

West Midlands regional data

Housing affordability in the West Midlands

- The average property price in the region is £250,000 compared with £300,000 in England.
- Average annual earnings are £32,200 which is lower than £33,700 in England.
- House prices are more affordable at 7.8 times average earnings compared with 8.9 times in England.
- To afford a mortgage to buy an average home in the region, one would need an income of £57,100 compared with £68,600 for England. This assumes a 20% deposit, and the remaining 80% of the average house price divided by 3.5.

What impact do housing associations have in the West Midlands?

- Housing associations provide 302,700 affordable homes, 12% of all homes in the region. They employ 13,400 staff and their day-to-day operations contribute £1.1 billion a year to the regional economy.
- Housing associations made 19,100 lettings to tenants new to the social sector last year. They also made 1,500 sales of shared ownership.
- Housing association homes are more energy efficient than others in the region. 62% of housing association homes are at EPC C or better compared with 45% in the region as a whole.

The average weekly housing association social rent in the region is £110.38, that's 48% less than the average weekly private rent of £213.02.

Housing supply

127,200

households are on the social housing waiting list.

16,400

children in the West Midlands are living in temporary accommodation.

- Total new build of affordable homes by all developers was 6,000, a decrease of 2% compared to the previous year.
- 1,700 homes for social rent were built last year, a decrease of 2% compared to the previous year.
- There were 28,400 long-term empty homes across the region at the end of last year, and 14,200 second homes. Together these represent 1.6% of all homes in the region, compared with 2.1% across England.

Housing need and homelessness

- 19,900 households were assessed to be newly homeless across the region last year.
- 8,800 households live in temporary accommodation including 16,400 children.

Low incomes and welfare

- The unemployment rate in the region is 4.5% compared with 4% in England.
- There are 557,500 claimants of Housing Benefit or the Housing Entitlement element of Universal Credit, 22% of all households in the region compared with 20% for England.
- Across the region there are 664,300 Universal Credit claimants in total.