, all categories of specialist accommodation are projected to have a shortfall in provision with the exception of 'affordable housing with support'. However, these calculations do not take account of units which are under construction, a planned commitment or included with Local Plan policies for future development.

ECONOMIC ACTIVITY

Rates of economic activity are high among KDBH's residents

In 2021, 80.0% of KDBH's non-retired adult population were in employment, while 3.2% were unemployed (out of work but actively seeking work), and 16.8% were economically inactive. KDBH had a higher employment rate, and lower unemployment and inactivity rates, than local and national averages. Economically inactive adults were most likely to be inactive due to being a student or looking after the home/family. Between 2011 and 2021, KDBH's labour market activity rates deteriorated slightly, potentially reflecting difficulties following the COVID-19 pandemic, with similar trends observed nationally.

KDBH'S residents are most likely to work in the highest-skilled occupations

Three-quarters (75.0%) of employed residents work in the most highly-skilled occupations – well above rates for rural Solihull (69.2%), Solihull borough (61.3%) and England (56.7%). KDBH's occupational profile suggests that its working age population is relatively affluent, and could highlight that this is an area where people in lower-skilled occupations (i.e. lower paid workers) cannot afford to buy/rent a home.

A high share of residents work mainly from home or travel intermediate distances to work. Those travelling to work do so mainly by car

In 2021, a high proportion of KDBH's employed residents worked mainly from home (50.7%), well above rural Solihull and Solihull borough averages (43.5% and 36.1% respectively), and well above the 2011 rate of 15.2% - although it is important to note that the 2021 Census took place during COVID-19 restrictions, when working from home prevalence was high. A below average share of residents travelled short distances to work (<10km) while a relatively high share travelled intermediate distances (10>30km). An overwhelming majority of those travelling to work did so by car (80.6% - above rates for Solihull borough (75.1%) and England (65.0%)). Compared to rates for Solihull, a slightly larger rate of KDBH employed residents travelling to a workplace did so by train (3.9% vs 2.5%) while far fewer travelled to work by bus (1.5% vs 5.9%).

At the time of the 2011 Census, three-quarters of KDBH's residents commuted outside the area to work

Commuting/place of work data are not yet available from the 2021 Census. At the time of the 2011 Census, one-quarter (2,321, 25.5%) of KDBH's employed residents worked in KDBH while three-quarters (6,779, 74.5%) commuted outside of the area to work (although it is important to note that KDBH's 'place of work' profile may have changed significantly since the COVID-19 pandemic, due to increased opportunities for remote/hybrid working). At district level, the most popular employment locations for employed residents working outside of KDBH were elsewhere in Solihull (23.2%), Birmingham (21.4%), no fixed place (6.1%), Coventry (4.0%) and Warwick (4.0%). At lower levels of geography (MSOA and 'best fit' ward level), the most popular employment locations included St Alphege, the Soho and Jewellery Quarter of Birmingham, Silhill, Shirley South and Bickenhill.

KDBH is an area of net out-commuting, with the number of employed residents being 88% higher than the size of the local workforce

In 2011, 9,100 employed people lived in KDBH while 4,830 people worked in KDBH. The number of employed residents was 88% higher than the size of the local workforce. Net out-commuting was most prevalent among the highest skilled

occupations with net in-commuting among three occupational groups (Skilled Trades Occupations, Caring, Leisure and Other Services Occupations and Elementary Occupations). Of the 4,830 people working in KDBH, 51.9% (2,509) commuted into the area from elsewhere. The most popular locations for in-commuters, at district level, were elsewhere in Solihull (24.1% of the KDBH workforce), Birmingham (12.7%), Warwick (2.3%) and Coventry (1.9%). At lower levels of geography (MSOA and 'best fit' ward level), the most popular locations for in-commuters were other areas of Solihull (Blythe, St Alphege, Meriden, Elmdon, Silhill, Blythe, Shirley South and Shirley East).

KDBH'S largest employment sectors are Wholesale and Retail, Health and Social Work Activities, and Accommodation and Food Service Activities

In 2021, there were 5,975 jobs registered in KDBH (well below the number of employed residents, at 8,490 in 2021, suggesting that a large degree of out-commuting is still prevalent). The largest broad employment sectors were Wholesale and Retail Trade, Health and Social Work Activities and Accommodation and Food Service Activities. Between 2015 (the earliest year of data) and 2021, the number of jobs in KDBH grew by 400 (or by 7.2%). Job growth was driven by Manufacturing, Accommodation and Food Service Activities and Health and Social Work Activities. Over the same period, some sectors experienced job losses, particularly Wholesale and Retail Trade and Other Service Activities.

DEPRIVATION

While overall deprivation levels are low, KDBH has high levels of 'Geographical Barriers' deprivation

The 'Geographical Barriers' sub-domain of deprivation shows many KDBH residents live relatively long distances from a GP surgery, post office, primary school and/or general store/supermarket. One of KDBH's 12 LSOAs falls within the 10% most deprived areas of England on this measure, while four fall within the 20% most deprived and two fall within the 30% most deprived.

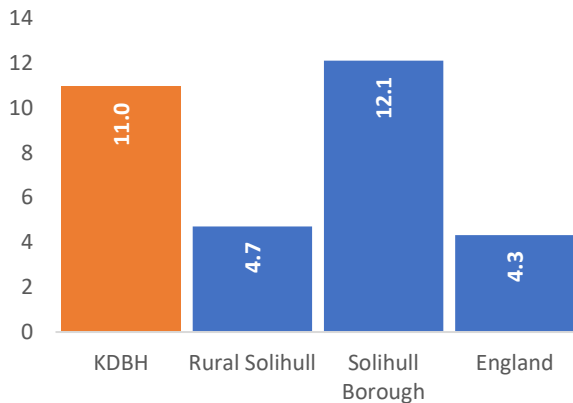
Two LSOAs also exhibit high levels of 'Indoors Living Environment' deprivation, falling within the 20% and 30% most deprived areas in England, due to having high rates of housing in poor condition and high rates of housing without central heating.

3. DEMOGRAPHY

KDBH HAS A HIGH POPULATION DENSITY COMPARED TO OTHER AREAS OF RURAL SOLIHULL

The 2021 Census recorded 19,576 people living in Knowle, Dorridge and Bentley Heath (KDBH), equivalent to 30.8% of the population of rural Solihull and 9.1% of the population of Solihull borough. The area had a high population density, with 11.0 people per hectare – well above the average for rural Solihull (4.7 people per hectare) and England (4.3), but slightly below the Solihull borough average of 12.1.

CHART 3.1: POPULATION DENSITY (PEOPLE PER HECTARE), 2021

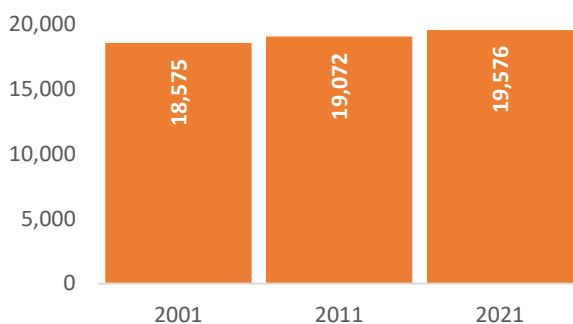


Source: 2021 Census, Office for National Statistics

POPULATION GROWTH HAS BEEN WELL BELOW AVERAGE ACROSS KDBH

KDBH has experienced below average population growth over the past 20 years. Between 2001 and 2021, its population grew by 1,001, from 18,575 to 19,576. At 5.4%, population growth over the period was well below rates for Solihull (8.4%) and England (15.0%).

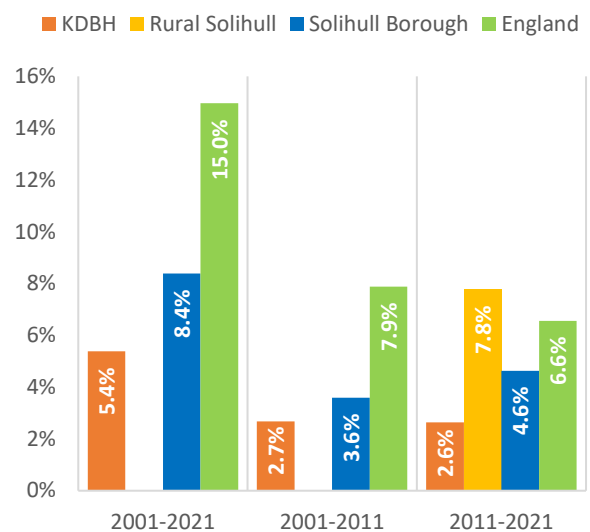
CHART 3.2: KDBH POPULATION, 2001-2021



Source: 2021 Census, Office for National Statistics

Over the first half of this period (2001 to 2011), KDBH’s population grew by 497 people (2.7%), followed by a further 504 people (2.6%) between 2011 and 2021. Growth rates were below those for Solihull and well below those for England, as shown in Chart 3.3. Population growth data for rural Solihull is unavailable for 2001 to 2011 due to changes to ward boundaries. But between 2011 and 2021, the population of rural Solihull grew by 7.8% - three times the growth rate across KDBH.

CHART 3.3: POPULATION GROWTH, 2001-2021

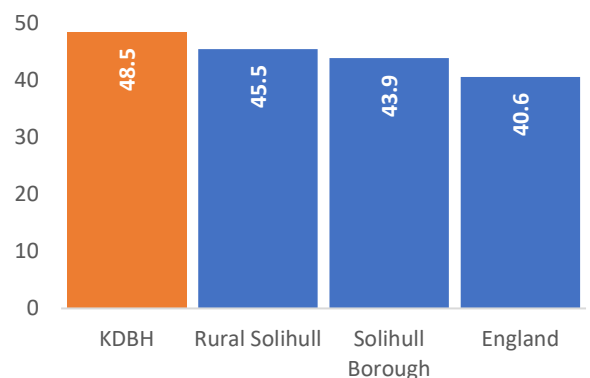


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

KDBH HAS A MUCH OLDER AGE PROFILE THAN LOCAL AND NATIONAL AVERAGES

The average (median) age of KDBH’s population in 2021 was 48.5 years – higher than the averages for rural Solihull (45.5 years), Solihull borough (43.9 years) and England (40.6 years).

CHART 3.4: MEDIAN AGE (YEARS), 2021

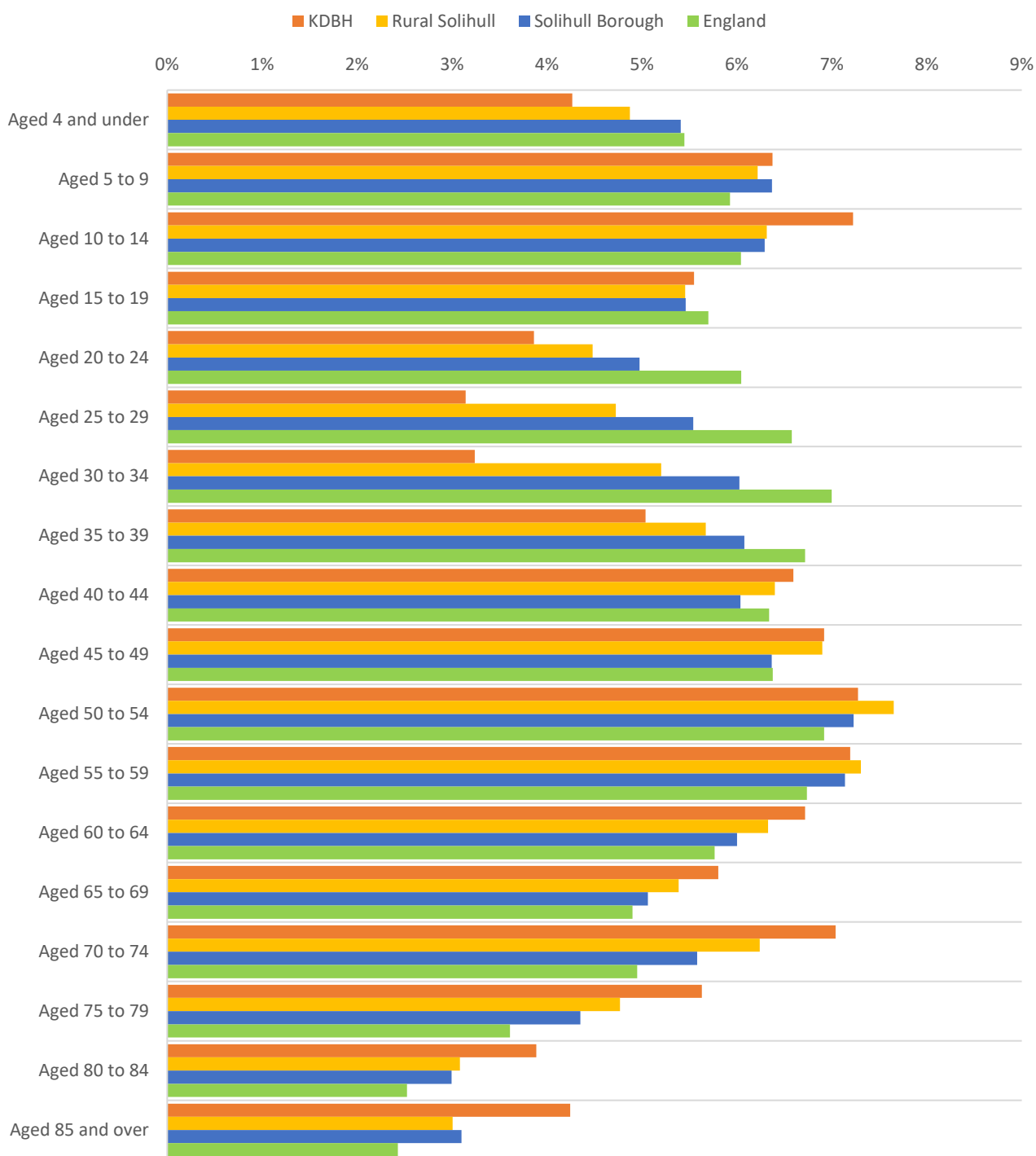


Source: 2021 Census, Office for National Statistics

2021 Census estimates show that KDBH has much higher shares of 10-14-year-olds and higher shares of residents aged 40 years and over, particularly those of retirement age (aged 65+) (Chart 3.5 and Table 3.1). Conversely, KDBH has below-average shares of very young children (aged 4 years and under) and residents of childbearing age (aged 20-39 years). As noted in GL Hearn’s ‘Housing and Economic Development Needs Assessment’ for

Solihull, areas without a university nearby tend to have a low proportion of people of young working age, although the lack of young working-aged people also likely reflects the type and cost of available housing. As noted in the following chapter, there are few affordable housing options available in KDBH for those on low and average incomes.

CHART 3.5: POPULATION BY AGE, FIVE-YEAR AGE BANDS, 2021



Source: 2021 Census, Office for National Statistics

TABLE 3.1: POPULATION BY AGE, FIVE-YEAR AGE BANDS, 2021

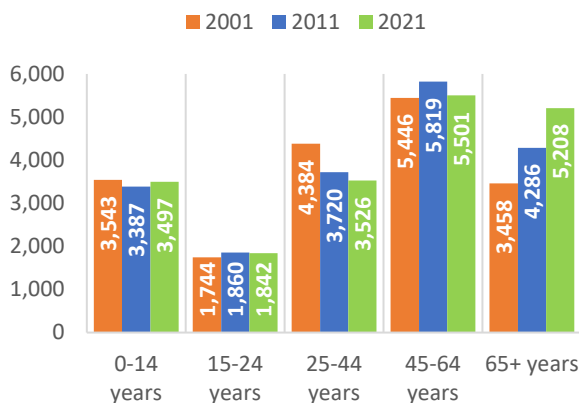
	% Population by Age				
	KDBH Population by Age	% KDBH	% Rural Solihull	% Solihull Borough	% England
Aged 4 and under	835	4.3%	4.9%	5.4%	5.4%
Aged 5 to 9	1,248	6.4%	6.2%	6.4%	5.9%
Aged 10 to 14	1,414	7.2%	6.3%	6.3%	6.0%
Aged 15 to 19	1,086	5.5%	5.5%	5.5%	5.7%
Aged 20 to 24	756	3.9%	4.5%	5.0%	6.0%
Aged 25 to 29	615	3.1%	4.7%	5.5%	6.6%
Aged 30 to 34	634	3.2%	5.2%	6.0%	7.0%
Aged 35 to 39	986	5.0%	5.7%	6.1%	6.7%
Aged 40 to 44	1,291	6.6%	6.4%	6.0%	6.3%
Aged 45 to 49	1,354	6.9%	6.9%	6.4%	6.4%
Aged 50 to 54	1,424	7.3%	7.7%	7.2%	6.9%
Aged 55 to 59	1,408	7.2%	7.3%	7.1%	6.7%
Aged 60 to 64	1,315	6.7%	6.3%	6.0%	5.8%
Aged 65 to 69	1,136	5.8%	5.4%	5.1%	4.9%
Aged 70 to 74	1,378	7.0%	6.2%	5.6%	5.0%
Aged 75 to 79	1,102	5.6%	4.8%	4.4%	3.6%
Aged 80 to 84	761	3.9%	3.1%	3.0%	2.5%
Aged 85 and over	831	4.2%	3.0%	3.1%	2.4%

Source: 2021 Census, Office for National Statistics

GROWTH IN THE RETIREMENT AGE POPULATION HAS BEEN THE MOST SIGNIFICANT DEMOGRAPHIC TREND OVER THE PAST 20 YEARS

There has been some fluctuation in the age profile of KDBH’s population over the past 20 years, as demonstrated in Chart 3.6. The clearest trends have been a sharp decrease in the numbers of 25-44-year-olds (-858) and a large increase in the population aged 65 years and over (+1,750).

CHART 3.6: POPULATION BY AGE, KDBH, 2001-2021

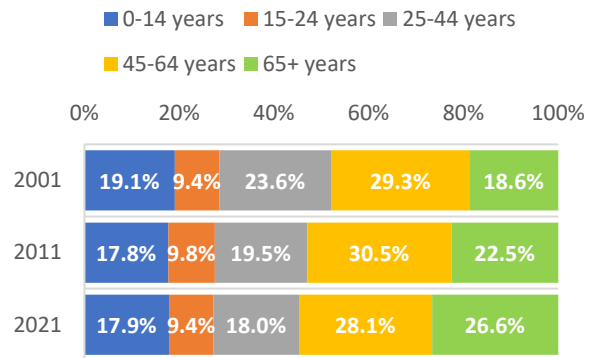


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

During this time, the share of KDBH’s population aged 25-44 years decreased from 23.6% to 18.0% while the share of population aged 65 years and

over increased from 18.6% to 26.6% (from one in every 5.4 residents to one in every 3.8 residents).

CHART 3.7: % POPULATION BY AGE IN KDBH, 2001-2021

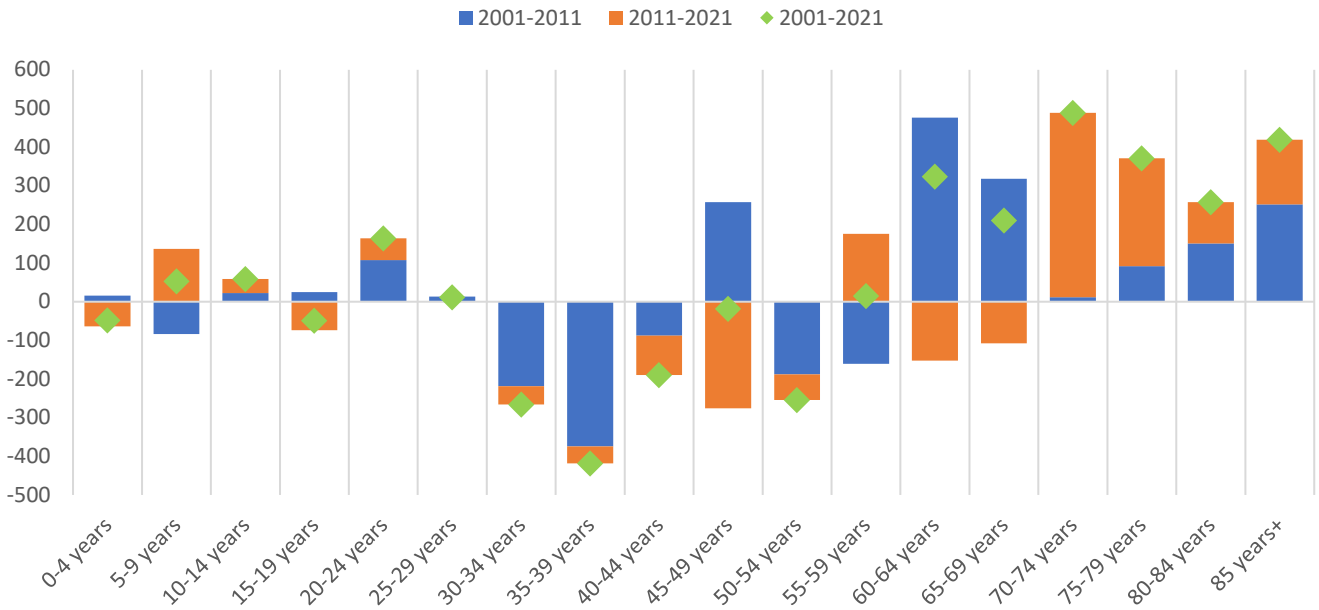


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

Looking at population growth by age in more detail, i.e. by five-year age bands (Chart 3.8) highlights a marked increase in the numbers of people aged 60 years and over during the past 20 years, with all growth in the number of 60-69-year olds occurring in 2001-2011, followed by a slight reduction during 2011-2021, and most of the increase in the number of 70-79-year-olds occurring since 2011.

Conversely, there has been an overall reduction in the number of 30-44-year-olds living in the area, with most of this decrease occurring during 2001-2011.

CHART 3.8: CHANGE IN POPULATION BY FIVE-YEAR AGE BANDS IN KDBH, 2001 TO 2021

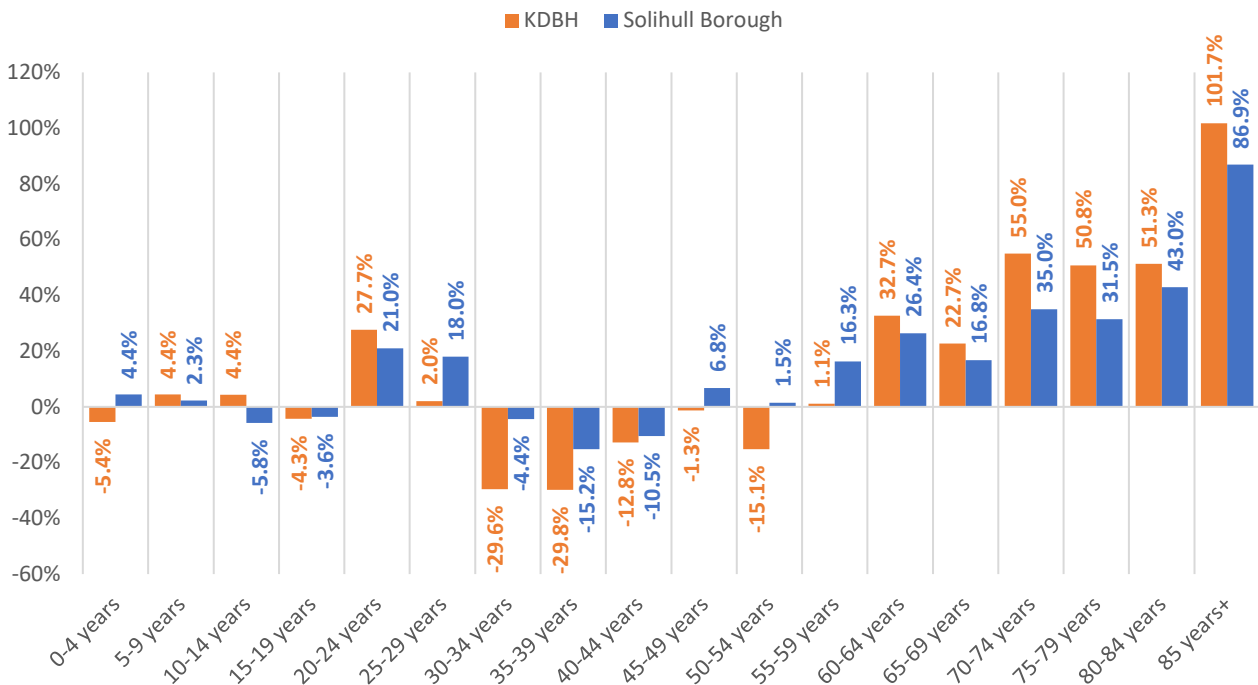


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

Population trends in KDBH over the last 20 years have largely mirrored those across Solihull borough, which has also experienced significant ageing of its population and a fall in the number of people aged 30-44 years. However, the fall in the

number of 30-44-year-olds has been much sharper in KDBH than across Solihull, which is a key factor behind the area’s below-average population growth rate.

CHART 3.9: POPULATION GROWTH RATES BY FIVE YEAR AGE BAND, 2001-2021



Source: 2001 and 2021 Censuses, Office for National Statistics

THE NUMBER OF RESIDENTS AGED 35-54 YEARS IS LARGER THAN WOULD BE EXPECTED BY POPULATION AGEING ALONE OVER THE PAST DECADE, SUGGESTING NET IN-MIGRATION AMONG THIS COHORT. CONVERSELY, THERE HAS BEEN NET OUT-MIGRATION AMONG YOUNG PEOPLE

Table 3.2 compares the size of KDBH’s population by age group in 2021 to age groups that were 10 years younger in 2011. It shows that, in 2021, there were 36% (+1,335) more 35-54-year-olds living in KDBH than 25-44-year-olds 10 years ago, suggesting net in-migration among these age groups. There were also 57% (+515) more 10-14-year-olds than 0-4-year-olds 10 years ago.

In contrast, there were 29% (-1,257) fewer 15-34-year-olds than 5-24-year-olds a decade ago, highlighting net out-migration among young people as they come of age. This could be due to reasons such as young adults seeking education or employment opportunities elsewhere and/or issues around local housing affordability for first-time buyers.

Additionally, there were 10% (-582) fewer 55-74-year-olds than 45-64-year-olds 10 years ago.

Hence, while KDBH’s population is ageing, it has aged less than might be expected, perhaps due to death or out-migration.

IF FUTURE POPULATION GROWTH IS SPREAD EVENLY THROUGHOUT SOLIHULL BOROUGH, KDBH WOULD EXPERIENCE A SIGNIFICANT INCREASE IN ITS POPULATION BY 2036

In October 2020, the ‘Housing and Economic Development Needs Assessment’ produced for Solihull Metropolitan Borough Council included population forecasts for Solihull borough. Population projections were housing-led (constrained to the delivery of 807 net new dwellings per annum between 2020 and 2036). Projections suggested population growth across the borough of 10.8% over the period.

If this rate of growth is applied to KDBH, the area would experience an increase of 2,116 people, and a total population of 21,765, by 2036, as shown in Table 3.3. **This represents a significant uplift in population growth, with an average increase of 132 people per annum, up from an average increase of 50 people per annum between 2001 and 2021.**

TABLE 3.2: POPULATION BY AGE IN KDBH: 2011 AGE BANDS VS. 2021 AGE BANDS +10 YEARS

Age 2011	Resident Count 2011	Age 2021	Resident Count 2021	Difference
0-4	899	10-14	1,414	515
5-9	1,111	15-19	1,086	-25
10-14	1,377	20-24	756	-621
15-19	1,160	25-29	615	-545
20-24	700	30-34	634	-66
25-29	616	35-39	986	370
30-34	681	40-44	1,291	610
35-39	1,030	45-49	1,354	324
40-44	1,393	50-54	1,424	31
45-49	1,630	55-59	1,408	-222
50-54	1,490	60-64	1,315	-175
55-59	1,232	65-69	1,136	-96
60-64	1,467	70-74	1,378	-89

Source: 2011 and 2021 Censuses, Office for National Statistics

TABLE 3.3: POPULATION PROJECTIONS, 2020-2036

	Population 2020	Population 2036	Change in Population	% Change in Population
Solihull Projections	217,047	240,417	23,369	10.8%
Solihull Projections Applied to KDBH	19,649	21,765	2,116	10.8%

Source: Solihull projections from Table 5 of ‘Housing and Economic Development Needs Assessment’ October 2020, GL Hearn, and applied to KDBH

FURTHER POPULATION AGEING IS EXPECTED

The projections for Solihull suggest that significant population ageing is likely to 2036, with the highest growth expected to be among the retirement age population, particularly those aged 85 years and over (+53%), followed by 80-84-year-olds (+26%). There is also expected to be notable absolute growth in the number of 35-49-year-olds and, linked to this, strong growth in the number of older children (10-19 years).

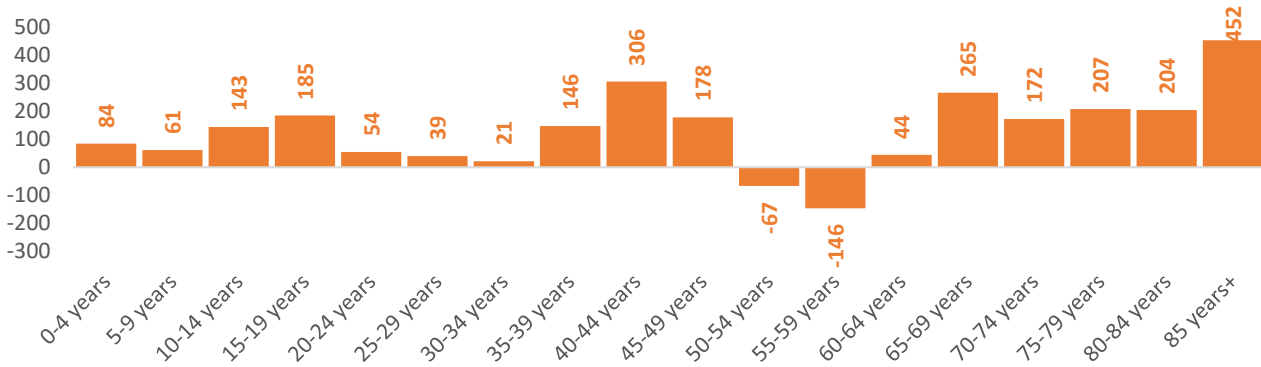
If growth in population by age in KDBH increases at the same rates as those forecast for Solihull, total population growth would increase more than that illustrated above, due to KDBH's older age profile: at these rates of growth, KDBH's population would increase by 2,349 people to 21,985 by 2036 (+12.0%) – representing an average annual increase of 147 people per year, as shown in Table 3.4.

TABLE 3.4: POPULATION BY AGE PROJECTIONS, KDBH, 2020-2036

Age band (years)	% Solihull population living in KDBH, by age band (2021 Census)	Population Projections for Solihull, G Hearn (2020)			Population Projections for KDBH - calculated by applying % Solihull population living in KDBH in 2021 to Solihull projections			
		2020	2036	change	2020	2036	Change	% Change
0-4	7.1%	12,266	13,441	9.6%	876	960	84	9.6%
5-9	9.1%	13,881	14,553	4.8%	1,258	1,319	61	4.8%
10-14	10.4%	13,594	14,968	10.1%	1,413	1,556	143	10.1%
15-19	9.2%	11,803	13,812	17.0%	1,086	1,270	185	17.0%
20-24	7.0%	10,695	11,469	7.2%	752	806	54	7.2%
25-29	5.1%	12,338	13,100	6.2%	633	673	39	6.2%
30-34	4.9%	12,748	13,188	3.5%	620	642	21	3.5%
35-39	7.5%	12,986	14,935	15.0%	974	1,120	146	15.0%
40-44	9.9%	13,035	16,125	23.7%	1,289	1,595	306	23.7%
45-49	9.8%	14,448	16,257	12.5%	1,421	1,599	178	12.5%
50-54	9.1%	15,716	14,985	-4.7%	1,432	1,365	-67	-4.7%
55-59	9.1%	15,268	13,671	-10.5%	1,393	1,247	-146	-10.5%
60-64	10.1%	12,670	13,103	3.4%	1,284	1,328	44	3.4%
65-69	10.4%	11,326	13,881	22.6%	1,175	1,440	265	22.6%
70-74	11.4%	11,765	13,270	12.8%	1,343	1,515	172	12.8%
75-79	11.7%	9,022	10,786	19.5%	1,057	1,263	207	19.6%
80-84	11.8%	6,599	8,335	26.3%	776	980	204	26.3%
85+	12.4%	6,889	10,537	53.0%	854	1,307	452	53.0%
TOTAL	9.1%	217,047	240,417	10.8%	19,637	21,985	2,349	12.0%

Source: Solihull 'population by age' projections from Table 6 of 'Housing and Economic Development Needs Assessment' October 2020, GL Hearn, and applied to KDBH. KDBH projections assume that %KDBH population by age relative to Solihull at the time of the 2021 Census remains the same throughout the forecast period.

CHART 3.10: FORECAST POPULATION BY AGE, KDBH, 2020-2036



Source: Solihull 'population by age' forecasts from Table 6 of 'Housing and Economic Development Needs Assessment' October 2020, GL Hearn, and applied to KDBH

THE MAJORITY OF HOUSEHOLDS IN KDBH ARE ONE-FAMILY HOUSEHOLDS, WITH A BELOW-AVERAGE SHARE OF ONE-PERSON HOUSEHOLDS

At the time of the 2021 Census, there were 8,061 households in KDBH. More than one-third (70.6%) of these households were one-family households – above averages for rural Solihull (69.3%), Solihull borough (66.4%) and England (63.0%).

One-person households accounted for just over one-quarter of households (26.6%) – similar to rural Solihull (26.7%) but below averages for Solihull borough (28.9%) and England (30.1%). This reflects KDBH's housing mix, with a below average share of households living in 1-2 bedroom properties (20.3%) along with poor housing affordability for single earners, as detailed in Chapter 4 on Housing.

Other household types (i.e. containing more than one family, all full-time students, etc) also formed a small share of households – representing 2.7% of households – well below averages for rural Solihull (4.0%), Solihull borough (4.7%) and England (6.9%).

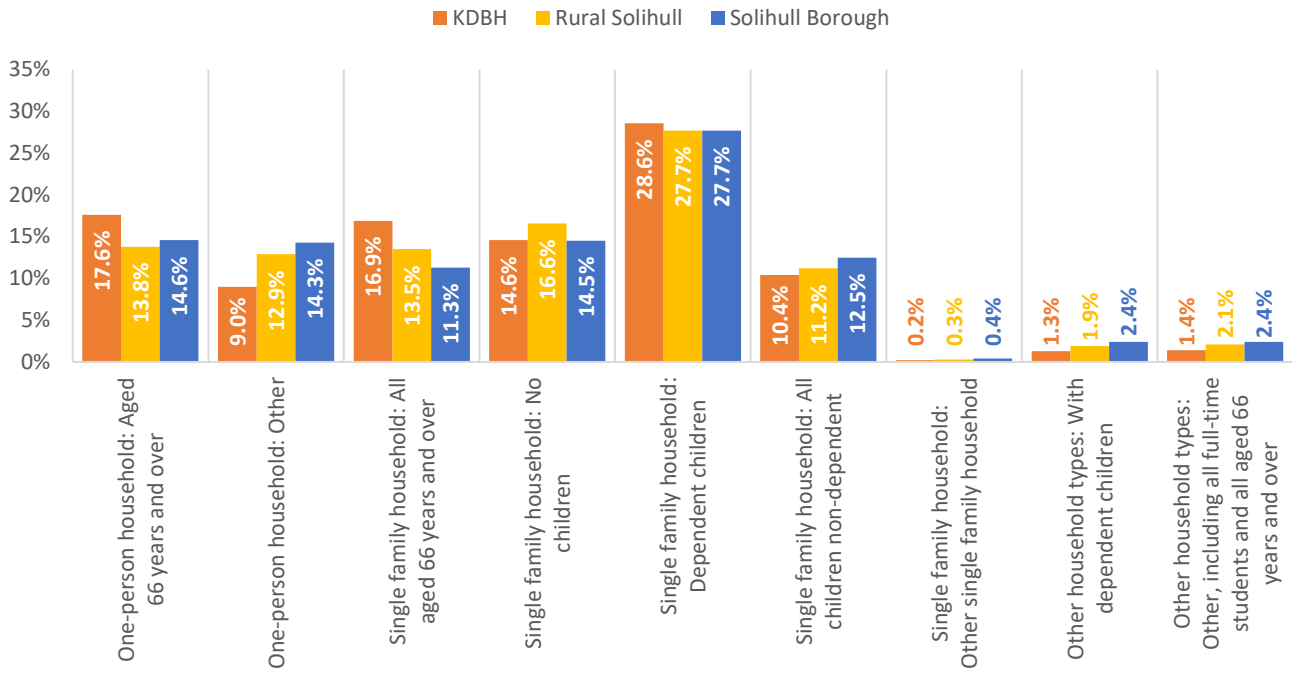
Average household size, at 2.43 people per household, was similar to comparator areas: 2.42 in rural Solihull and Solihull borough and 2.41 across England.

KDBH HAS ABOVE AVERAGE SHARES OF OLDER HOUSEHOLDS

Compared to borough averages, KDBH had higher shares of older households, which is consistent with its older age profile. The most notable differences were its higher share of one-person households aged 66 and over (17.6%, compared to 13.8% in rural Solihull and 14.6% in Solihull borough) and its higher share of one-family households with all residents aged 66 years and over (16.9%, compared to 13.5% in rural Solihull and 11.3% in Solihull borough).

Conversely, one-person households aged under 66 years formed a much lower share of all households in KDBH (9.0%) than across rural Solihull (12.9%) Solihull borough (14.3%). As above, this reflects the area's housing mix, with a low share of households living in 1-2 bedroom properties along with poor housing affordability for single earners.

CHART 3.11: HOUSEHOLD COMPOSITION (% OF ALL HOUSEHOLDS), 2021



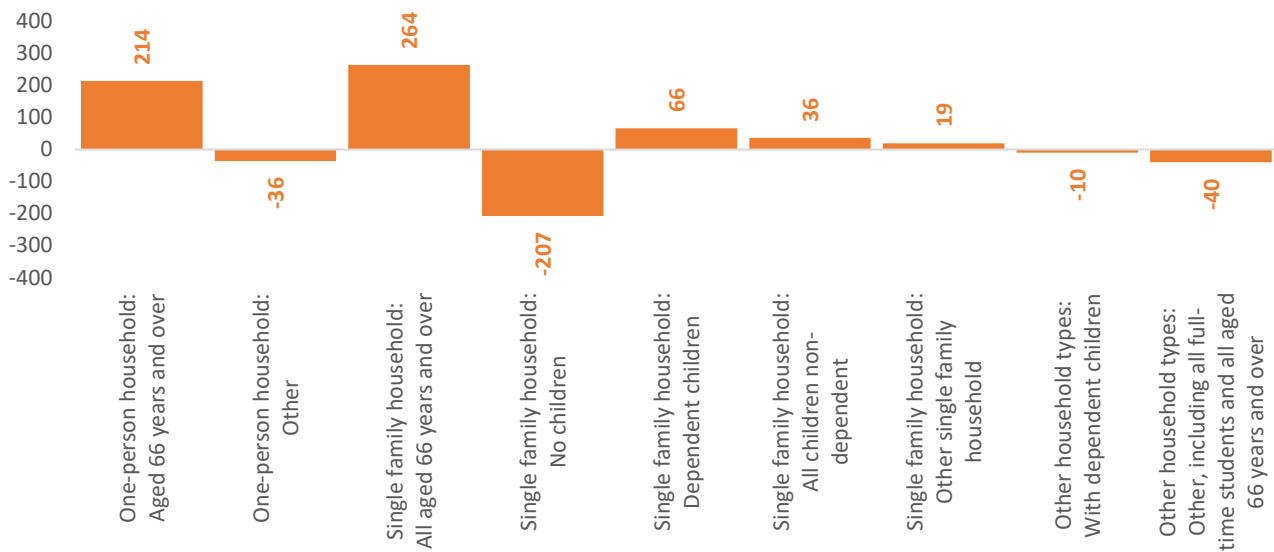
Source: 2021 Census, Office for National Statistics

THERE HAS BEEN A LARGE INCREASE IN OLDER HOUSEHOLDS OVER THE PAST DECADE

Between 2011 and 2021, the number of households in KDBH increased by 306, or by 3.9% (from 7,755 to 8,061). During this time, average household size declined, from 2.46 to 2.43.

Over the period, the biggest changes in household composition were the increases in the numbers of older households: +214 one-person households aged 66 years and over and +264 one-family households aged 66 years and over. This was almost matched by a reduction in the number of one-family households with no children (perhaps driven by couples previously aged 56-65 years in 2011 with no residing children entering the 66+ year age bracket by 2021).

CHART 3.12: CHANGE IN HOUSEHOLD COMPOSITION IN KDBH, 2011-2021



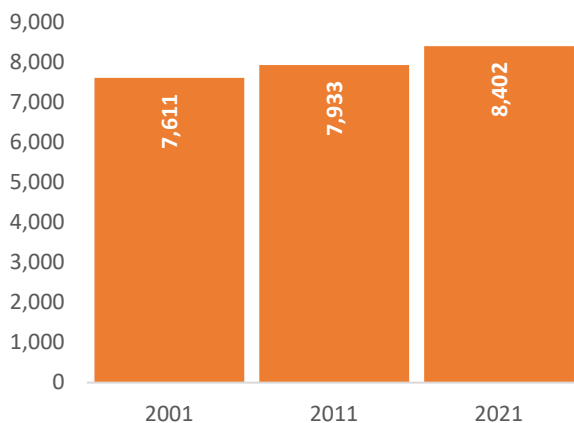
Source: 2011 and 2021 Censuses, Office for National Statistics

4. HOUSING

RATES OF HOUSING GROWTH HAVE BEEN BELOW AVERAGE IN KDBH, IN LINE WITH BELOW AVERAGE POPULATION GROWTH

There were 8,402 dwellings in KDBH in 2021, up from 7,611 in 2001 and 7,933 in 2011. In 2021, the number of dwellings in KDBH represented 30.6% of all dwellings across rural Solihull (similar to its share of population, at 30.8%) and 8.9% of all dwellings across Solihull borough (similar to its population share of 9.1%).

CHART 4.1: NUMBER OF DWELLINGS IN KDBH

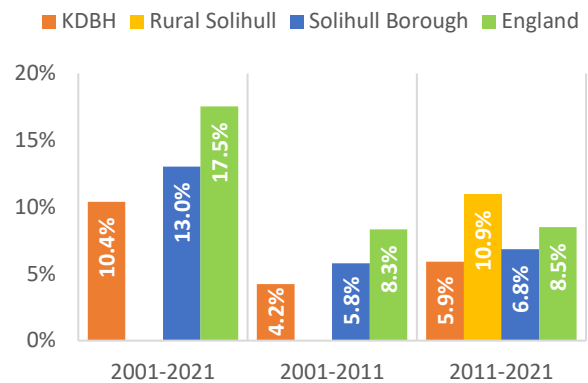


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

Rates of housing growth have been below average in KDBH, in line with below average population growth. Over the 20-year period, the number of dwellings increased by 10.4% in KDBH (+791), below rates for Solihull borough (13.0%) and England (17.5%).

Over the first half of this period (2001 to 2011), KDBH's dwellings stock grew by 4.2% (+322), followed by a further 5.9% (+469) between 2011 and 2021. Growth rates over both decades were below those for Solihull and England (Chart 4.2). Dwellings growth was also well below the rural Solihull average between 2011 and 2021 (rural Solihull data are unavailable for 2001 to 2011 due to changes in ward boundaries).

CHART 4.2: DWELLINGS GROWTH

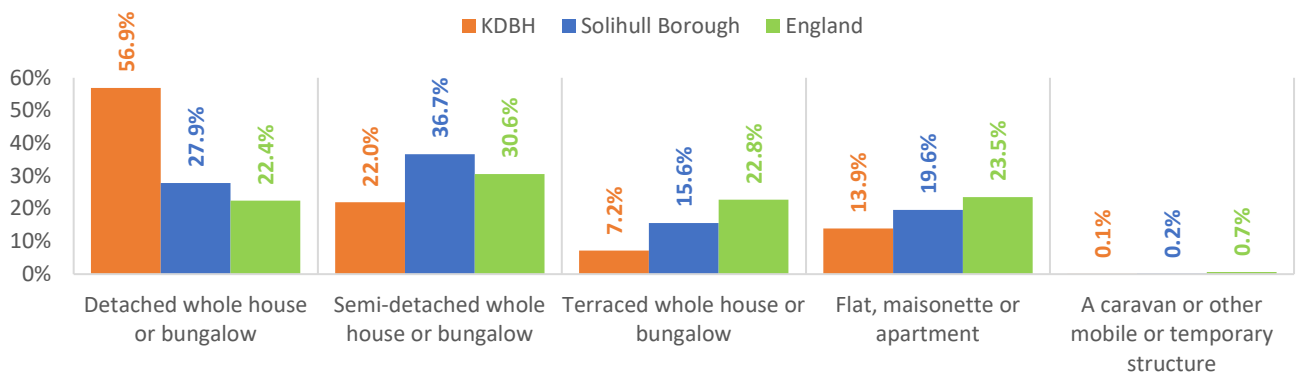


Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

KDBH HAS A VERY HIGH PREVALENCE OF DETACHED HOUSING

At the time of the 2021 Census, the most common type of housing in KDBH was detached housing. Representing 56.9% of the dwellings stock, detached housing was much more common in KDBH across Solihull (27.9%) and England (22.4%)¹. KDBH had lower shares of all other types of housing.

CHART 4.3: % OF ALL DWELLINGS BY TYPE, 2021



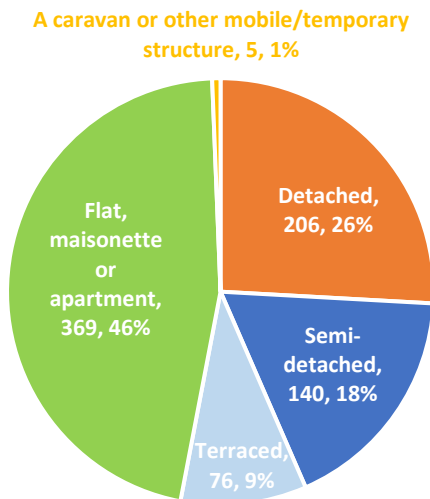
Source: 2021 Census, Office for National Statistics

¹ Dwellings by type data are unavailable at ward level, and therefore for rural Solihull

ALMOST HALF OF ALL DWELLINGS GROWTH SINCE 2001 HAS BEEN ACCOUNTED FOR BY NEW FLATS/APARTMENTS

Between 2001 and 2021, 46% of net new dwellings in KDBH were flats/apartments (+369), followed by detached houses (26%, +206) and semi-detached houses (18%, +140).

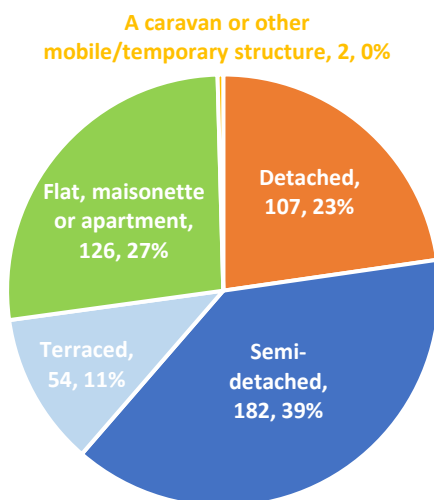
CHART 4.4: % NEW DWELLINGS BY TYPE, KDBH, 2001-2021



Source: 2001 and 2021 Censuses, Office for National Statistics

The picture is slightly different when looking at housing growth since 2011, with semi-detached housing forming the largest share of net new dwellings growth over the past 10 years, at 39% (+182), followed by flats/apartments (27%, +126) (Chart 4.5).

CHART 4.5: % NEW DWELLINGS BY TYPE, KDBH, 2011-2021

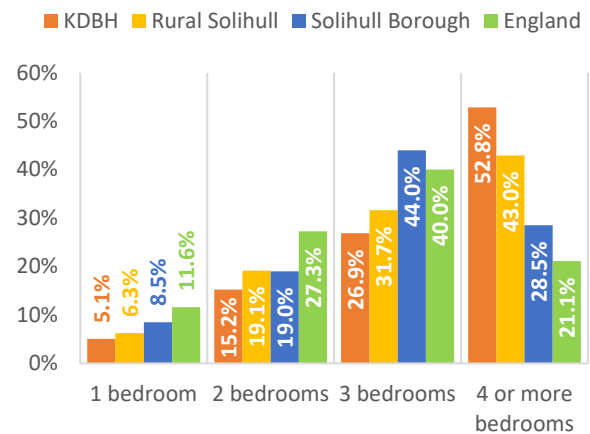


Source: 2011 and 2021 Censuses, Office for National Statistics

LARGE HOUSING IS MUCH MORE COMMON IN KDBH THAN LOCALLY AND NATIONALLY

In 2021, 52.8% of households (i.e. those in occupied dwellings) in KDBH lived in dwellings with four or more bedrooms. This was well above rates for rural Solihull (43.0%), Solihull borough (28.5%) and England (21.1%). Below average rates of households lived in smaller one-to-three-bedroom dwellings.

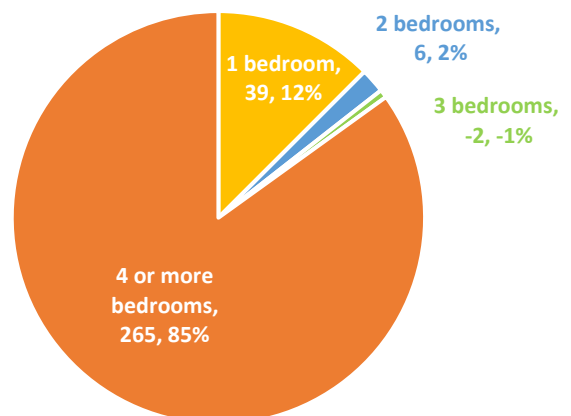
CHART 4.6: % ALL HOUSEHOLDS BY NUMBER OF BEDROOMS, 2021



Source: 2021 Census, Office for National Statistics

Over the past 10 years, most growth has occurred among large housing, with households with four or more bedrooms increasing by +265 and accounting for 85% of all household growth. This reflects in-migration among families (people aged 10-14 years and 35-54 years), as described above.

CHART 4.7: % NEW HOUSEHOLDS BY NUMBERS OF BEDROOMS, KDBH, 2011-2021

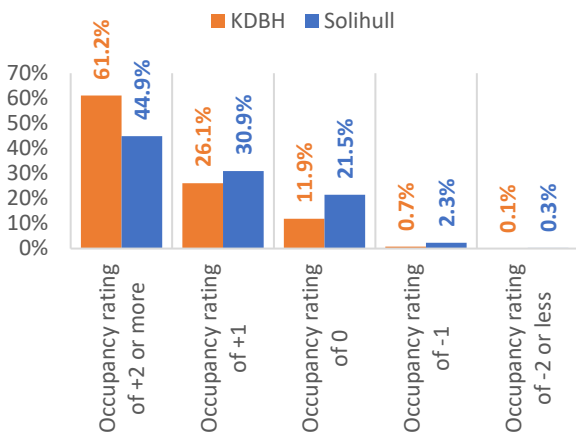


Source: 2011 and 2021 Censuses, Office for National Statistics

THE MAJORITY OF HOUSEHOLDS LIVE IN UNDER-OCCUPIED HOUSING

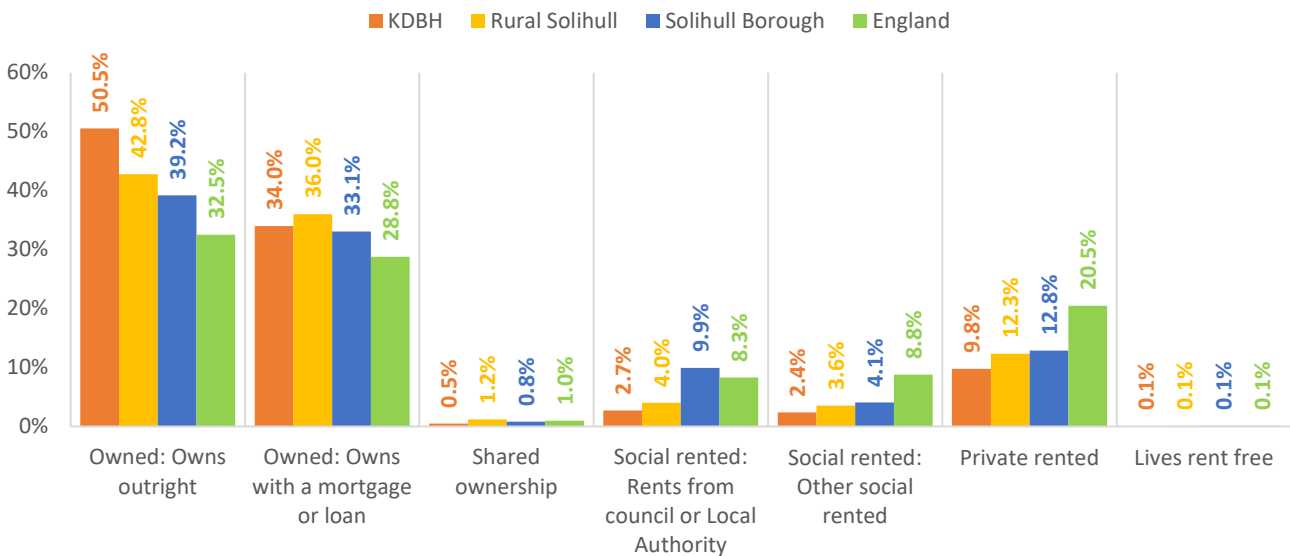
Overcrowding was uncommon in KDBH, with just 0.8% of households (68) being over-occupied (i.e. with at least one fewer bedroom than required). This was below rates for rural Solihull (1.4%), Solihull borough (2.6%) and England (4.4%). Under-occupation was very common, with the majority of households (87.3%) having one or more bedroom than the standard requirement and almost two-thirds (61.2%) having at least two bedrooms more than the standard requirement.

CHART 4.8: NUMBER OF HOUSEHOLDS BY OCCUPANCY RATING (BEDROOMS), 2021



Source: 2011 and 2021 Censuses, Office for National Statistics

CHART 4.9: % OF ALL HOUSEHOLDS BY TENURE, 2021



Source: 2021 Census, Office for National Statistics

KDBH HAS HIGH RATES OF OWNER-OCCUPIED HOUSING, AND LOW RATES OF SOCIAL AND PRIVATE RENTED HOUSING

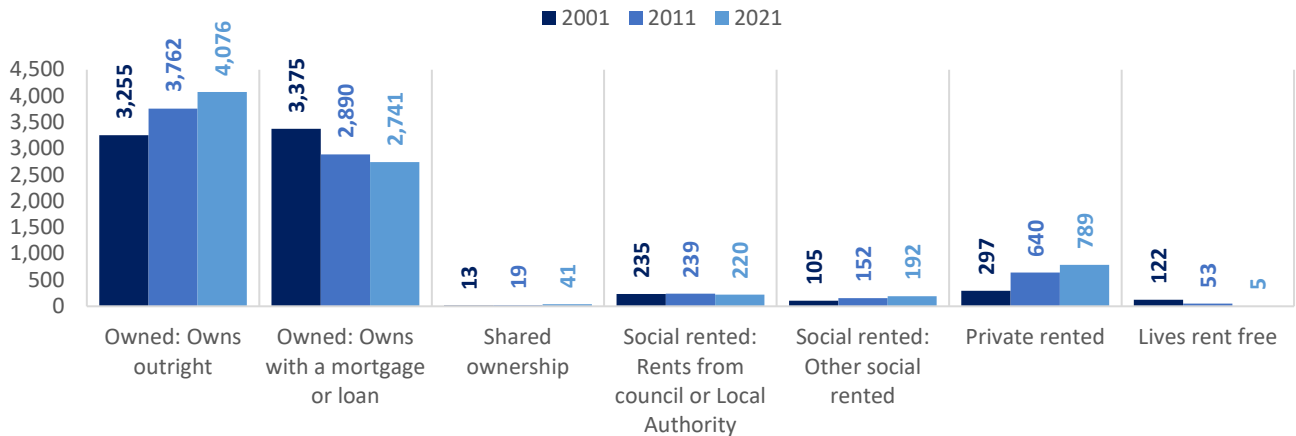
In 2021, the majority of households in KDBH owned their own home. At 84.5%, this was above averages for rural Solihull (78.8%), Solihull borough (72.2%) and England (61.3%). KDBH had a particularly high share of households owning their homes outright (50.5%), which is consistent with its older age profile, with older households being more likely to have paid off their mortgages. Rates of shared ownership, social rented and private rented households were all below local and national averages.

THERE HAS BEEN A LARGE INCREASE IN THE NUMBER OF HOUSEHOLDS OWNING THEIR HOME OUTRIGHT AND IN THE NUMBER OF PRIVATE RENTED HOUSEHOLDS

Since 2001, there has been a large increase in the number of KDBH households owning their homes outright (+821) – along with a decrease in the

number of households owning their home with a mortgage (-634) as many households have aged and paid off their mortgages – and a sizeable increase in the number of private-rented households (+492). There has been a marginal increase in the number of social-rented households (+72).

CHART 4.10: CHANGE IN HOUSEHOLDS BY TENURE, KDBH, 2001-2021



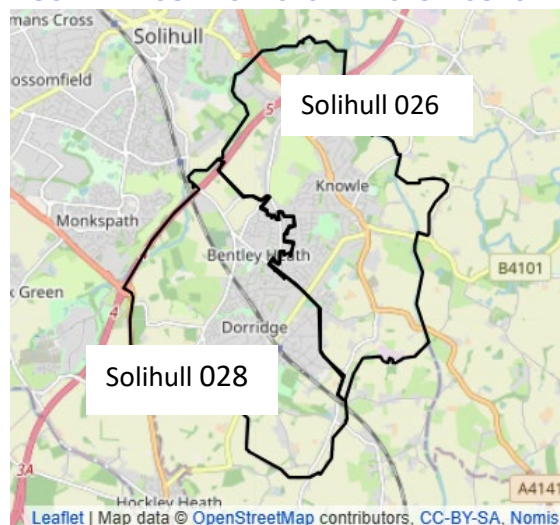
Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

MEDIAN HOUSE PRICES IN KDBH ARE SIGNIFICANTLY HIGHER THAN LOCAL AND NATIONAL AVERAGES

House price statistics are available at MSOA level – for ‘Solihull 026’, which covers the north and east of KDBH and ‘Solihull 028’, which covers the south and west of the area. It is important to note that house price statistics for small areas are not mix-adjusted, i.e. weighted by type of housing sold, so a higher average house price may reflect a higher proportion of large housing sold during the period.

In 2022, the average (median) prices of houses sold in Solihull 026 and Solihull 028 were very high – at £552,500 and £602,500. These were much higher than the median sale prices across Solihull borough (£329,250) and England (£286,000). The average house price in Solihull 026 was 67% higher than the Solihull average and 93% higher than the England average, while the average house price in Solihull 028 was 83% higher than the Solihull average and 111% higher than the England average. Of all 29 MSOAs in Solihull, Solihull 028 had the highest average house price, while Solihull 026 ranked fourth highest.

FIGURE 4.1: SOLIHULL 026 AND 028 MSOAS



House prices in KDBH were well above the Solihull average for all types of housing, particularly for flats in Solihull 026 (85% above average) and for detached housing in Solihull 028 (74% above average).

TABLE 4.1: MEDIAN HOUSE PRICES BY TYPE IN KDBH AND COMPARATOR AREAS, 2022

Area	All	Detached	Semi-detached	Terraced	Flats/Maisonettes
KDBH MSOAS					
Solihull 026 MSOA	£552,500	£680,000	£490,000	£374,750	£345,000
Solihull 028 MSOA	£602,500	£690,350	£470,000	£352,500	£260,000
RURAL SOLIHULL WARDS					
Dorridge and Hockley Heath Ward	£512,725	£632,475	£405,000	£363,500	£250,000
Knowle Ward	£550,000	£680,000	£490,000	£374,500	£345,000
Bickenhill Ward	£324,000	£575,000	£292,500	£235,000	£193,500
Blythe Ward	£365,000	£590,000	£371,250	£317,000	£187,250
Meriden Ward	£470,000	£587,500	£383,750	£311,000	£175,000
BOROUGH AND NATIONAL					
Solihull Borough	£329,250	£590,000	£335,000	£249,975	£185,000
England	£286,000	£435,653	£270,000	£235,000	£230,000

Source: House Price Statistics for Small Areas, Office for National Statistics

LOWER QUARTILE HOUSE PRICES IN KDBH ARE AMONGST THE HIGHEST IN SOLIHULL

Lower quartile (LQ) house prices are the value at the first quarter of all house sale values ranked by price and provide a better indication of affordability than median house prices. In 2022, LQ house prices in Solihull 026 and Solihull 028 were £380,000 and £397,000 respectively. The LQ house price in Solihull 026 was 69% higher than the

Solihull average (£225,000) and 104% higher than the England average (£186,500), while the LQ house price in Solihull 028 was 77% higher than across Solihull and 113% higher than across England. Of all 29 MSOAs in Solihull, Solihull 028 had the second highest LQ house price while Solihull 026 ranked fourth highest. LQ house prices across KDBH were well above Solihull averages for all types of properties, particularly flats and terraced housing.

TABLE 4.2: LOWER QUARTILE HOUSE PRICES BY TYPE IN KDBH AND COMPARATOR AREAS, 2022

Area	All	Detached	Semi-detached	Terraced	Flats/Maisonettes
KDBH MSOAS					
Solihull 026 MSOA	£380,000	£595,000	£410,000	£325,000	£255,000
Solihull 028 MSOA	£397,500	£612,500	£407,500	£300,000	£235,000
RURAL SOLIHULL WARDS					
Dorridge and Hockley Heath Ward	£389,450	£527,950	£374,950	£330,000	£234,950
Knowle Ward	£374,500	£595,000	£405,000	£340,000	£255,000
Bickenhill Ward	£220,000	£430,000	£250,000	£186,250	£151,000
Blythe Ward	£227,000	£500,500	£333,500	£270,000	£164,250
Meriden Ward	£360,000	£493,750	£307,500	£273,750	£130,000
BOROUGH AND NATIONAL					
Solihull	£225,000	£478,500	£277,000	£185,000	£142,000
England	£186,500	£320,000	£192,000	£152,500	£145,295

Source: House Price Statistics for Small Areas, Office for National Statistics

THE CHEAPEST HOUSING IN KDBH WOULD REQUIRE AN ANNUAL HOUSEHOLD INCOME OF OVER £57,000 TO BUY

LQ house price data can be used to build a picture of housing affordability in the area. Table 4.3 uses LQ prices for Solihull 026 and Solihull 028 for all types of property and applies some assumptions about deposits and mortgages to calculate the

minimum salary needed to purchase these properties. It shows that even an entry level price of £235,000 for a flat in Solihull 028 would require an annual household income of £57,100. Table 4.4 highlights that all types of property are unaffordable to those on LQ earnings (even if there are two earners) and only terraced housing and flats would be attainable for two people on median earners.

A household's ability to buy is also dependent on saving an appropriate deposit. The calculations presented here assume a mortgage-to-house value of 85%, i.e. the purchaser can raise a deposit of 15%. It may be possible to secure a mortgage with a lower deposit but this would require even higher

income levels. It therefore seems reasonable to conclude that many young people and low-income households with a connection to KDBH and looking to get onto the housing ladder would need significant support to set up home in their community.

TABLE 4.3: ANNUAL INCOME REQUIREMENTS FOR PURCHASING HOUSING AT LQ PRICES IN KDBH

	Lower Quartile House Prices	15% deposit	Annual Income Required (Based on mortgage lending principle of 3.5 times income)
Detached Solihull 026	£595,000	£89,250	£144,500
Detached Solihull 028	£612,500	£91,875	£148,750
Semi-detached Solihull 026	£410,000	£61,500	£99,571
Semi-detached Solihull 028	£407,500	£61,125	£98,964
Terraced Solihull 026	£325,000	£48,750	£78,929
Terraced Solihull 028	£300,000	£45,000	£72,857
Flats Solihull 026	£255,000	£38,250	£61,929
Flats Solihull 028	£235,000	£35,250	£57,071

Sources: House Price Statistics for Small Areas, Office for National Statistics

TABLE 4.4: ANNUAL INCOME REQUIREMENTS FOR PURCHASING HOUSING IN KDBH VS LOCAL EARNINGS

	Annual Income Required	Affordable on Single Earner LQ Earnings	Affordable on Two Earner LQ Earnings	Affordable on Single Earner Median Earnings	Affordable on Two Earner Median Earnings
Full-Time Earnings in Solihull in 2022 (from Annual Survey of Hours and Earnings, ONS)		£26,904	£53,808	£37,042	£74,084
Detached Solihull 026	£144,500	NO	NO	NO	NO
Detached Solihull 028	£148,750	NO	NO	NO	NO
Semi-detached Solihull 026	£99,571	NO	NO	NO	NO
Semi-detached Solihull 028	£98,964	NO	NO	NO	NO
Terraced Solihull 026	£78,929	NO	NO	NO	NO
Terraced Solihull 028	£72,857	NO	NO	NO	YES
Flats Solihull 026	£61,929	NO	NO	NO	YES
Flats Solihull 028	£57,071	NO	NO	NO	YES

Source: Annual Survey of Hours and Earnings, Office for National Statistics

FEW PROPERTIES CURRENTLY FOR SALE IN KDBH WOULD BE AFFORDABLE TO BUYERS BASED ON THE ABOVE METRICS

A review of property sales website, Rightmove, found 144 properties currently on the market in KDBH, with the majority being detached open market homes (72) and age-restricted homes² (29).

The median price of all homes was £600,000 while the lower quartile price was £344,950. When age-restricted homes were excluded from these calculations, the median price of all homes was higher, at £650,000, while the lower quartile price

was significantly higher, at £497,475 – well above the median and LQ statistics for 2022 noted above, suggesting that retirement homes could be depressing official statistics on LQ house prices, with housing available to younger people being more expensive than official statistics suggest.

There was just one shared ownership property on the market, at £75,000 for a two-bedroom apartment. The next ‘cheapest’ property was a two-bedroom houseboat selling for £129,950. As highlighted in Table 4.6, there were few properties that would be affordable to those with LQ or median earnings.

TABLE 4.5: PROPERTIES FOR SALE IN KDBH, AUGUST 2023

Type	Number	Median Price	Lower Quartile Price	Cheapest Property	
All Homes	144	£600,000	£344,950	2-bed shared ownership apartment	£75,000
All Non-Age-Restricted Homes	115	£650,000	£497,475		
Detached	72	£725,000	£632,500	2-bed detached	£475,000
Semi-detached	15	£500,000	£475,000	2-bed semi	£375,000
Terraced	9	£395,000	£360,000	2-bed terraced	£300,000
Flat/Maisonette/Apartment	18	£260,000	£225,000	2-bed shared ownership apartment	£75,000
Other	1	£129,950	£129,950	2-bed houseboat	£129,950
Retirement Home/Apartment	29	£300,000	£245,000	1-bed maisonette	£129,950

Source: Rightmove, 30th August 2023

TABLE 4.6: NUMBER OF AFFORDABLE PROPERTIES FOR THOSE ON LQ AND MEDIAN EARNINGS, AUGUST 2023

	Single Earner LQ Earnings (Solihull 2022: £26,904)	Two Earner LQ Earnings (Solihull 2022: £53,808)	Single Earner Median Earnings (Solihull 2022: £37,042)	Two Earner Median Earnings (Solihull 2022: £74,084)
Number of Affordable Properties for Sale	0	6	3	15
% All Properties for Sale	0%	5%	3%	13%
Details	-	One 2-bed shared ownership apartment, one 2-bed houseboat, one 1-bed flat/apartment, three 2-bed flats/apartments	One 2-bed shared ownership apartment, one 2-bed houseboat, one 1-bed flat/apartment	One 2-bed shared ownership apartment, one 2-bed houseboat, two 1-bed flats/apartments, nine 2-bed flats/apartments, one 3-bed flat/apartment, one 2-bed terraced house

² Any type of property available only for the over-55s/58s/60s/70s

PRIVATE RENTAL COSTS ARE ALSO SIGNIFICANTLY HIGHER IN KDBH THAN LOCALLY AND NATIONALLY AND UNAFFORDABLE FOR SINGLE EARNERS ON LOW INCOMES

A review of property estate agent websites identified 20 properties currently on the private rental market in KDBH. The median cost of rental properties was £1,488 per month – 65% higher than in Solihull (£903 per month) and 80% higher than across England (£825 per month). The LQ price was £1,194 per month – 50% higher than in

Solihull (£795 per month) and 91% higher than across England (£625 per month).

Table 4.8 shows the annual income required to rent different sizes of housing in KDBH, assuming that no more than 31% of earnings can be spent on rental costs³. It highlights that it would be unaffordable for a single earner on LQ earnings to rent in the area, while a single earner on median earnings could only afford to rent a one-bed property. Two earners on low incomes could rent a one-to-two bed property at LQ and median prices, while two earners on average earnings could rent a one-to-three bed property.

TABLE 4.7: PRIVATE RENTAL COSTS (£ PER MONTH), AUGUST 2023

	Median				
	All	One-Bed	Two-Bed	Three-Bed	Four or More Beds
KDHB	£1,488	£819	£1,188	£1,765	£2,425
Solihull	£903	£700	£850	£1,000	£1,600
England	£825	£725	£800	£900	£1,500
	LQ				
	All	One-Bed	Two-Bed	Three-Bed	Four or More Beds
KDHB	£1,194	£790	£1,040	£1,441	£2,234
Solihull	£795	£650	£775	£880	£1,300
England	£625	£565	£625	£725	£1,127

Source: KDBH rental costs from Rightmove and Zoopla, 31st August 2023. Solihull and England rental costs from Private Rental Market Summary Statistics in England, April 22-Mar 23, Office for National Statistics

TABLE 4.8: ANNUAL INCOME REQUIREMENTS FOR PRIVATE RENTAL HOUSING IN KDBH VS LOCAL INCOMES

	Annual Income Required	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Median Rent – 4+ Bed	£93,871	NO	NO	NO	NO
Median Rent – 3 Bed	£68,323	NO	NO	NO	YES
Median Rent – 2 Bed	£45,968	NO	YES	NO	YES
Median Rent – 1 Bed	£31,684	NO	YES	YES	YES
LQ Rent – 4+ Bed	£86,468	NO	NO	NO	NO
LQ Rent – 3 Bed	£55,790	NO	NO	NO	YES
LQ Rent – 2 Bed	£40,258	NO	YES	NO	YES
LQ Rent – 1 Bed	£30,590	NO	YES	YES	YES

Source: Annual Survey of Hours and Earnings, Office for National Statistics

³ This is the threshold deemed affordable for the borough within GL Hearn’s ‘Housing and Economic Development Needs Assessment’, October 2020

DUE TO HIGH HOUSE PRICES, A DISCOUNT OF MORE THAN 30% WOULD NEED TO BE APPLIED TO FIRST HOMES IN KDBH

With housing being relatively expensive in KDBH and unaffordable to many on low – and even average – incomes, first time buyers aspiring to live in the area would benefit from a range of affordable home ownership products such as First Homes and shared ownership.

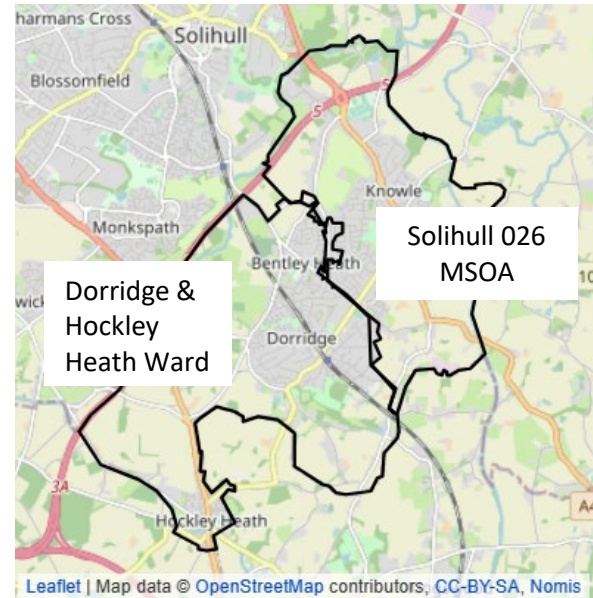
First Homes are to be offered at a discount of at least 30% on equivalent market prices for new build, entry-level properties and must not exceed £250,000. Purchasers of First Homes (individuals, couples or group purchasers) should have a combined annual household income not exceeding £80,000. Local authorities and neighbourhood plan qualifying bodies have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.

To calculate the affordability of First Homes at different discount rates, new-build, entry level (LQ) house prices have been obtained from the Office for National Statistics. These are available at MSOA and ward level. As above, KDBH comprises two MSOAs – Solihull 026 (covering Knowle and part of Bentley Heath) and Solihull 028 (covering Dorridge and part of Bentley Heath). New build LQ house price statistics for 2022 are available for Solihull 026 (for flats only with no/few new build detached, semi-detached or terraced new build properties sold during 2022). No data are available for Solihull 028 (presumably as no, or few, new build properties were sold in 2022). Statistics are, however, available for the Dorridge and Hockley Heath ward, which covers Solihull 028 and extends south to Hockley Heath. New build, entry level house price statistics for the Dorridge and Hockley

Heath ward are available for detached and semi-detached properties (with no/few new build terraced or flats sold in 2022).

Figure 4.2 shows the geography for new build LQ house price statistics presented in this section.

FIGURE 4.2: SOLIHULL 026 AND DORRIDGE AND HOCKLEY HEATH WARD



The starting point for considering whether First Homes are affordable is the cost of new build entry-level housing in the area. As shown in Table 4.9, LQ prices for new build housing in the area in 2022 were £512,950 for detached housing, £367,950 for semi-detached housing and £364,950 for flats/apartments. This shows that, **even with a discount of 30%, house prices for all types of housing would exceed £250,000 and therefore not meet the First Homes criteria.** And even at a 50% discount, the price of a detached home would continue to exceed £250,000 and fail to meet the First Homes criteria.

TABLE 4.9: NEW BUILD ENTRY LEVEL HOUSE PRICES, KDBH, 2022 AND WITH FIRST HOME DISCOUNTS APPLIED (PRICES IN RED EXCEED THE FIRST HOME PRICE CAP OF £250,000)

	2022 New Build LQ Price	30% Discount	40% Discount	50% Discount
Detached	£512,950	£359,065	£307,770	£256,475
Semi-Detached	£367,950	£257,565	£220,770	£183,975
Flats/Apartments	£364,950	£255,465	£218,970	£182,475

Source: House Price Statistics for Small Areas, Office for National Statistics

SEMI-DETACHED PROPERTIES AND FLATS WITH A 40% DISCOUNT WOULD BE AFFORDABLE FOR TWO-EARNERS ON LOW AND AVERAGE INCOMES. BUT SINGLE EARNERS WOULD NOT BE ABLE TO AFFORD A FIRST HOME, EVEN AT A 50% DISCOUNT

With new build, entry level housing at a 30% discount failing to meet the First Homes criteria

and detached housing at a 50% discount also failing to meet the First Homes criteria, the following details affordability levels for First Homes at a 40% and 50% discount for semi-detached properties and flats/apartments. This shows that single earners on LQ and median Solihull wages would not be able to afford a First Home, even at a 50% discount, while two earners with LQ and median incomes would be able to afford a First Home at a 40% discount.

TABLE 4.10: AFFORDABILITY OF FIRST HOMES AT DIFFERENT INCOME LEVELS, KDBH

	Sale Price (2022 prices with First Home discount applied)	Income Required (assumes 85% mortgage value and loan-to-income ratio of 3.5)	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Semi-Detached 40% Discount	£220,770	£53,616	NO	YES	NO	YES
Flats/Apartments 40% Discount	£218,970	£53,178	NO	YES	NO	YES
Semi-Detached 50% Discount	£183,975	£44,680	NO	YES	NO	YES
Flats/Apartments 50% Discount	£182,475	£44,315	NO	YES	NO	YES

Sources: House Price Statistics for Small Areas and Annual Survey of Hours and Earnings, Office for National Statistics

SHARED OWNERSHIP PROVIDES VIABLE AFFORDABLE HOUSING OPTIONS FOR TWO EARNERS IN KDBH BUT SINGLE EARNERS WOULD AGAIN STRUGGLE TO QUALIFY

Shared ownership could also provide a more affordable option for those struggling to buy housing in KDBH at market prices. Shared ownership involves the purchaser buying an initial share in a property (at a minimum of 10%), and paying rent on the unsold share. To determine the affordability of shared ownership in KDBH, Table 4.11 compares LQ and median earnings to the

income required to obtain a shared ownership property in KDBH. This shows that:

- Shared ownership at 50% would provide viable options for two earners on median Solihull earnings
- Shared ownership at 40% would provide viable options for two earners on LQ Solihull earnings
- Shared ownership at 10% would provide viable options for one earner on median Solihull earnings
- Shared ownership would not be viable for a single earner on LQ earnings, even at 10%.

TABLE 4.11: AFFORDABILITY OF SHARED OWNERSHIP HOMES AT DIFFERENT INCOME LEVELS, KDBH

	Income required (assumes 85% mortgage value, a loan-to-income ratio of 3.5, annual rent equivalent to 2.5% of the unsold share, and rent equivalent to 31% of annual income)	Affordable on Single Earner LQ Earnings (Solihull 2022: £26,904)	Affordable on Two Earner LQ Earnings (Solihull 2022: £53,808)	Affordable on Single Earner Median Earnings (Solihull 2022: £37,042)	Affordable on Two Earner Median Earnings (Solihull 2022: £74,084)
Detached 50% shared ownership	£82,970	NO	NO	NO	NO
Semi-Detached 50% shared ownership	£59,516	NO	NO	NO	YES
Flats/Apartments 50% shared ownership	£59,031	NO	NO	NO	YES
Detached 40% shared ownership	£74,650	NO	NO	NO	YES
Semi-Detached 40% shared ownership	£53,548	NO	YES	NO	YES
Flats/Apartments 40% shared ownership	£53,111	NO	YES	NO	YES
Detached 30% shared ownership	£66,329	NO	NO	NO	YES
Semi-Detached 30% shared ownership	£47,579	NO	YES	NO	YES
Flats/Apartments 30% shared ownership	£47,191	NO	YES	NO	YES
Detached 20% shared ownership	£58,008	NO	NO	NO	YES
Semi-Detached 20% shared ownership	£41,611	NO	YES	NO	YES
Flats/Apartments 20% shared ownership	£41,271	NO	YES	NO	YES
Detached 10% shared ownership	£49,688	NO	YES	NO	YES
Semi-Detached 10% shared ownership	£35,642	NO	YES	YES	YES
Flats/Apartments 10% shared ownership	£35,351	NO	YES	YES	YES

Sources: House Price Statistics for Small Areas and Annual Survey of Hours and Earnings, Office for National Statistics

5. FOCUS ON OLDER PEOPLE

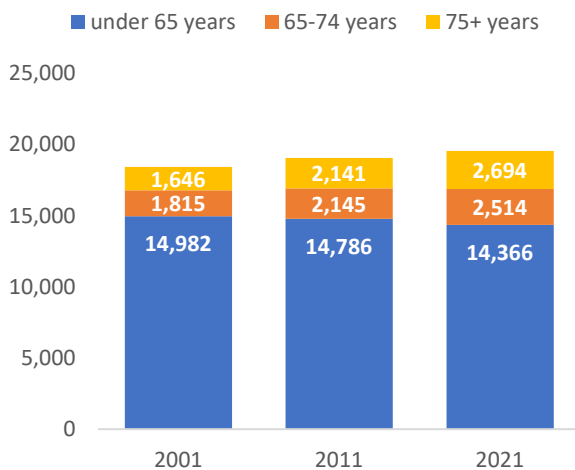
POPULATION GROWTH IN KDBH HAS BEEN CONCENTRATED AMONG OLDER PEOPLE, DRIVEN BY NATURAL POPULATION AGEING

In 2021, there were 5,208 people aged 65 years and over living in KDBH (2,514 aged 65-74 years and 2,694 aged 75+ years). Over the past 10 years (2011-2021), the number of older residents has increased strongly: a 17% increase (+ 369) in the number of 65–74-year-olds and a 26% increase (+553) in the number of people aged 75 years and over. This compares to a 3% decrease (-420) in the number of residents aged under 65 years.

In 2021, older residents (aged 65+ years) accounted for 27% of KDBH’s population (13% 65–74-year-olds and 14% 75+ year olds), up from 22% in 2011 (11% 65–74-year-olds and 11% 75+ year olds).

This growth appears to be driven by natural population ageing rather than in-migration, e.g. there were 2,514 65-74-year-olds living in the area in 2021, compared to 2,699 55-64-year-olds in 2011, and hence slightly fewer than would be expected by natural population ageing. (It is not sensible to compare growth among older age groups due to higher death rates among older people).

CHART 5.1: POPULATION BY AGE, KDBH



Source: 2001, 2011 and 2021 Censuses, Office for National Statistics

GROWTH AMONG OLDER RESIDENTS IS EXPECTED TO CONTINUE TO SIGNIFICANTLY EXCEED GROWTH AMONG THE YOUNGER POPULATION

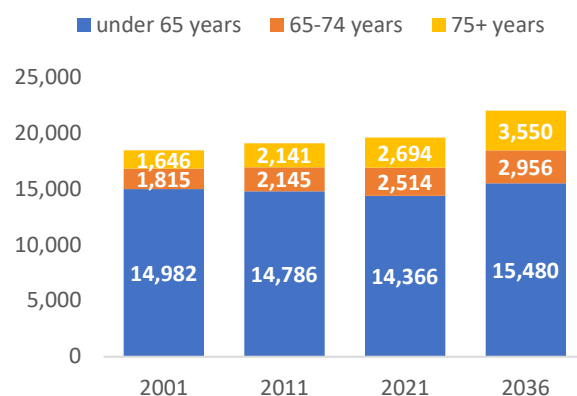
Using the figures and assumptions set out in Table 3.4 shows that KDBH’s population is expected to continue to age up to 2036. The number of people aged 65 years and over is forecast to increase by +1,300 between 2020 and 2036 (+25%). Breaking this down into younger and older retirement age, the number of people aged 65-74 years is forecast to increase by +437, or 17%, while the number of people aged 75 years and over is forecast to increase by 863, or 32%. These growth rates are projected to far exceed growth in the population aged under 65 years (7%, +1,049 residents). Older residents are expected to account for 30% of all residents by 2036 (13% 65-74-year-olds and 16% 75+ year olds), up from the current 27%.

TABLE 5.1: POPULATION BY AGE PROJECTIONS, KDBH, 2020-2036

	2020	2036	Change	% Change
Under 65 years	14,431	15,480	1,049	7.3%
65-74 years	2,519	2,956	437	17.4%
75+ years	2,687	3,550	863	32.1%
Total Pop	19,637	21,985	2,349	12.0%

Source: GL Hearn projections (October 2020) applied to KDBH

CHART 5.2: POPULATION BY AGE TRENDS (2001-2011) AND PROJECTIONS (2036), KDBH



Source: 2001, 2011 and 2021 Censuses, Office for National Statistics, and GL Hearn projections (October 2020) applied to KDBH

POPULATION GROWTH IS LIKELY TO TRANSLATE INTO ALMOST 1,200 NEW HOUSEHOLDS BY 2036, WITH MORE THAN TWO-THIRDS OF THESE BEING OLDER HOUSEHOLDS

As above, KDBH’s population is projected to increase by 2,349 between 2020 and 2036, comprised of 1,049 additional people aged under 65 years and 1,300 additional people aged 65 years and over.

TABLE 5.2: HOUSEHOLD PROJECTIONS, KDBH, 2020-2036

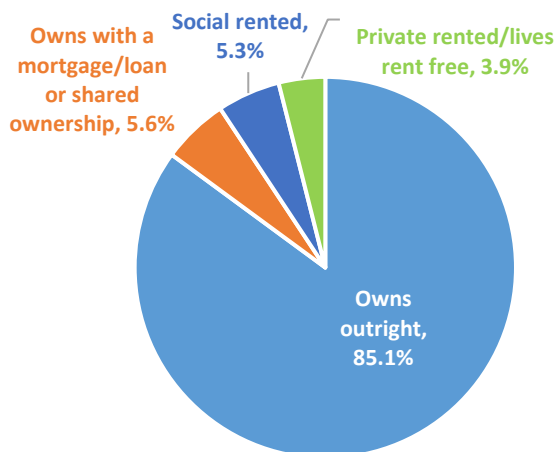
	Aged under 65 years	Aged 65 years and over
Population 2021	14,366	5,208
Households by Age of Household Reference Person 2021	4,719	3,346
Average Household Size by Age of Household Reference Person 2021	3.04	1.56
Projected Additional Population 2020-2036	1,049	1,300
Projected New Households 2020-2036 by Age of Household Reference Person	344	835

Sources: 2021 Census, Office for National Statistics, and GL Hearn projections (October 2020) applied to KDBH

OLDER HOUSEHOLDS ARE MOST LIKELY TO LIVE IN OWNER OCCUPIED HOUSING, PARTICULARLY OWNED OUTRIGHT, WITH OWNER OCCUPATION INCREASING IN PREVALENCE OVER THE PAST 10 YEARS

In 2021, the majority of KDBH households whose HRP was aged 65 years and over lived in owner-occupied housing (90.7%), particularly owned outright (85.1%). Low shares lived in social rented (5.3%) and private rented (3.9%) accommodation.

CHART 5.3: TENURE OF HOUSEHOLDS WITH HRP AGED 65 YEARS AND OVER, KDBH, 2021

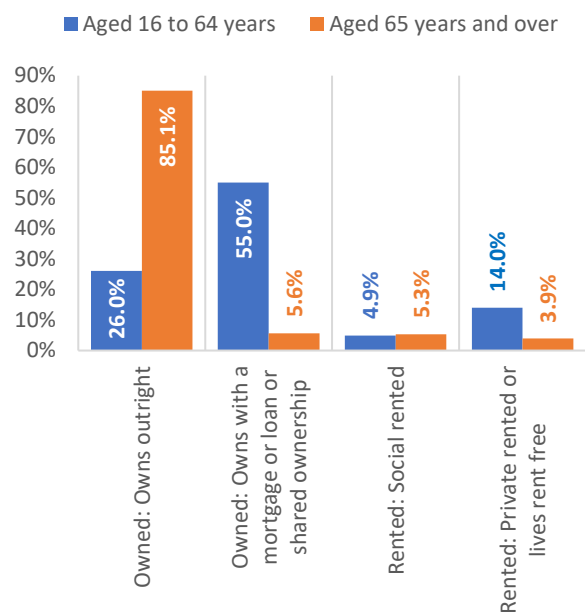


Source: 2021 Census, Office for National Statistics

If 2021 household sizes are maintained up to 2036 (i.e. 3.04 people per household where the household reference person (HRP) is aged under 65 years and 1.56 people per household where the HRP is aged 65 years and over), this would lead to the creation of an additional 1,180 households: 344 where the HRP is aged under 65 years (29% of new households) and 835 where the HRP is aged 65 years and over (71% of new households), as displayed in Table 5.2.

Compared to households that had an HRP aged 64 years and under, older households were much more likely to own their homes outright, much less likely to own their homes with a mortgage/loan, less likely to live in private rented accommodation and slightly less likely to live in social rented accommodation, as shown in Chart 5.4.

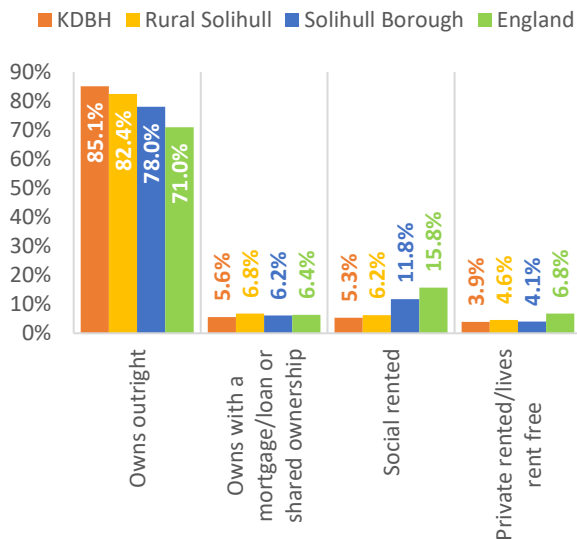
CHART 5.4: TENURE OF HOUSEHOLDS BY AGE OF HRP, 2021



Source: 2021 Census, Office for National Statistics

Compared to local and national averages, older households in KDBH were also more likely to own their homes outright and less likely to live in housing with other tenures, particularly social rented housing (Chart 5.5).

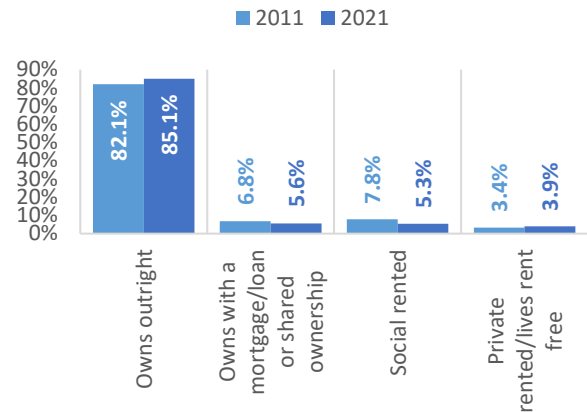
CHART 5.5: TENURE OF HOUSEHOLDS WITH HRP AGED 65 YEARS AND OVER, 2021



Source: 2021 Census, Office for National Statistics

Owning outright is also increasing in prevalence among older households, with the share of 65+ year households owning their own homes increasing (+3.0 percentage points (pp)) between 2011 and 2021. The share renting privately also increased slightly (+0.5pp) while the shares of 65+ households in social rented housing and owning with a mortgage/shared ownership decreased (-2.5pp and -0.8pp respectively) (Chart 5.6).

CHART 5.6: TENURE OF HOUSEHOLDS WITH HRP AGED 65 YEARS AND OVER, KDBH, 2011 AND 2021



Source: 2021 Census, Office for National Statistics

KDBH HAS BELOW AVERAGE RATES OF BAD HEALTH AND DISABILITY AMONG ITS OLDER POPULATION

In 2021, more than two-thirds (70.2%) of KDBH residents aged 65 years and over classed themselves as in good health. Just under one-third classed themselves as in bad health: at 29.8%, this was below averages for rural Solihull (32.5%), Solihull borough (39.3%) and England (41.0%).

TABLE 5.3: GENERAL HEALTH STATUS OF RESIDENTS AGED 65 YEARS AND OVER, 2021

	% Good Health	% Not Good Health
KDBH Numbers	3,581	1,520
KDBH	70.2%	29.8%
Rural Solihull	67.5%	32.5%
Solihull Borough	60.7%	39.3%
England	59.0%	41.0%

Source: 2021 Census, Office for National Statistics

Older people living in social rented accommodation were most likely to be in bad health (58.7% of residents aged 65 years and over living in social rented accommodation), followed by older people living in private rented accommodation (44.7%), with those living in owner occupied least likely to be in bad health.

TABLE 5.4: GENERAL HEALTH STATUS OF RESIDENTS AGED 65 YEARS AND OVER BY TENURE, KDBH, 2021

	Good health	%Good health	Not good health	%Not good health
Owens outright	3,157	72.1%	1,220	27.9%
Owens with a mortgage/loan or shared ownership	237	71.4%	95	28.6%
Social rented	88	41.3%	125	58.7%
Private rented/lives rent free	99	55.3%	80	44.7%
Total	3,581	70.2%	1,520	29.8%

Source: 2021 Census, Office for National Statistics

Similarly, a below average share of KDBH’s older residents were disabled. In 2021, 17.9% (one in every 5.6) of residents aged 65-74 years were classed as disabled, with 5.2% being disabled and their activities limited a lot and 12.7% being disabled and their activities limited a little.

A higher percentage of residents aged 75 years and over were disabled, at 36.1% (one in every 2.8),

with 16.0% being disabled and their activities limited a lot and 20.1% being disabled and their activities limited a little.

Disability rates were below those for Solihull borough and England, and below those for rural Solihull apart from the percentage of 75+ year olds that were disabled and their activities limited a little (19.9%) (Table 5.5).

TABLE 5.5: DISABILITY RATES AMONG OLDER RESIDENTS, 2021

	KDBH Numbers	%KDBH	%Rural Solihull	%Solihull Borough	%England
Aged 65-74 Years					
Disabled: Day-to-day activities limited a lot	130	5.2%	6.6%	9.4%	11.2%
Disabled: Day-to-day activities limited a little	317	12.7%	13.8%	15.2%	16.1%
Not disabled but has long-term physical or mental health condition and day-to-day activities are not limited	305	12.2%	11.5%	10.6%	10.5%
Not disabled: No long-term conditions	1,741	69.8%	68.1%	64.8%	62.3%
Aged 75+ Years					
Disabled: Day-to-day activities limited a lot	417	16.0%	17.0%	20.2%	20.8%
Disabled: Day-to-day activities limited a little	525	20.1%	19.9%	20.5%	20.8%
Not disabled but has long-term physical or mental health condition and day-to-day activities are not limited	223	8.5%	8.3%	7.4%	7.3%
Not disabled: No long-term conditions	1,445	55.4%	54.8%	51.9%	51.1%

Source: 2021 Census, Office for National Statistics

INCOME DEPRIVATION AMONG OLDER PEOPLE IS VERY LOW ACROSS KDBH

The Indices of Deprivation (IoD) 2019 measure income deprivation among older people (IDAOP). The measure combines the percentage of an area’s population aged 60 years and over living in households in receipt of Income Support, State Pension Credit, income-based Jobseeker’s Allowance, income-based Employment and Support Allowance, Housing Benefit, Working Tax Credit or Child Tax Credit. IoD data are available at Lower Super Output Area (LSOA) level. There are 12

LSOAs in KDBH (see Figure 5.1). IoD also measures deprivation in terms deciles. A decile of 1 indicates that an LSOA falls within the 10% most deprived of all LSOAs across England, while a decile of 10 indicates that an LSOA falls within the 10% least deprived nationally. In 2019, nine of KDBH’s 12 LSOAs fell within the 10th decile for IDAOP – i.e. had some of the lowest rates of income deprivation among older people across England, while one fell within the ninth decile (within the 20% least deprived LSOAs nationally). Two LSOAs – Solihull 026A and Solihull 028B – had the highest rates of income deprivation among older people in KDBH

although, ranking within the sixth decile, they were within the least IDAOP deprived 50% of LSOAs across England.

TABLE 5.6: INCOME DEPRIVATION AFFECTING OLDER PEOPLE, KDBH LSOAS, 2019

LSOA	Rank (1 is most deprived and 32,844 is least deprived)	Decile (1 is most deprived 10% of LSOAs)
Solihull 026A	18,497	6
Solihull 026B	32,089	10
Solihull 026C	30,707	10
Solihull 026D	32,238	10
Solihull 026E	31,203	10
Solihull 026F	32,435	10
Solihull 028A	30,713	10
Solihull 028B	17,768	6
Solihull 028C	30,213	10
Solihull 028D	27,756	9
Solihull 028E	31,974	10
Solihull 028F	32,815	10

Source: *Indices of Deprivation 2019, Department for Communities and Local Government*

THERE IS A CURRENT (2020) AND PROJECTED (2036) SHORTFALL FOR MOST CATEGORIES OF SPECIALIST ACCOMMODATION FOR OLDER PEOPLE, PARTICULARLY HOUSING WITH CARE

KDBH currently has 681 specialist properties/accommodation available for older people, the most common of which being care home spaces (225, 33%) and leasehold properties (198, 29%). Full details of all properties are detailed in Table 5.8.

FIGURE 5.1: MAP OF LSOAS IN KDBH

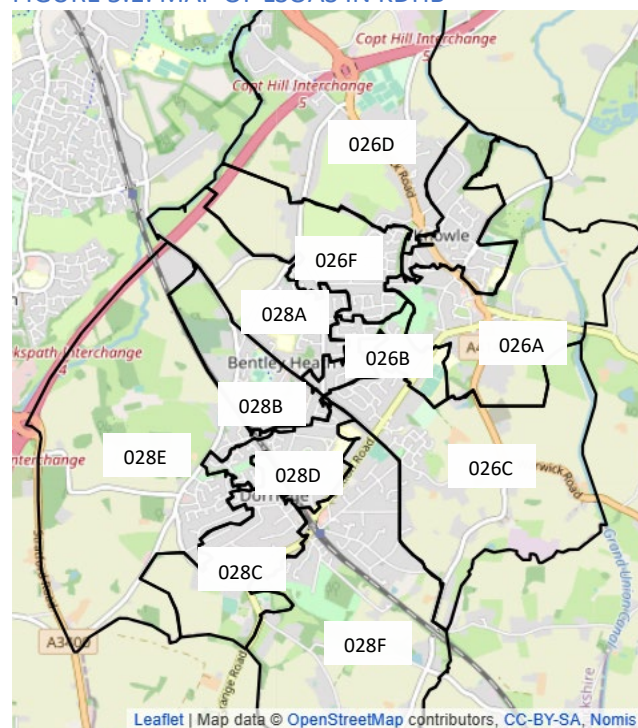


TABLE 5.7: COUNT OF SPECIALIST ACCOMMODATION FOR OLDER PEOPLE BY TENURE, KDBH

Tenure	Count
Care Home	225
Leasehold	198
Rent (social landlord)	165
Licences (almshouses charities)	68
Mix of Freehold and Rent (social landlord)	25
Total	681

Source: *HousingCare, Elderly Accommodation Counsel*

TABLE 5.8: EXISTING SPECIALIST HOUSING SUPPLY, KDBH

Name and Description	Dwellings	Tenure	Type
Age restricted housing (market)			
Beckford Croft, Dorridge	11	Leasehold	Age Exclusive Housing (age+60)
Sub Total	11		
Age restricted housing (affordable)			
Dassett Road (1- and 2-bedroom flats)	17	Rent (social landlord)	Age Exclusive housing (+60)
Samuel Welsh Memorial Homes (flats built in 1924 and renovated in 1990)	4	Rent (social landlord)	Age Exclusive housing
St Johns Close (bungalows and flats built in 1963)	28	Rent (social landlord)	Age Exclusive Housing
Sub Total	49		
Housing with support (market)			
Cavendish Court (managed by First Port, flats built in 1989)	16	Leasehold	Retirement Housing (age 58+) Non-resident management staff
Rosegate managed by the Longhurst Group (mixture of 1- and 2-bedroom bungalows and 1 and 2 bed maisonettes)	50	Leasehold	Retirement Housing Non-resident management staff
Michael Blanning Gardens Bungalows (part of the assisted living scheme)	14	Leasehold	Retirement housing (age 58+)
The Cedars, Downing Close (1- and 2-bedroom flats built in 1992)	25	Freehold and Rent (social landlord)	Retirement Housing Non-resident management staff
Arden Grange (1- and 2-Bedroom Flats)	28	Leasehold	Retirement Housing (+60). Non-resident management staff
Eleanor Lodge (1- and 2-bedroom flats built in 2020)	28	Leasehold	Retirement Housing Non-resident management staff
Sub Total	161		
Housing with support (affordable)			
Michael Blanning Gardens (apartments over 2 floors, assisted living)	26	Rent (social landlord)	Retirement housing (age 58+) Non-resident management staff (part time)
Bentley Heath The Davenport Homes (bungalows built in 1935 and renovated in 2017)	39	Licence (almshouse charity)	Retirement Housing Resident management staff
Berrow Cottage Homes (1-bedroom houses)	29	Licences (almshouses charity)	Retirement Housing Resident management staff
Paterson Court (1-bed studios)	26	Rent (social landlord)	Retirement Housing Resident management staff
Solihull Frail Ambulant Home (flats built in 1992)	64	Rent (social landlord)	Retirement Housing Resident management staff
Sub Total	184		

Name and Description	Dwellings	Tenure	Type
Housing with care (market)			
Ravenshaw court (Mcarthy and Stone, 1- and 2-bedroom flats)	51	Leasehold	Extra Care Housing (age +70). With on-site care staff
Eastcote Park, B92 0JJ (outside KDBH plan area but serves KDBH area)	34	Leasehold	Luxury apartments but with extra care scheme with on-site care.
Sub Total	51 + 34		
Housing with care (affordable)			
	0		
Residential care home			
Jobs Close (trial stay / long stay and respite)	34	Not for profit organisation	Care Home for older people generally
Birchmere Mews Care Home 1270A Warwick Road (long stay/ respite care)	62	Care home	Conditions cared for: older people generally/people with physical difficulties/people with sensory impairments/people with mental disability/ people with dementia
Eastcote Park, luxury care home B92 0JJ (outside KDBH plan area but serves KDBH area)	50	Care home	50 ensuite bedrooms. Provide dementia care and respite care
Sub Total	96 + 50		
Nursing care bedspaces			
Birchmere House Care home, 1270 Warwick Road (long stay/ respite care)	69	Care home	Care Home with nursing (62 single rooms and 7 shared rooms) Conditions cared for: older people generally/people with physical difficulties/people with sensory impairments/ people with dementia
Knowle Gate Care Home (long stay accommodation)	60	Care home	Care Home with Nursing Conditions cared for: Older people generally/people with dementia
Sub Total	129		
TOTAL			
Total Properties	681 + 84		

Source: HousingCare, Elderly Accommodation Counsel. *Scheme in different font is outside KDBH but is nearby and serves the area.*

The table below reports the demand and supply for specialist accommodation for older people at 2020 and at 2036. The current supply is reported from EAC Housing Care at September 2023. For consistency, the assumptions on the prevalence rates used in the modelled calculations below are taken from the Housing and Economic Needs Assessment for the Metropolitan Borough of Solihull, 2020, published by GL Hearn. GL Hearn discuss the prevalence rates methodologies and applied specific local adjustments for the borough in paragraph 9.30, Table 73 and 74 of their report.

With the exception of ‘affordable housing with support’, ‘market housing with care’, and ‘nursing bedspaces’, each category of specialist accommodation for older people shows a shortfall in provision at 2020. By 2036, all categories of specialist accommodation show a shortfall in provision with the exception of ‘affordable housing with support’. However, these calculations do not take account of units which are under construction, a planned commitment or included with Local Plan policies for future development.

TABLE 5.9: SPECIALIST HOUSING NEED FORECASTS, KDBH, 2020-2036

Type		Housing demand per 1,000 75+		Current supply	Demand at 2020 (Based on population of 2,687 75+ year olds, Table 3.4)	Current shortfall / surplus	Additional demand to 2036 (based on population of 3,550 75+ year olds Table 3.4)	Shortfall / surplus between current supply and demand 2036
		2020	2036					
Age - restricted	Market	5	5	11	13	-2	18	-7
	Affordable	25	25	49	67	-18	89	-40
Total age restricted		30	30	60	81	-21	107	-47
Housing with support	Market	74	74	161	199	-38	263	-102
	Affordable	47	47	184	126	+58	167	+17
Total (housing with support)		121	121	345	325	20	430	-85
Housing with Care	Market	15	27	51	40	+11	96	-45
	Affordable	9	17	0	24	-24	60	-60
Total housing with care		24	44	51	64	-13	156	-105
Residential care bedspaces		63	44	96	169	-73	156	-60
Nursing care bedspaces		44	44	129	118	+11	156	-27
Total care home bedspaces		106	87	225	287	-62	312	-87
Total All				681				

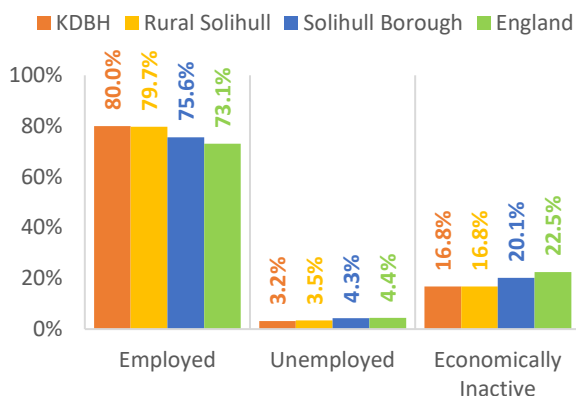
Sources: Specialist Housing – HousingCare, Elderly Accommodation Counsel; prevalence rates – Solihull HEDNA and population projections aged 75+ years (Solihull HEDNA 2020)

6. ECONOMIC ACTIVITY

RATES OF ECONOMIC ACTIVITY ARE HIGH AMONG KDBH'S RESIDENTS – WITH A HIGH RATE OF EMPLOYMENT AND LOW RATES OF UNEMPLOYMENT AND INACTIVITY

At the time of the 2021 Census, 80.0% of KDBH's non-retired adult population were in employment. This was slightly above the rural Solihull average (79.7%) and well above rates for Solihull borough (75.6%) and England (73.1%). Self-employment was slightly more common in KDBH than the wider area, with 14.1% of non-retired adults being self-employed – above averages for rural Solihull (13.5%), Solihull borough (11.2%) and England (12.3%). The unemployment rate (i.e. the share of people out of work but actively seeking work), was 3.2% - below rural (3.5%), borough (4.3%) and national (4.4%) averages.

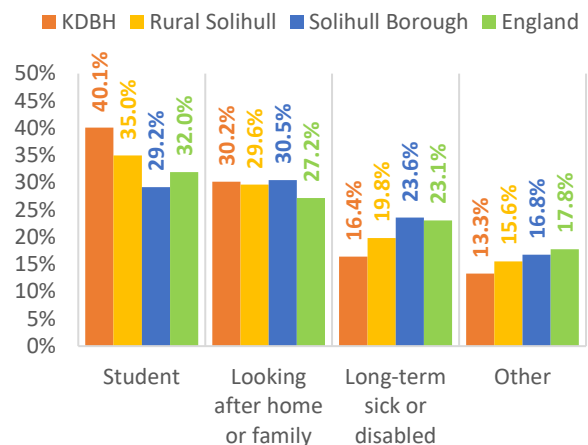
CHART 6.1: LABOUR MARKET ACTIVITY RATES, % NON-RETIRED ADULTS, 2021



Source: 2021 Census

One-in-six non-retired adults living in KDBH were economically inactive, i.e. neither in work nor looking for work. At 16.8% of the non-retired population, this was the same as across rural Solihull but well below rates for Solihull borough (20.1%) and England (22.5%). Reasons for economic inactivity include being a student, looking after the home/family, or being long-term sick/disabled. Rates of inactivity in KDBH were above local and national averages for being a student, similar to local averages but above the national average for looking after the home/family, and below local and national averages for being long-term sick/disabled and being inactive due to 'other reasons' (Chart 6.2).

CHART 6.2: ECONOMIC INACTIVITY BY REASON FOR INACTIVITY, % NON-RETIRED ADULTS, 2021



Source: 2021 Census

Between 2011 and 2021, the share of non-retired adults in employment declined slightly (from 83.3% to 80.0%) while the unemployment rate increase slightly (2.9% to 3.2%) and the economic inactivity rate increased (13.8% to 16.8%). The share of adults that were inactive increased for all reasons, particularly the share of adults that were inactive because they were full-time students (from 5.6% of all adults to 6.7%). A slight deterioration in the area's labour market position could reflect difficulties following the COVID-19 pandemic, with similar trends observed nationally.

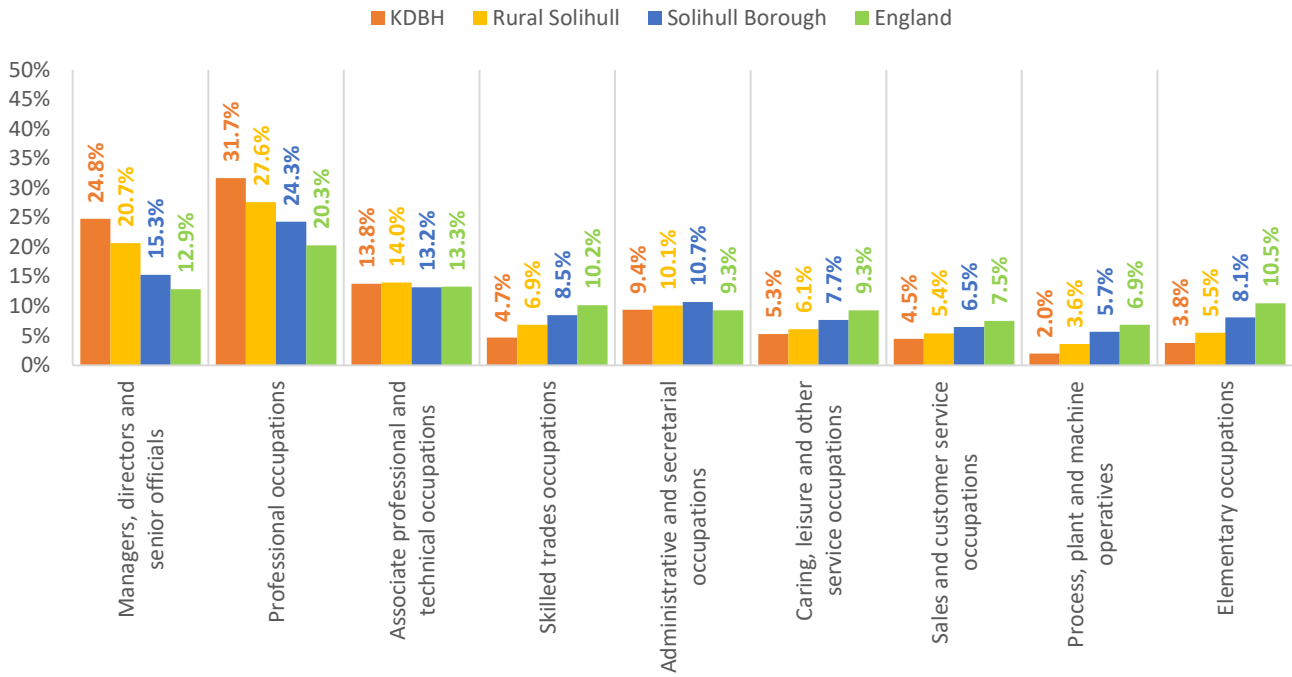
KDBH'S RESIDENTS ARE MOST LIKELY TO WORK IN THE HIGHEST-SKILLED OCCUPATIONS

In 2021, the most popular occupational categories for KDBH's employed residents were the most highly skilled: Professional Occupations (31.7%), Managers & Senior Officials (24.8%), and Associate Professional & Technical Occupations (13.8%).

Three-quarters (75.0%) of employed residents worked in the most highly-skilled occupations (Managers & Senior Officials, Professional, Associate Professional & Technical and Skilled Trades Occupations) – well above rates for rural Solihull (69.2%), Solihull borough (61.3%) and England (56.7%).

KDBH's occupational profile suggests that its working age population is relatively affluent, and could highlight that this is an area where those in lower-skilled occupations (i.e. lower paid workers) cannot afford to buy/rent a home.

CHART 6.3: % EMPLOYED RESIDENTS BY OCCUPATION, 2021



Source: 2021 Census

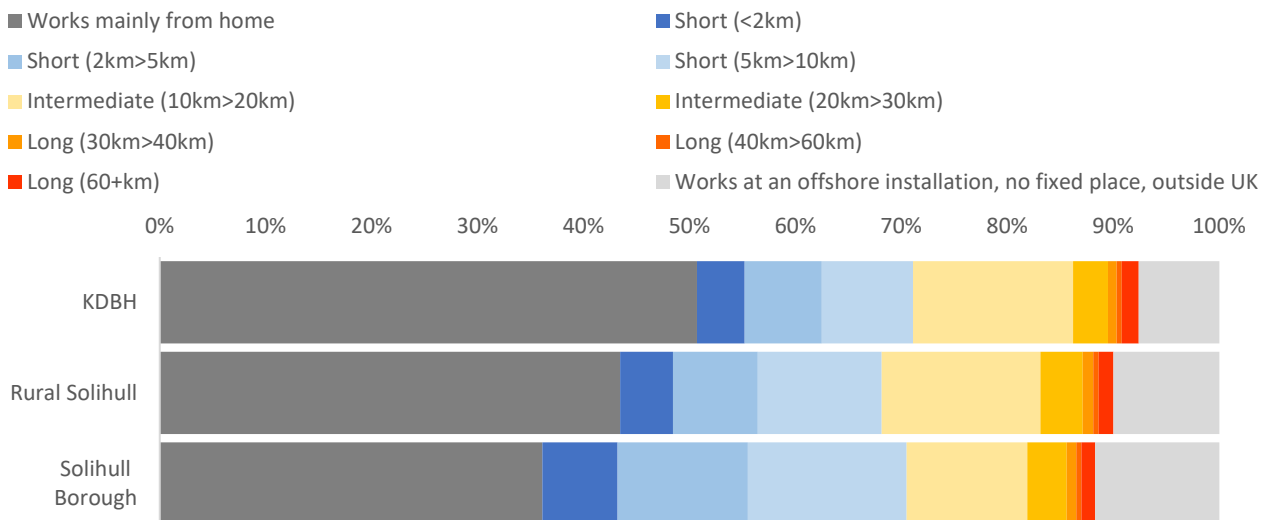
A HIGH SHARE OF RESIDENTS WORK MAINLY FROM HOME OR TRAVEL INTERMEDIATE DISTANCES TO WORK

In 2021, a high proportion of KDBH’s employed residents worked mainly from home (50.7%), well above rural Solihull and Solihull borough averages (43.5% and 36.1% respectively), and well above the 2011 rate of 15.2%. It is important to note that the 2021 Census took place during COVID-19

restrictions, when working from home prevalence was high.

A below average share of residents travelled short distances to work (<10km) (20.4% vs 34.4% across Solihull) while a relatively high share travelled intermediate distances (10>30km) (at 18.4% vs 15.1% across Solihull). An around-average share travelled longer distances to work (30+km), at 2.9%, compared to 2.7% across Solihull.

CHART 6.4: SHARE OF EMPLOYED RESIDENTS BY DISTANCE TRAVELLED TO WORK, 2021



Source: 2021 Census

THE MAJORITY OF KDBH'S EMPLOYED RESIDENTS TRAVEL TO WORK BY CAR

In 2021, an overwhelming majority of KDBH's employed residents that travelled to work (i.e. didn't work mainly from home) did so by driving a car/van. At 80.6% this was similar to the rural Solihull average (80.2%) but well above the averages for Solihull borough (75.1%) and England (65.0%).

Compared to rates for rural Solihull, a slightly larger share of KDBH employed residents travelling to a workplace did so by train (3.9% vs 3.2%) and on foot (6.3% vs 5.6%), while a smaller share travelled to work by bus (1.5% vs 2.5%) and as a passenger in a car/van (4.2% vs 4.9%).

Compared to rates for Solihull, a slightly larger rate of KDBH employed residents travelling to a workplace did so by train (3.9% vs 2.5%) while far fewer travelled to work by bus (1.5% vs 5.9%).

AT THE TIME OF THE 2011 CENSUS, THREE-QUARTERS OF KDBH'S RESIDENTS COMMUTED OUTSIDE THE AREA TO WORK

Commuting/place of work data are not yet available from the 2021 Census. At the time of the 2011 Census, one-quarter (2,321, 25.5%) of KDBH's

employed residents worked in KDBH, either mainly at home (15.2%) or at a workplace within the area (10.3%).

Three-quarters (6,779, 74.5%) of employed residents commuted outside of KDBH to work, with the most popular locations at district level being elsewhere in Solihull (23.2%), Birmingham (21.4%), no fixed place (6.1%), Coventry (4.0%) and Warwick (4.0%) (Table 6.1).

Looking at commuting data at a finer grain of detail (MSOA and 'best fit' ward level) shows that the most popular employment locations for employed residents working outside of KDBH included the St Alphege area of Solihull – which includes Solihull town centre (6.2% of employed residents), the Soho and Jewellery Quarter of Birmingham (6.1%), the Silhill area of Solihull – which includes Solihull hospital (2.7%), the Shirley South area of Solihull – which includes Solihull Retail Park (2.4%) and the Bickenhill area of Solihull – which includes Birmingham Airport, Birmingham International Rail Station and the NEC (2.4%) (Table 6.2).

It is important to note that KDBH's 'place of work' profile may have changed significantly since the COVID-19 pandemic, due to increased opportunities for remote/hybrid working.

TABLE 6.1: TOP 10 PLACES OF WORK FOR EMPLOYED KDBH RESIDENTS, BY DISTRICT, 2011

District	Number of Employed Residents	% of Employed Residents
Solihull	4,435	48.7%
<i>including KDBH residents working mainly at home</i>	1,383	15.2%
<i>including KDBH residents working at a KDBH workplace</i>	938	10.3%
<i>including KDBH residents working elsewhere in Solihull</i>	2,114	23.2%
Birmingham	1,949	21.4%
No fixed place	556	6.1%
Coventry	368	4.0%
Warwick	367	4.0%
Stratford-on-Avon	255	2.8%
Redditch	104	1.1%
Bromsgrove	91	1.0%
North Warwickshire	81	0.9%
Sandwell	65	0.7%

Source: 2011 Census

TABLE 6.2: TOP 15 PLACES OF WORK FOR EMPLOYED KDBH RESIDENTS, BY MSOA, 2011

MSOA	Best Fit Ward	Number of Employed Residents	% of Employed Residents
KDBH (MSOAs Solihull 026 and Solihull 028) <i>including KDBH residents working mainly at home</i> <i>including KDBH residents working at a KDBH workplace</i>	Knowle and Dorridge & Hockley Heath)	2,321	25.5%
		1,383	15.2%
		938	10.3%
Solihull 019	St Alphege	563	6.2%
No fixed place	-	556	6.1%
Birmingham 138	Soho & Jewellery Quarter	428	4.7%
Solihull 016	Silhill	247	2.7%
Solihull 022	Shirley South	222	2.4%
Solihull 009	Bickenhill	219	2.4%
Birmingham 050	Newtown	207	2.3%
Warwick 012	Warwick Myton & Heathcote	142	1.6%
Solihull 029	Blythe	127	1.4%
Solihull 017	Meriden	105	1.2%
Birmingham 137	Ladywood	81	0.9%
Coventry 036	Westwood	80	0.9%
Solihull 011	Elmdon	74	0.8%
Solihull 015	Elmdon	71	0.8%

Source: 2011 Census

KDBH IS AN AREA OF NET OUT-COMMUTING, WITH THE NUMBER OF EMPLOYED RESIDENTS BEING 88% HIGHER THAN THE SIZE OF THE LOCAL WORKFORCE

KDBH is an area of net out-commuting, i.e. more people commute out of the area than commute into the area to work. In 2011, 9,100 employed people lived in KDBH while 4,830 people worked in KDBH. The number of employed residents was 88% higher than the size of the local workforce, with net out-commuting of 4,270 people.

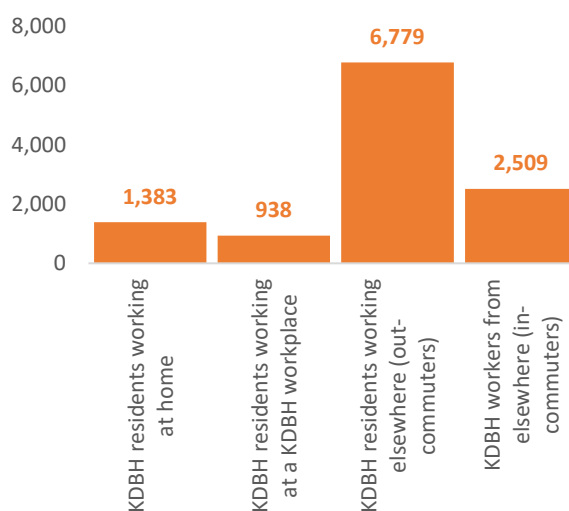
MORE THAN 2,500 PEOPLE COMMUTE INTO KDBH TO WORK, WITH IN-COMMUTERS MAKING UP MORE THAN HALF OF THE LOCAL WORKFORCE

Of the 4,830 people working in KDBH, 28.6% (1,383) were KDBH residents working mainly at home, 19.4% (938) were KDBH residents working at a KDBH workplace, and 51.9% (2,509) commuted into the area from elsewhere. The most popular locations for in-commuters, at district level, were

elsewhere in Solihull (24.1% of the KDBH workforce), Birmingham (12.7%), Warwick (2.3%) and Coventry (1.9%).

As above, it is important to note that KDBH’s ‘place of work’ and ‘travel to work’ profile may have changed significantly since the COVID-19 pandemic.

CHART 6.5: KEY COMMUTING METRICS, KDBH, 2011



Source: 2011 Census

TABLE 6.3: TOP 15 PLACES OF RESIDENCE FOR PEOPLE WORKING IN KDBH, BY MSOA, 2011

MSOA	Best Fit Ward	Number of KDBH Workers	% of KDBH Workers
KDBH (MSOAs Solihull 026 and Solihull 028) <i>including KDBH residents working mainly at home</i> <i>including KDBH residents working at a KDBH workplace</i>	Knowle and Dorridge & Hockley Heath	2,321	48.1%
		1,383	28.6%
		938	19.4%
Solihull 029	Blythe	115	2.4%
Solihull 024	St Alphege	96	2.0%
Solihull 017	Meriden	81	1.7%
Solihull 015	Elmdon	78	1.6%
Solihull 016	Silhill	70	1.4%
Solihull 027	Blythe	68	1.4%
Solihull 022	Shirley South	62	1.3%
Solihull 018	Shirley East	54	1.1%
Warwick 004	Kenilworth Abbey & Arden	49	1.0%
Solihull 019	St Alphege	47	1.0%
Solihull 013	Olton	42	0.9%
Solihull 012	Lyndon	41	0.8%
Solihull 023	Shirley South	41	0.8%
Solihull 010	Lyndon	40	0.8%

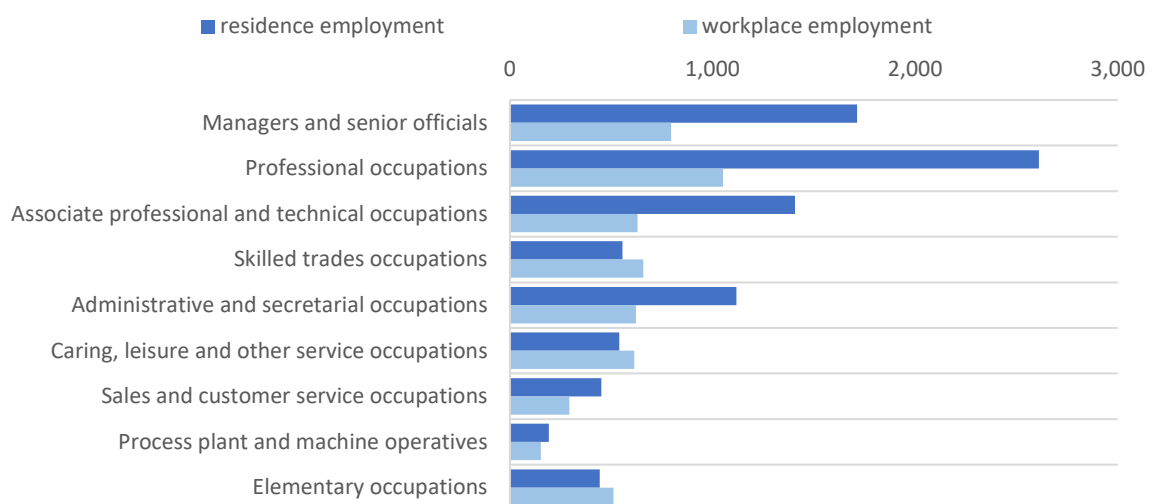
Source: 2011 Census

KDBH EXPERIENCED NET OUT-COMMUTING AMONG MOST OCCUPATIONS, PARTICULARLY THE MOST HIGHLY-SKILLED

Comparing the occupational profile of employed residents and people working in KDBH shows that there was net out-commuting among most occupations, particularly Professional workers and Managers and Senior Officials. There was net in-commuting among three occupational groups:

Skilled Trades Occupations, Caring, Leisure and Other Services Occupations and Elementary Occupations (Chart 6.6). Net out-commuting also occurred among all but one industry sector (Accommodation and Food Service Activities), particularly Education (500 more employed residents than local workers), Professional, Scientific and Technical Activities (+490), Wholesale and Retail Trade (+460), Financial and Insurance Activities (+320) and Manufacturing (+310).

CHART 6.6: EMPLOYMENT BY OCCUPATION, RESIDENCE VS WORKPLACE, KDBH, 2011



Source: 2011 Census

KDBH'S LARGEST EMPLOYMENT SECTORS ARE WHOLESALE AND RETAIL TRADE, HEALTH AND SOCIAL WORK ACTIVITIES AND ACCOMMODATION AND FOOD SERVICE ACTIVITIES

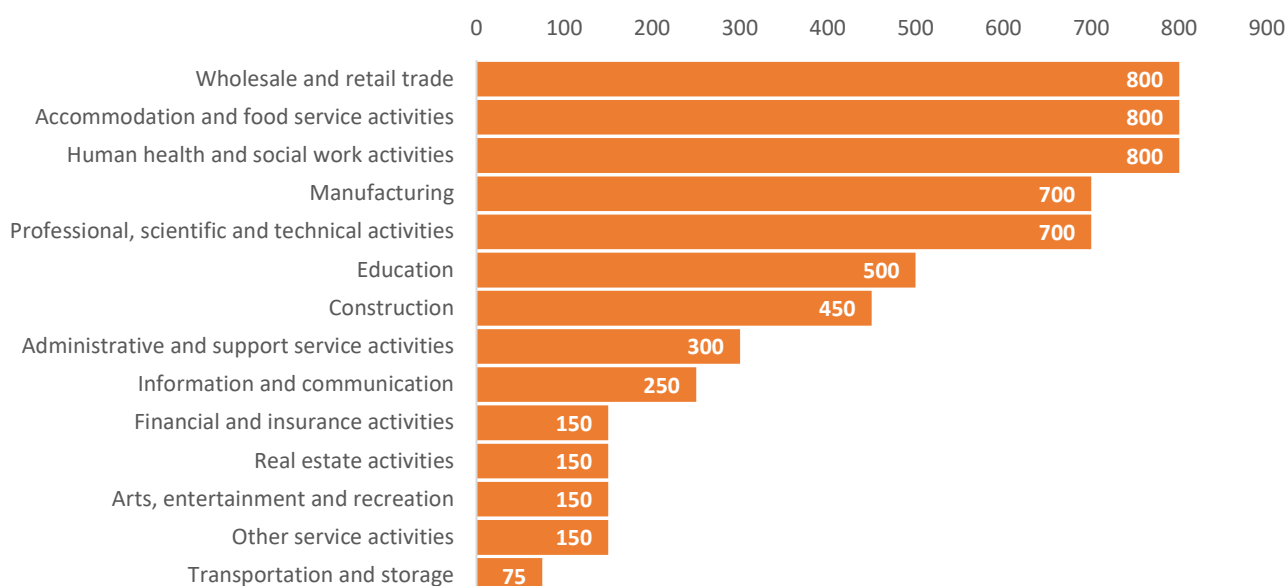
In 2021, there were 5,975 jobs registered in KDBH (higher than the 4,830 people working in KDBH in 2011, suggesting that local employment has grown over the past decade, although well below the number of employed residents, at 8,490 in 2021 – suggesting that a large degree of out-commuting is still prevalent). The largest broad employment sectors (as shown in Chart 6.7) were:

- **Wholesale and Retail Trade** (800 jobs, 13.4% of all jobs), particularly retail sale in non-specialised stores with food, beverages or tobacco predominating (225 jobs), retail sale of bread, cakes, flour confectionery and sugar confectionery in specialised stores (50 jobs), dispensing chemists in specialised stores (50 jobs), and other retail sale of new goods in specialised stores (50 jobs)

- **Health and Social Work Activities** (800 jobs, 13.4% of all jobs), particularly other residential care activities (150 jobs), general medical practice activities (125 jobs), dental practice activities (100 jobs) and residential care activities for the elderly and disabled (100 jobs)
- **Accommodation and Food Service Activities** (800 jobs, 13.4% of all jobs), particularly beverage serving activities (300 jobs), restaurants and mobile food service activities (175 jobs), other food service activities (150 jobs) and hotels and similar accommodation (100 jobs).

In terms of detailed sub-sectors, 17 had at least 100 jobs in KDBH, with 'manufacture of bodies (coachwork) for motor vehicles and manufacture of trailers and semi-trailers' being the largest employment sub-sector, with 600 jobs⁴ (Table 6.4).

CHART 6.7: JOBS IN KDBH BY BROAD SECTOR, 2021



Source: Business Register and Employment Survey, Office for National Statistics

⁴ This is likely to include the total employment of Whale Tankers Ltd which, although registered within one of the MSOAs covering KDBH, is not located within the neighbourhood plan area itself. The total employment

figure may also include some employment that is located outside of the local MSOA at other Whale Tankers sites.

TABLE 6.4: SUB-SECTORS IN KDBH WITH AT LEAST 100 JOBS, 2021

Sub-Sector	Broad Sector	Jobs
Manufacture of bodies (coachwork) for motor vehicles; manufacture of trailers and semi-trailers	Manufacturing	600
Beverage serving activities	Accommodation and food service activities	300
Primary education	Education	250
General secondary education	Education	250
Retail sale in non-specialised stores with food, beverages or tobacco predominating	Wholesale and Retail Trade	225
Business and other management consultancy activities	Professional, Scientific and Technical Activities	225
Restaurants and mobile food service activities	Accommodation and food service activities	175
Construction of residential and non-residential buildings	Construction	150
Other food service activities	Accommodation and food service activities	150
Computer consultancy activities	Information and Communication	150
Other residential care activities	Health and Social Work Activities	150
Legal activities	Professional, Scientific and Technical Activities	125
General medical practice activities	Health and Social Work Activities	125
Hotels and similar accommodation	Accommodation and food service activities	100
Other activities auxiliary to financial services, except insurance and pension funding	Financial and Insurance Activities	100
Dental practice activities	Health and Social Work Activities	100
Residential care activities for the elderly and disabled	Health and Social Work Activities	100

Source: Business Register and Employment Survey, Office for National Statistics

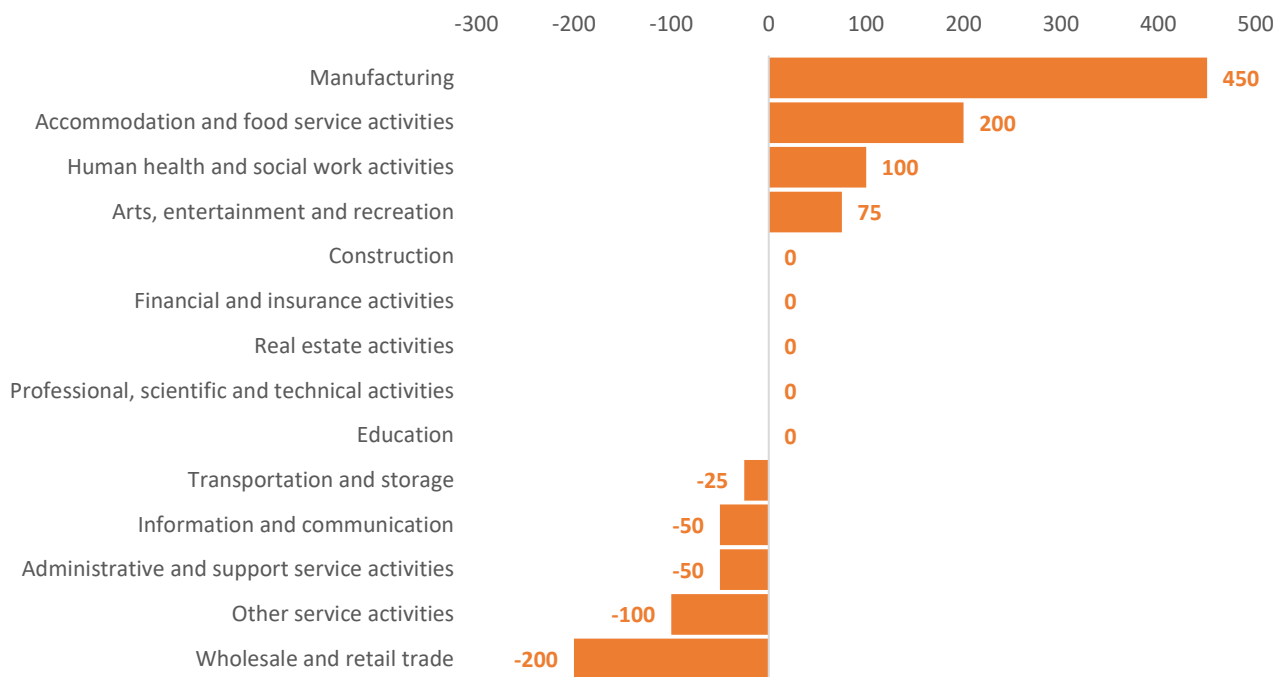
SINCE 2015, JOB GROWTH IN KDBH HAS BEEN DRIVEN BY MANUFACTURING, ACCOMMODATION AND FOOD SERVICES AND HEALTH AND SOCIAL WORK

Between 2015 (the earliest year of data) and 2021, the number of jobs in KDBH grew by 400 (or by 7.2%). Job growth was driven by Manufacturing (+450, particularly the manufacture of bodies (coachwork) for motor vehicles and manufacture of trailers and semi-trailers (+400)), Accommodation and Food Service Activities (+200, particularly other food service activities (+110) and beverage serving activities (+75)) and Health and Social Work

Activities (+100, particularly general medical practice activities (+80), dental practice activities (+65) and residential care activities for the elderly and disabled (+50) but offset by decreases in other areas such as other residential care activities (-50) and child day-care activities (-25)).

Over the same period, some broad sectors experienced job losses, particularly Wholesale and Retail Trade (-200, particularly retail sale via stalls and markets (-250) and retail sale in non-specialised stores with food, beverages or tobacco predominating (-75)) and Other Service Activities (-100, driven by hairdressing and other beauty treatment (-100)).

CHART 6.8: CHANGE IN NUMBERS OF JOBS BY SECTOR, KDBH, 2015-2021



Source: Business Register and Employment Survey, Office for National Statistics

7. DEPRIVATION

The English Indices of Deprivation 2019 measure relative deprivation in small areas in England. They provide a composite measure of deprivation alongside measures of specific 'domains' of deprivation. The data is published at LSOA level. KDBH encompasses 12 LSOAs, as shown on the map.

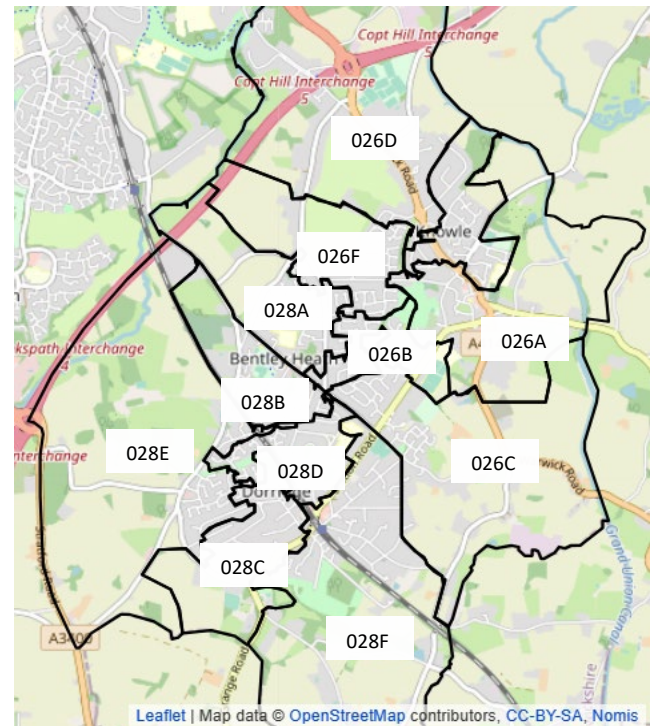
The Indices of Deprivation measure deprivation in terms of ranks and deciles. In terms of ranks of deprivation, the LSOA with a rank of 1 is the most deprived in England and the LSOA with a rank of 32,844 is the least deprived. The deciles are calculated by ranking the 32,844 LSOAs in England from most deprived to least deprived and dividing them into 10 equal groups. LSOAs in decile 1 fall within the most deprived 10% of LSOAs nationally and LSOAs in decile 10 fall within the least deprived 10% of LSOAs nationally.

OVERALL LEVELS OF DEPRIVATION ARE LOW IN KDBH, BUT MANY AREAS HAVE HIGH LEVELS OF 'GEOGRAPHICAL BARRIERS' DEPRIVATION

The composite 'Index of Multiple Deprivation' shows that overall deprivation levels are very low in KDBH (Table 7.1). Most LSOAs fall within the eighth to 10th deciles, i.e. within the 10-30% least deprived areas of England. Just one LSOA ranks lower – Solihull 028B – although, falling within the sixth decile, it is within the least deprived 50% of LSOAs across England.

However, many areas within KDBH exhibit high rates of 'geographical barriers' deprivation. This measures the physical accessibility of local services, i.e. the distance to the nearest post office, primary school, general store and GP surgery. Seven of KDBH's 12 LSOAs fall within the 30% most deprived LSOAs in England on this measure, with Solihull

FIGURE 7.1: MAP OF LSOAS IN KDBH



026D falling within the 10% most deprived in England. Table 7.2 provides details of average distances to each service in each LSOA and shows that residents of Solihull 026D and Solihull 028E live much longer distances to each type of service than Solihull averages.

Two LSOAs also exhibit high levels of 'indoors living environment' deprivation. Solihull 026A and Solihull 028B fall within the second and third deciles for the 'indoors living environment' sub domain, with both having high rates of housing in poor condition⁵ (21.7% and 21.3% respectively) and high rates of housing without central heating (4.3% and 3.2% respectively), as shown in Table 7.3.

⁵ A modelled estimate of the proportion of social and private homes that fail to meet the Decent Homes Standard, using data from English Housing Survey 2015

TABLE 7.1: INDICES OF DEPRIVATION 2019 DECILES IN KDBH LSOAs, WHERE 1 IS THE MOST DEPRIVED 10% OF LSOAs AND 10 IS THE LEAST DEPRIVED 10% OF LSOAs NATIONALLY
(AREAS HIGHLIGHTED IN RED FALL WITHIN THE 30% MOST DEPRIVED AREAS IN ENGLAND)

LSOA:	026A	026B	026C	026D	026E	026F	028A	028B	028C	028D	028E	028F
Index of Multiple Deprivation	8	10	10	9	10	10	10	6	10	10	10	10
Income	6	10	10	10	10	10	10	5	10	9	10	10
<i>Income Deprivation Affecting Children</i>	6	10	10	9	10	10	10	6	10	9	10	10
<i>Income Deprivation Affecting Older People</i>	6	10	10	10	10	10	10	6	10	9	10	10
Employment	7	10	7	10	10	10	10	5	10	9	10	10
Education, Skills and Training	9	10	10	10	10	10	10	7	10	10	10	10
<i>Children and Young People Sub-Domain</i>	8	10	10	10	9	10	10	7	10	10	10	10
<i>Adult Skills Sub-Domain</i>	9	10	10	10	10	10	10	7	10	10	10	10
Health Deprivation and Disability	8	9	9	8	10	10	10	6	10	9	10	10
Crime	7	10	9	8	9	10	10	7	10	8	9	7
Barriers to Housing and Services	8	5	6	2	9	5	8	7	4	7	4	7
<i>Geographical Barriers Sub-Domain</i>	9	2	3	1	5	2	4	8	2	5	2	3
<i>Wider Barriers Sub-Domain</i>	4	10	8	8	8	9	9	4	8	7	9	9
Living Environment	4	10	10	9	10	10	10	5	10	10	10	10
<i>Indoors Sub-Domain</i>	2	10	10	10	9	9	10	3	10	8	10	9
<i>Outdoors Sub-Domain</i>	9	10	10	6	10	9	9	9	9	9	9	10

Source: English Indices of Deprivation 2019, Department for Communities and Local Government

TABLE 7.2: 'GEOGRAPHICAL BARRIERS' DEPRIVATION IN KDBH LSOAS
 AREAS HIGHLIGHTED IN RED HAVE MUCH HIGHER DISTANCES TO SERVICES THAN SOLIHULL AVERAGES

LSOA	Distance to Services (km)				% Difference to Solihull Average			
	Post office	Primary school	General store/ supermarket	GP surgery	Post office	Primary school	General store/ supermarket	GP surgery
026A	0.46	0.78	0.27	0.55	-59%	-13%	-60%	-49%
026B	1.20	1.31	0.96	1.17	7%	47%	42%	7%
026C	1.32	1.01	0.95	0.72	18%	13%	40%	-34%
026D	1.88	1.69	1.21	1.68	68%	88%	78%	55%
026E	1.04	0.76	0.70	0.63	-7%	-15%	4%	-42%
026F	1.31	1.32	1.07	1.09	17%	48%	58%	1%
028A	0.82	0.74	0.67	1.39	-26%	-18%	-2%	28%
028B	0.42	0.68	0.38	1.22	-62%	-24%	-44%	12%
028C	2.14	1.40	0.69	0.93	90%	56%	2%	-14%
028D	1.16	0.63	0.73	0.88	4%	-30%	7%	-19%
028E	1.45	1.39	1.01	1.34	30%	56%	49%	23%
028F	1.89	1.17	0.62	0.61	69%	30%	-8%	-44%
KDBH Average	1.26	1.06	0.76	1.00	12%	18%	13%	-8%
Solihull Borough Average	1.12	0.90	0.68	1.09	-	-	-	-
England Average	1.12	0.86	0.71	1.30	-	-	-	-

Source: English Indices of Deprivation 2019, Department for Communities and Local Government

TABLE 7.3: INDOORS LIVING ENVIRONMENT DEPRIVATION IN KDBH LSOAS
 AREAS HIGHLIGHTED IN RED HAVE HIGH LEVELS OF DEPRIVATION

LSOA	Housing in poor condition indicator	Houses without central heating indicator
026A	21.7%	4.3%
026B	13.4%	0.5%
026C	13.8%	0.5%
026D	14.1%	0.7%
026E	17.5%	0.7%
026F	14.4%	1.0%
028A	9.6%	0.6%
028B	21.3%	3.2%
028C	11.7%	0.5%
028D	15.1%	1.2%
028E	10.4%	1.0%
028F	15.5%	0.8%
KDBH Average	15.0%	1.3%
Solihull Borough Average	18.9%	1.9%
England Average	19.4%	2.7%

Source: English Indices of Deprivation 2019, Department for Communities and Local Government