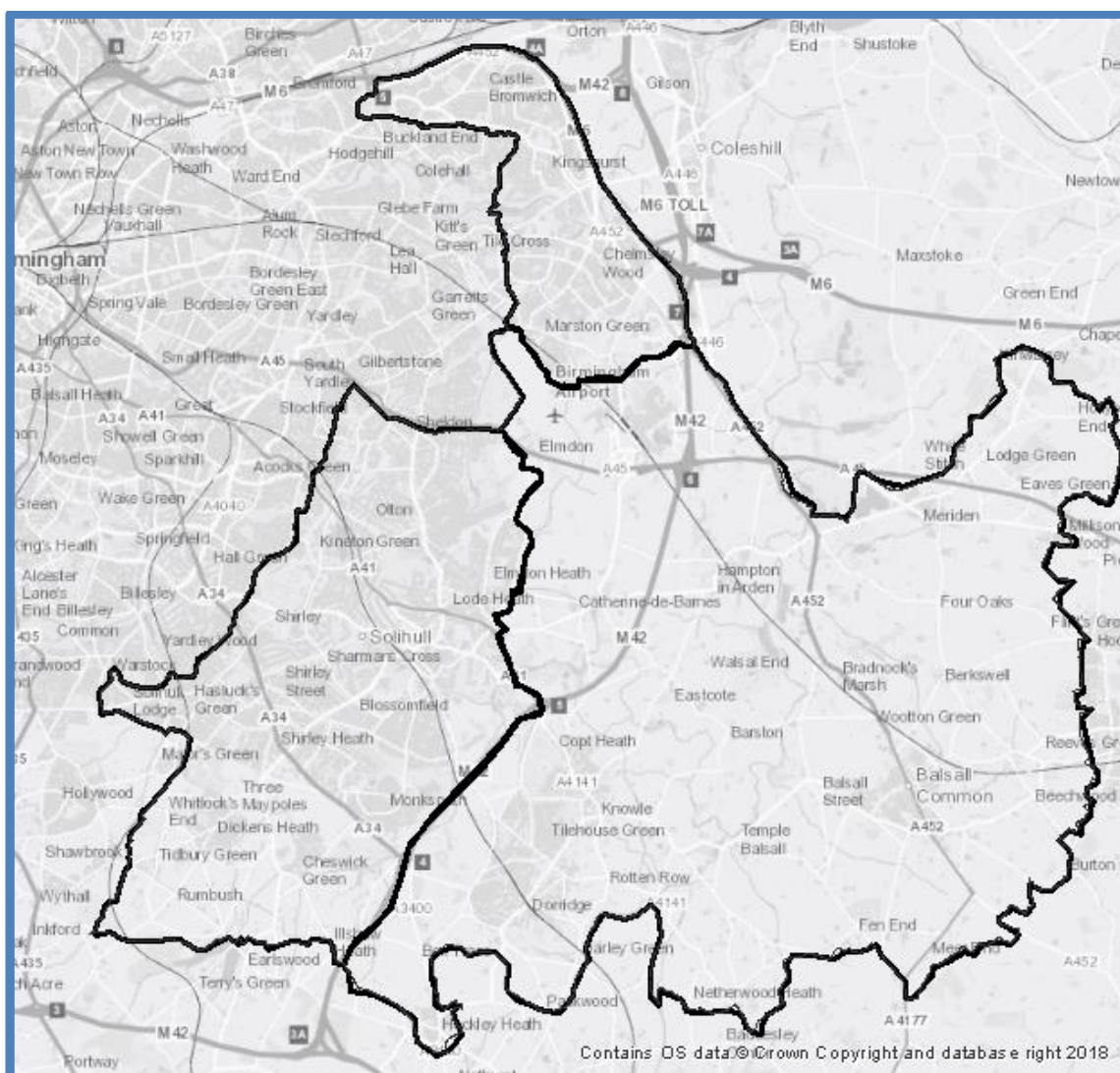


Homelessness Needs Assessment

August 2023



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Introduction

The Homelessness Needs Assessment outlines the risks associated with homelessness and analyses the exposure of the Solihull population to poverty, poor health, substance misuse and childhood disadvantage. Although outcomes for Solihull are generally positive homeless risks are much greater among the relatively deprived population of North Solihull.

Alongside this general survey of homelessness risk there is a detailed examination of the welfare and benefits system and the local housing market. Both represent key pressure points for low-income households particularly in the wake of the ongoing cost-of-living crisis and high interest rate environment.

This Homelessness Needs Assessment then considers the extent to which these risk factors are contributing to demand for homelessness support services. The performance of Solihull services in managing households facing homelessness and delivering settled long-term housing solutions is compared to similar local authorities across England.

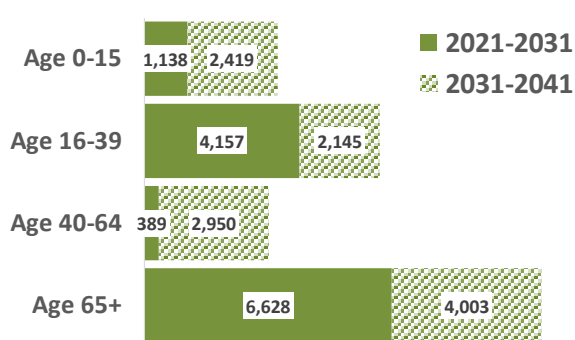
Executive Summary

Solihull Demographic Profile

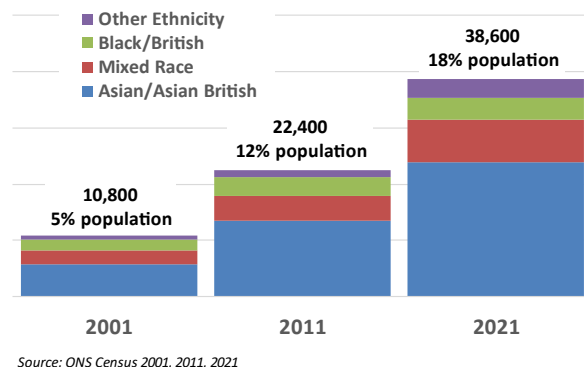
The Solihull population is characterised by the following:

- It is slightly older than England and ageing.
 - People aged 65 and over were the fastest growing section of the Solihull population from 2011 to 2021 with projections showing that this will continue over both the next 10 and 20 years.
- The ethnic profile of Solihull is similar to England, but the borough is much less diverse than neighbouring Birmingham.
 - Solihull's ethnic minority population continues to be the driver of population growth in the borough.

Projected Population Change in Solihull 2021 - 2041



Solihull Ethnic Minority Population

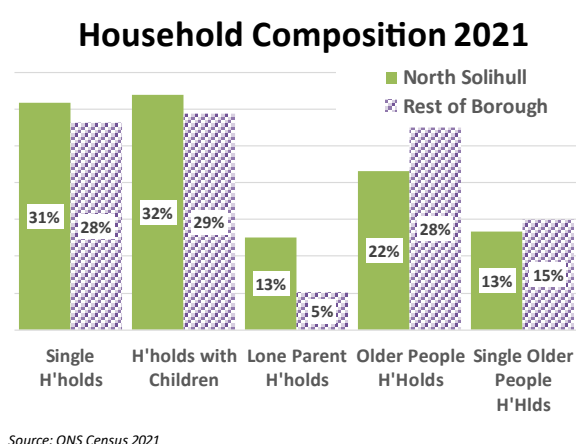
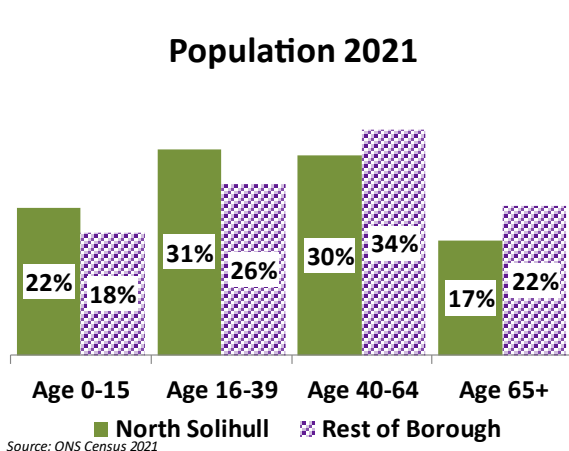


- A large majority of migration into Solihull involves families from Birmingham, with just 10% of the borough's population born abroad.

- However, national policy initiatives are having an impact with recent arrivals from Ukrainian, Hong Kong and Afghanistan an important feature.

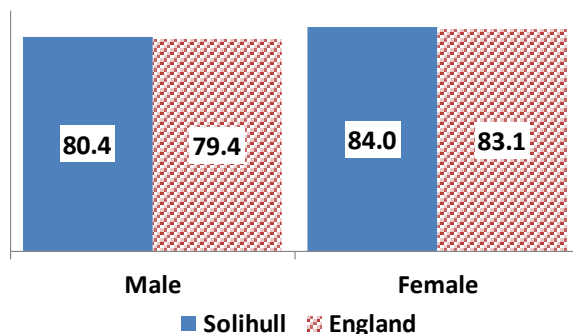
The North Solihull population is different from the rest of the borough, with notable features including:

- The North Solihull population is younger than the borough average with more than half under 40 years of age.
- North Solihull contains more single young adult households and more dependent children households than the rest of the borough.
- 49% of all lone parents live in North Solihull with this group making up 13% of all households in the area compared to just 5% in the south.

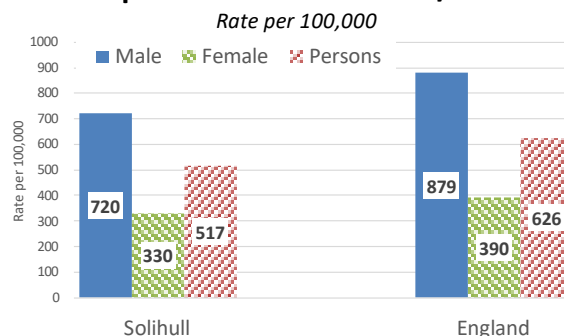


Homelessness Risk Factors

- Homelessness is not random and is much more likely in deprived communities/households disadvantaged in finance, employment and support.
 - Living in poverty is a key homelessness risk factor and living in poverty as a child is an early warning sign.
- There is little evidence to suggest that the Solihull population is more vulnerable to these personal risk factors than the national average. For instance:
 - Life expectancy at birth in Solihull is around a year longer than the England average.
 - The Solihull population is far less likely to be subject to substance misuse or mental ill health with lower rates of alcohol admissions to hospital, drug misuse deaths or depression and anxiety than the England average.

Life Expectancy in Years at Birth 2018/20

Source: Public Health England, Public Health Outcomes Framework

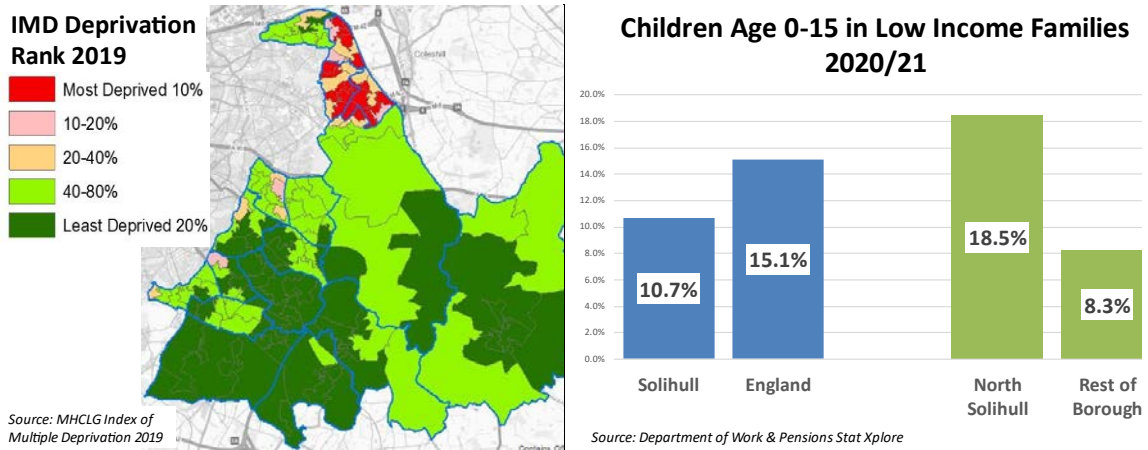
Hospital Admissions for Alcohol Specific Conditions 2020/21

Source: Public Health England Public Health Outcomes Framework

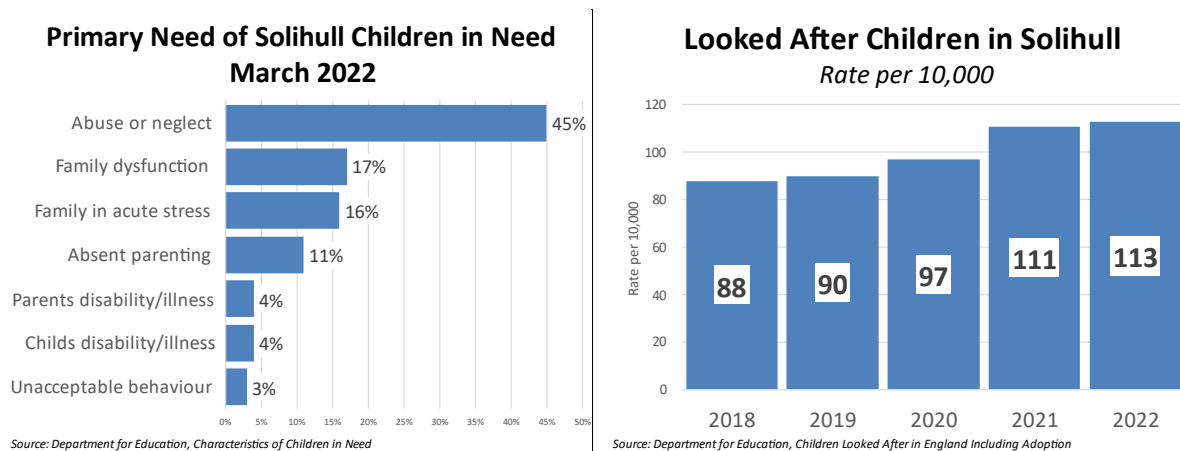
- o The 2022 Place survey shows that Solihull residents are largely satisfied with their local area as a place to live, are engaged with their community, feel safe in the local area and tend not to experience social isolation.
- o The Solihull economy punches above its weight and while employment rates are in-line with England, claimant unemployment is below average.
- o Solihull household incomes and finances are more favourable than average, with below average poverty rates.

Cost of Living Measures				
	Solihull	England	Difference	Date
Annual Full Time Wages	£31,534	£28,000	+13%	2022
Claimant Unemployment Rate	3.2%	3.7%	-0.5%	Nov 2022
Gross Disposable Income per Head	£23,566	£21,962	+7%	2020
People on Universal Credit	12%	14%	-2%	Oct 2022
People on Pension Credits	9.1%	12.1%	-3%	May 2022
Children in Low Income Families	10.7%	15.1%	-4.5%	2020/21
Households in Fuel Poverty	12.5%	13.2%	-0.7%	2020

- However, Solihull is polarised with a concentration of neighbourhoods in North Solihull among the most deprived in the country. Outcomes in these communities are much less positive than the rest of Solihull, for instance:
 - o Solihull has the largest gap in the Life Expectancy of those living in the most and least deprived neighbourhoods in the West Midlands.
 - o People in North Solihull are less likely to say that their health is good than those who live elsewhere in the Borough and more say that their daily activities are limited by long-term ill health or disability.
 - o In 2022 there were more than double the number of reported crimes in North Solihull than elsewhere in the borough, with high rates of violence & sexual offences.
 - o 18.5% of North Solihull children aged 0-15 live in a low-income family compared to 8.3% in the rest of the borough.



- A specific homelessness risk factor of relevance in Solihull is the number of young people currently in or recently left the care system. For instance:
 - The number of Solihull Children in Need is higher than England and increasing with abuse or neglect counting for 45% of cases.
 - The number of Looked After Children in Solihull is much higher than England, increasing each year since 2014.
 - In Solihull the number of care experienced young people has increased in over the last 2 years, although encouragingly 87% live in suitable accommodation.



Benefits and Welfare

Demand for welfare support has increased due to the Covid-19 pandemic and subsequent cost-of-living crisis. At the same time welfare reforms have reduced the level of support available to people on low incomes. This has contributed to increasing in rent arrears, evictions, debt and homelessness.

Benefit recipients are significantly worse off due to the failure of benefits to keep up with rising inflation. For instance:

- In real terms benefits were worth 7.6% less in mid-2022 than in mid-2019.
- Freezing LHA rates in 2020 has been significant with research showing that just 2% of two-bedroom homes advertised in England were affordable within LHA rates.

- The Universal Credit (UC) standard allowance hasn't kept up with the rate of inflation and research shows that it is £35 less than what a low-income single person needs to cover everyday essentials and £66 less than what a low-income couple would need.

The evidence suggests that benefit dependency among the Solihull population is lower than average and that proportionally fewer households are affected by benefit income reduction. For instance:

- In November 2022, 252 Solihull households were subject to the benefit cap, this is significantly fewer households than the West Midlands average at 274.
- In November 2022, 5.3% of all Solihull households receiving Housing Benefit were subject to the Spare Bedroom Subsidy reduction (6.7% England, 7.3% West Midlands).

Nevertheless, welfare need has increased in Solihull. For instance:

- The number of customers supported by SMBC's Financial Inclusion Team increased by 41% in 2021/22 and 34% in 2022/23.
- The number of Financial Inclusion Team referrals for homelessness prevention increased from 126 in 2020/21 to 328 in 2021/22 and 275 in 2022/23.
- The demand for SMBC Local Welfare Provision is rising significantly. On average in 2022, 187 customers requested a grant award each month, an 87% increase from the previous year.
- Data from Solihull Community Housing also shows how the cost-of-living crisis has increased the financial pressure on Solihull Residents and caused them to go into debt:
- Total rent arrears increased by 16% between September 2021 and November 2022.
- The number of direct debit recalls increased by 34% between September 2021 and January 2023.
- The number of referrals to the money advice team increased by 250% between October 2021 and February 2023.
- The number of Notice of Seeking Possession (NOSP) orders increased by 45% between December 2022 and 48 in February 2023.
- Data from the Citizens Advice Bureau shows that the number of Solihull residents they are helping with housing issues has increased.
- The number of people with housing issues increased by 84% between 2020/21 and 2022/23.
- The number of people with benefit issues increased by 68% between 2020/21 and 2022/23.

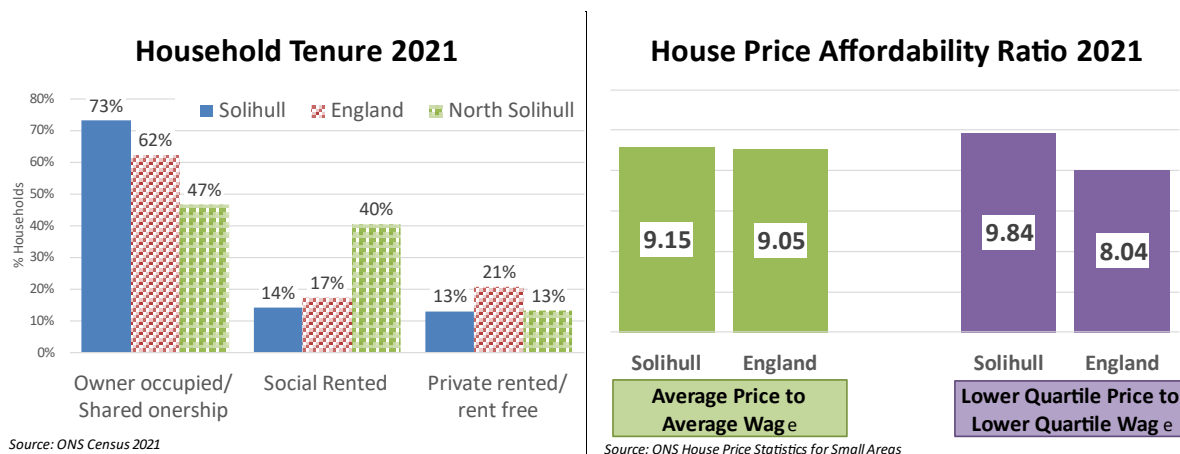
The Housing Market

Housing costs are a specific homelessness risk factor effecting low-income households across England. Many of the housing market pressures are more pronounced in Solihull than England. This starts with a housing market that is different from England as a whole. For instance:

- Solihull has less rented property than England (27% v 38% of households) and is notable for a small albeit growing private rented sector.
- Housing in North Solihull is different to the rest of the borough.
 - 53% of households rent compared to 27%.
 - 62% of all socially rented households in Solihull are in North Solihull, but just 22% of those owned.

Nationally house prices have risen sharply in both the owner occupier and rented sector. An increasingly expensive property market is an acute problem in Solihull where it is a specific homelessness risk. For instance:

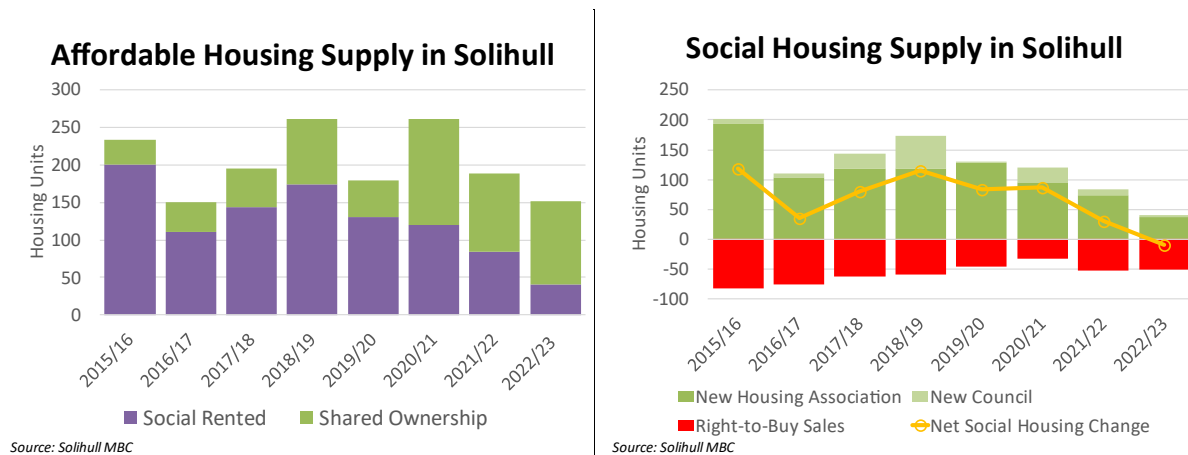
- Lower quartile houses in Solihull cost nearly 10 times lower quartile resident wages, whereas across England they cost just 8 times wages.
- Lower quartile houses prices in Solihull became 25% less affordable between 2016 and 2021 compared to a rise of just 12% across England.
- Nationally, private rental prices increased by 12% in the five years to 2023 and according to the Joseph Rowntree Foundation affordable rents for a typical two-bedroom property are around 30% more expensive than social rents.
- Lower quartile rent levels in Solihull are relatively high in comparison to those seen nationally (£695 vs £550 per calendar month for England). This suggests that households in Solihull are likely to spend a higher proportion of their income on housing to access the private rental market than across England as a whole.



There is a national undersupply of housing with a particular dearth of affordable housing for those on benefits or a low-income. Nationally, more social housing units have been demolished or sold than built in 21 out of the last 25 years. The delivery of affordable housing has tended to be more positive in Solihull, with annual net increases in social rented housing. For instance:

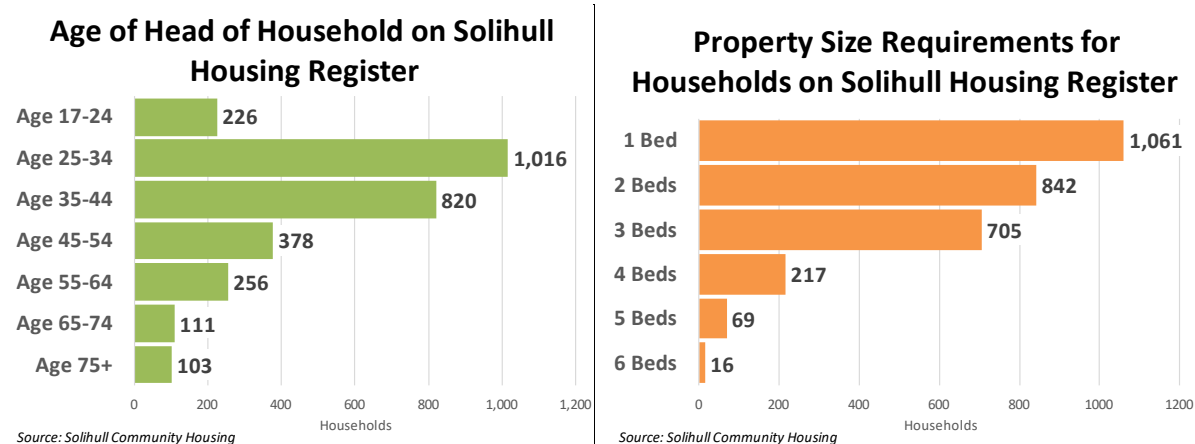
- Between April 2015 and March 2023 over 1,600 new affordable homes were delivered (average 202 per year), 62% of which were for rent.
- Over this same period the Solihull social rented sector has increased by an average of 68 units per year, with the supply of new housing association properties exceeding those lost through the right-to-buy.

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The Solihull Housing Register shows both the extent of housing demand in Solihull and particular pressure points in the supply/demand balance. For instance:

- Over 40% of the 2,910 households on the waiting list have an urgent housing need.
- Over 40% of all households on the housing register are headed by someone aged under 35 years.
- 90% of all households on the housing register have a requirement for 1-, 2- or 3-bedroom properties, with the largest requirement being for one bedroom (37%).



Approaches for Homelessness Support

A broad definition of approaches for homeless support used by Solihull Community Housing as a performance measure is indicative of a rising demand for support, with the long-term monthly average being exceeded in 11 out of the last 12 months.

Official figures submitted to the government that can be benchmarked show that in 2021/22 890 households in Solihull made a formal homelessness approach, with 96% deemed to be owed a homeless duty under the Homelessness Reduction Act 2017.

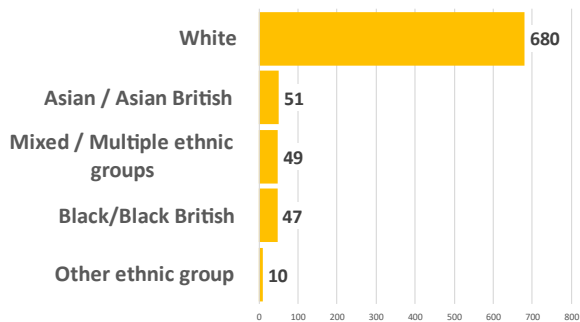
Households Owed a Homelessness Duty

In 2021/22 fewer Solihull households were owed a homelessness duty than England, with the Solihull rate in-line with similar local authorities.

Key characteristics of Solihull households owed a homelessness duty in 2021/22 include:

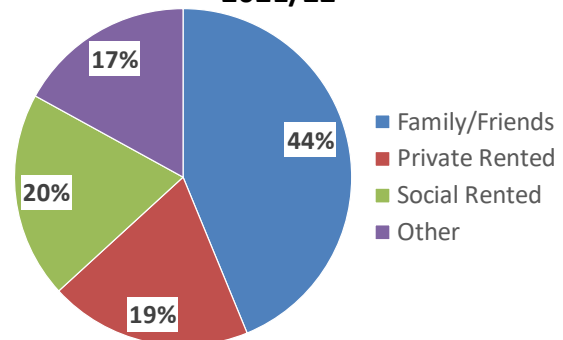
- 48% were suitable for prevention duty and 52% were owed homelessness relief.
- 80% were headed by someone aged 18 to 44 years.
- 81% were white and 19% were from an ethnic minority background.
- 61% of households were single adults and 29% single parents.
- 65% had an identified support need including 27% who had a history of mental health problems and 16% who were subject to domestic abuse.
- 44% had previously lived with family or friends 20% in social rented housing and 19% in private rented accommodation.
- 38% were not able to stay in previous housing because of family reasons and 31% because of violence or harassment.

Ethnicity of Solihull Households Owed a Homeless Duty 2021/22



Source: Ministry Housing, Communities & Local Government

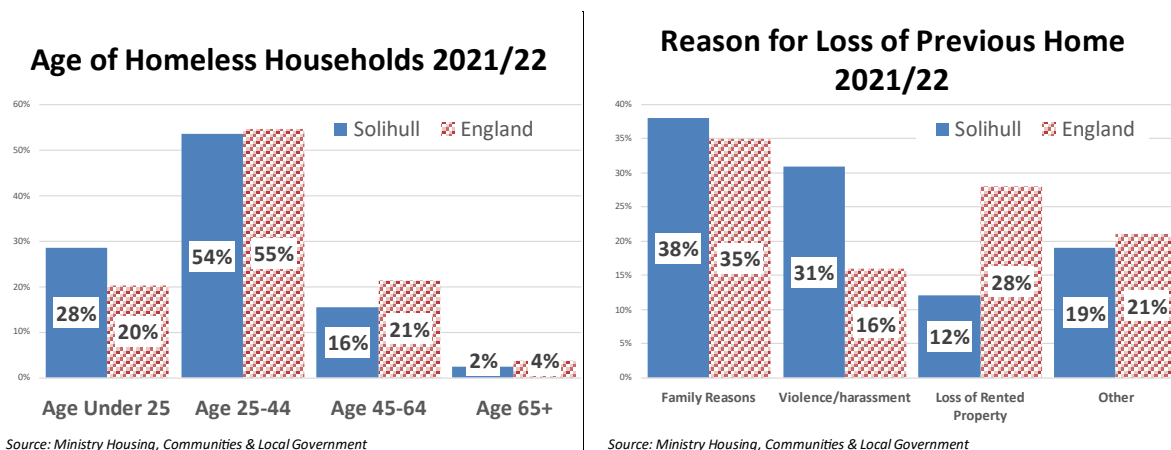
Type of Previous Accommodation 2021/22



Source: Ministry Housing, Communities & Local Government

Notable differences between Solihull and England households owed a homelessness duty in 2021/22 include:

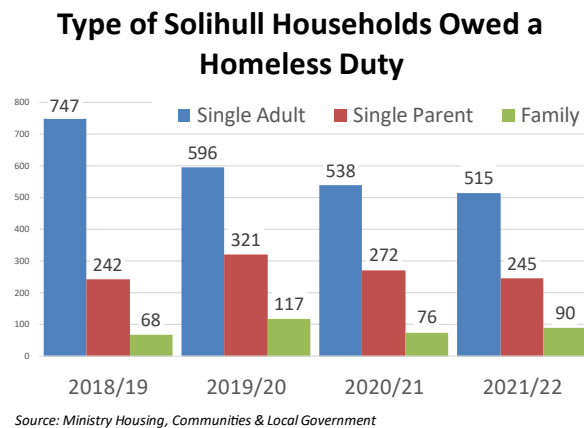
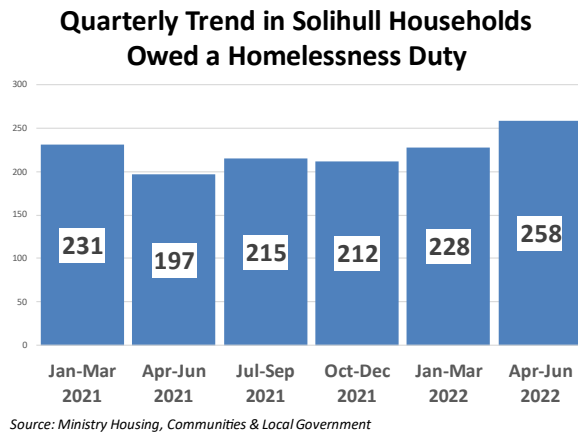
- Solihull has a relatively high proportion of young people under 25 years owed a homeless duty (28% vs 20% England).
- Proportionally more Solihull households owed a duty are single parents (29% vs 23% England).
- More Solihull households had previously lived with family or friends (44% vs 35% England) or in social rented housing (20% vs 11% England), but fewer had lived in private rented housing (19% vs 27% England).
- Violence or harassment was a far more frequent reason for why Solihull households had left their previous accommodation (31% vs 16% England).



On an annual basis the number of Solihull households owed a homeless duty trended down in the four years to 2021/22 (from 1,057 to 850 households) but has been rising on a quarterly basis since the summer of 2021. Other key trends include:

- In the four years to 2021/22 the number of homeless households under 35 years has fallen sharply in Solihull but not across England (-19% vs -0.3% England).
- The number of white Solihull households owed a duty has fallen by more than ethnic minority households over the last four years (-23% vs -5%). The fall in the white homeless Solihull households has been much more pronounced than England (-1%).
- Single adults are the only type of Solihull household to experience falling homelessness. The fall in single adult homelessness in Solihull in the four years to 2021/22 was not replicated across England (-31% vs +6% England).
- Between 2018/19 and 2021/22 there was a significant fall in the number of homeless Solihull households with a mental health need (-27%).
- In the four years to 2021/22 there were sharp falls in the number of homeless Solihull households who had previously lived in private rented housing (-31%) or with family/ friends (-23%). These were counter to the national trend.
- Between 2018/19 and 2021/22 there were falls in the number of Solihull households who became homeless because of the loss of private rented accommodation (-45%) and a downward trend in the number becoming homeless due to family reasons (-29%).
- The number of Solihull households leaving their accommodation due to violence/harassment increased in the four years to 2021/22, but this rise was more pronounced across England (+8% vs +53% England).

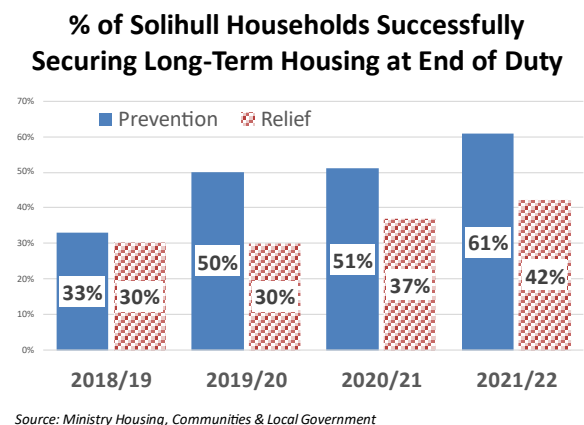
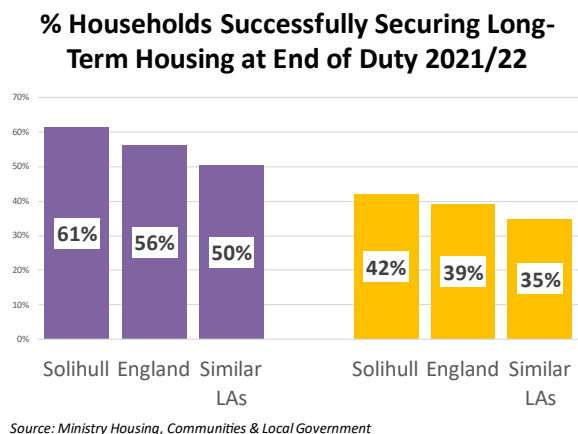
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Outcomes of Households Owed a Homelessness Duty

In 2021/22 the proportion of Solihull households successfully securing housing at the end of both prevention and relief duty was higher than England and similar LAs (61% prevention success, 42% relief success).

The number of Solihull households successfully securing housing at the end of prevention and relief duty has varied but was higher in 2021/22 than in 2018/19.

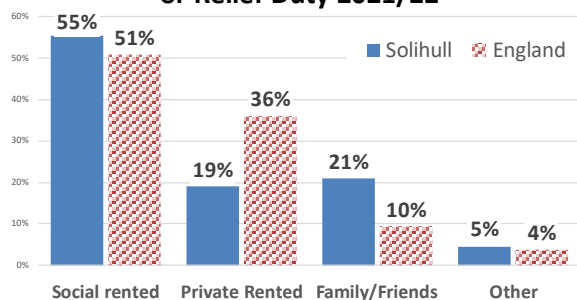


In 2021/22 the social rented sector was the key to both successful prevention and relief outcomes in Solihull. This is consistent with England, but friends/family are more important options in Solihull than elsewhere while private sector renting is less significant than in the benchmarks.

The social rented sector has been the driving force behind the increases in the number of households successfully securing housing at the end of prevention and relief duty.

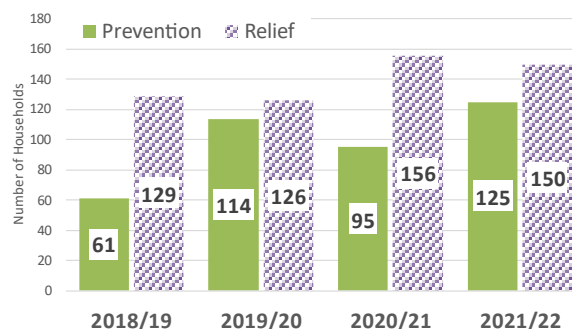
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% Households Successfully Securing Long-Term Housing at End of Either Prevention or Relief Duty 2021/22



Source: Ministry Housing, Communities & Local Government

Solihull Households Successfully Securing Social Housing at End of Homelessness Duty



Source: Ministry Housing, Communities & Local Government

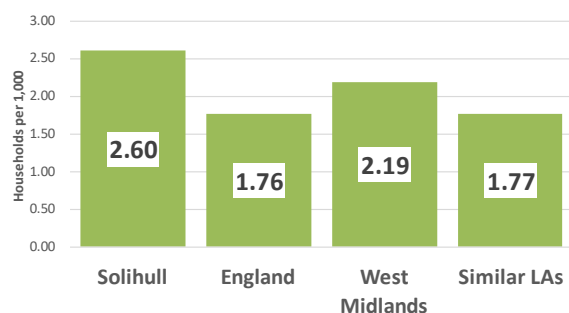
Households Accepted as Homeless

In 2021/22 240 Solihull households were accepted as homeless equating to a higher rate than England (Solihull 2.6 vs England 1.76 households per 1,000).

The number of Solihull households accepted as homeless increased sharply in 2019/20 but has since trended downwards.

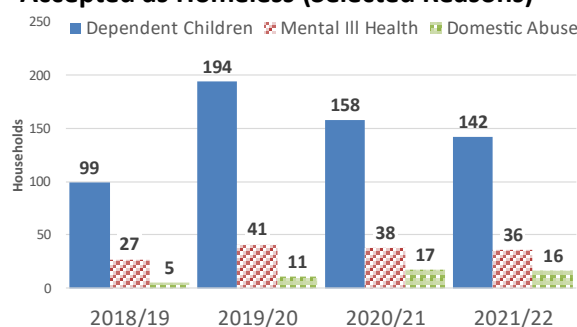
In 2021/22 60% of Solihull households were accepted as homeless because they had dependent children, this has been the main reason in each of the last four years.

Households Accepted as Homeless 2021/22 Rate per 1,000



Source: Ministry Housing, Communities & Local Government

Primary Reason for Solihull Households Accepted as Homeless (Selected Reasons)



Source: Ministry Housing, Communities & Local Government

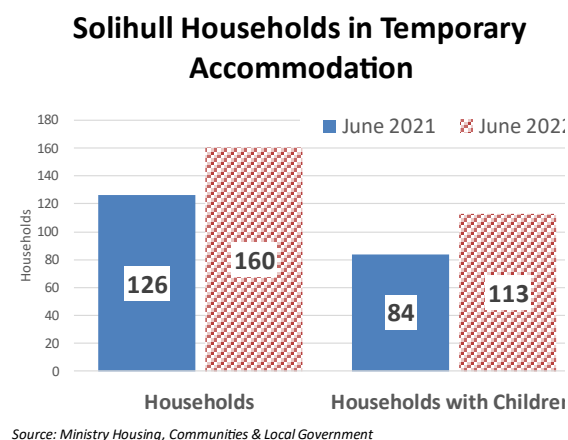
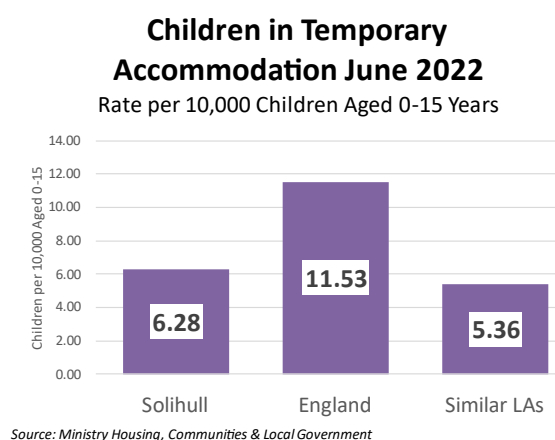
Households in Temporary Accommodation

The use of Temporary Accommodation (TA) in Solihull is a less common solution to homelessness than across England but is increasing. This applies to both households with and without children, for instance:

- At the end of June 2022 160 Solihull households were in TA, proportionally fewer than England (1.74 vs 3.97 per 1,000 households).
- 262 Solihull children were in TA at the end of June 2022 proportionally far fewer than England but more than similar LAs (62.8 per 10,000 children aged 0-15 Solihull vs 115.3 England and 53.6 similar LAs).

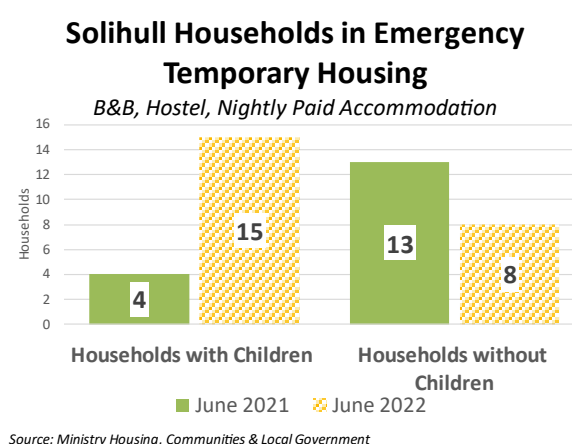
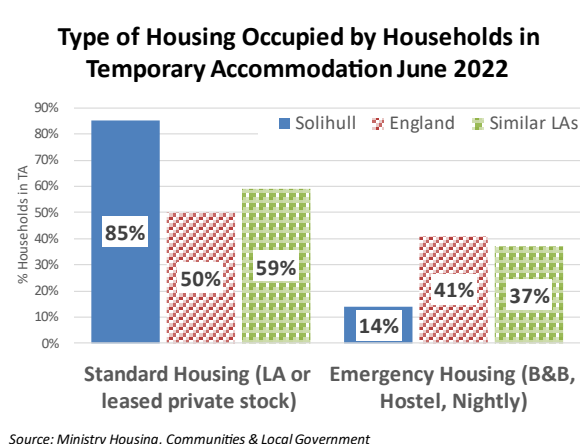
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- Between June 2021 and 2022 the total number of Solihull households in TA increased by 27% and the number of households with children by 35%. This contrasts with slight falls across England.



A large majority of Solihull households in TA are accommodated in standard rather than emergency housing, but the use of emergency housing for those with children is rising. For instance:

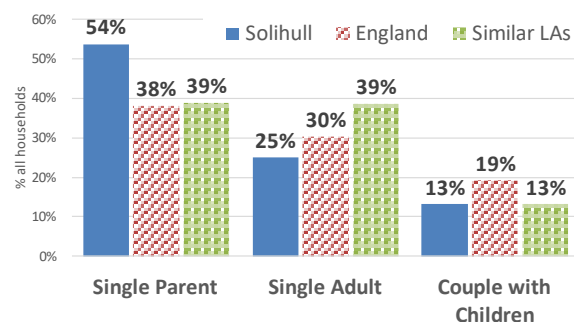
- At the end of June 2022 85% of Solihull households in TA were in LA stock or in private sector housing leased by the LA, compared to 50% of homeless households in England.
- 14% of Solihull households in TA were in a B&B, hostel or nightly paid accommodation (41% England).
- In June 2022 13% of Solihull households with children were in a B&B, hostel or nightly paid accommodation (34% England).
- Between June 2021 and 2022 the number of Solihull households with children in emergency housing increased nearly four times from 4 to 15, this trend was not nearly as pronounced across England or in similar LAs.
- Fewer Solihull households without children were in emergency TA in June 2022 than a year earlier (8 vs 15).



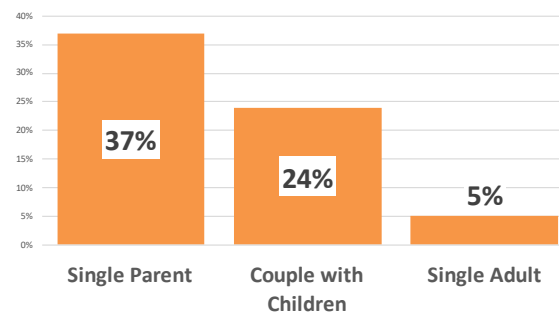
A comparatively large proportion of Solihull TA is occupied by single parents, with the numbers trending upwards. For instance:

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- 54% of Solihull in TA at the end of June 2022 were single parents (38% England, 39% similar LAs. Single adults and couples with children accounted for smaller amounts of households in TA than the England average.
- Between June 2021 and 2022 the number of single parent Solihull households in TA increased by 37% compared to falls across England and similar LAs.

Type of Households in Temporary Accommodation June 2022

Source: Ministry Housing, Communities & Local Government

Change in Number of Solihull Households in Temporary Accommodation June 2021-2022

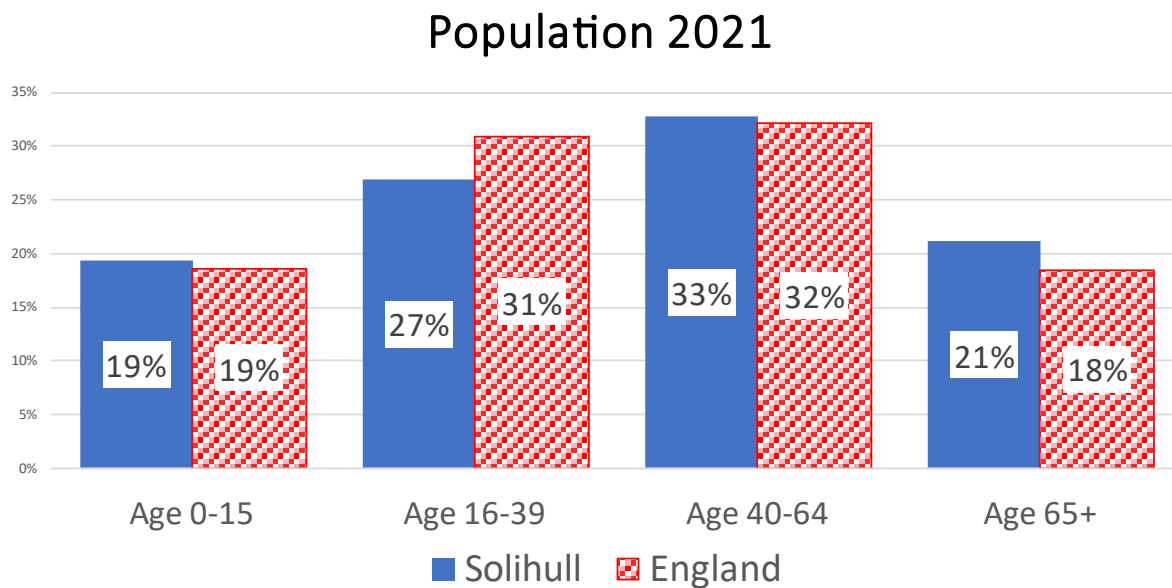
Source: Ministry Housing, Communities & Local Government

Solihull Demographic Profile

Age Structure and Population Growth

The 2021 Census shows that 216,245 live in Solihull¹.

The Solihull population is slightly older than England as a whole. Notably, a smaller proportion of the Solihull population is aged 16-39 years (27% vs 31%) and a larger proportion aged 65 years and over (21% vs 18%).

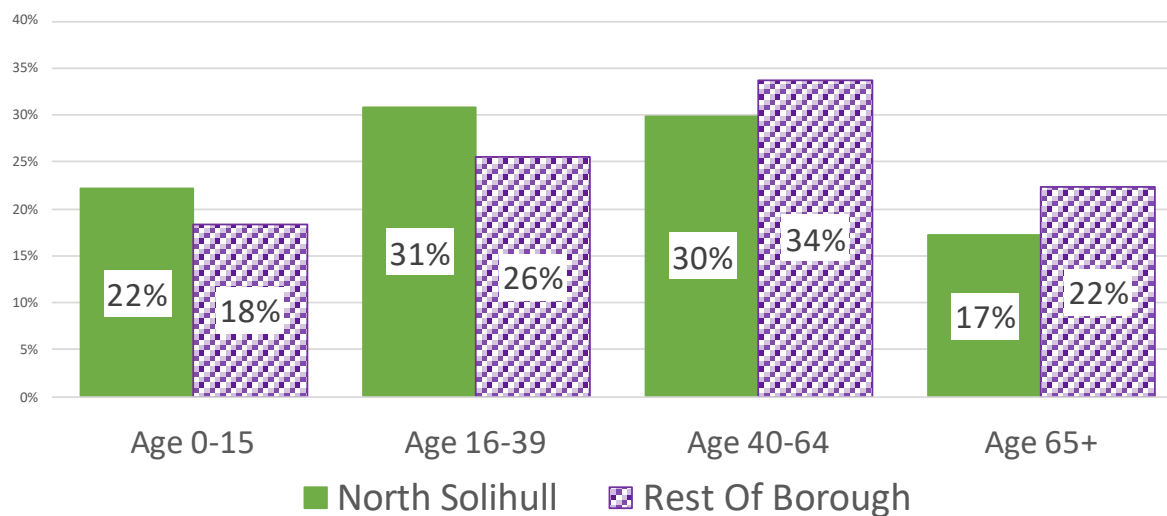


Source: ONS Census 2021

There is a marked difference in age structure within the borough, with the population of North Solihull much younger than elsewhere in the borough.

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Population 2021

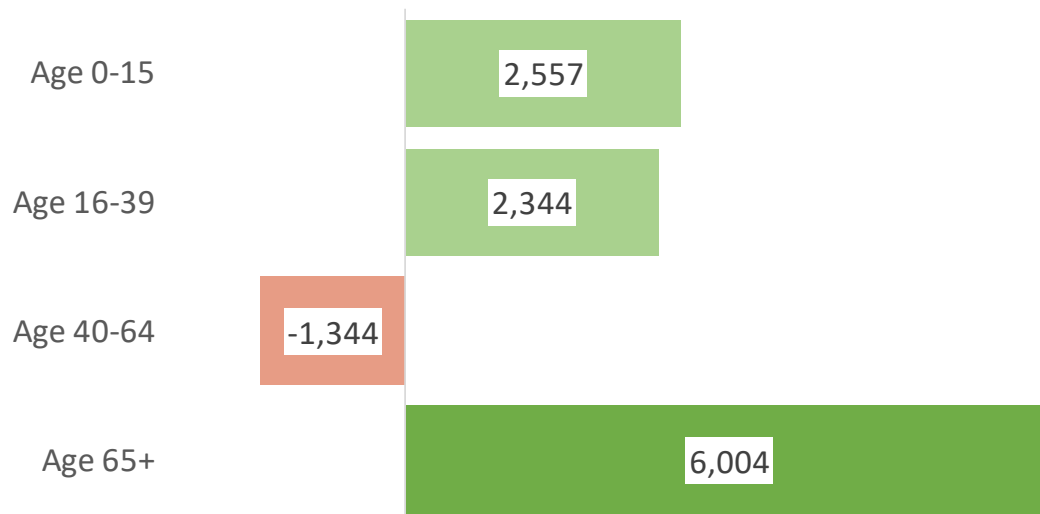


Source: ONS Census 2021

Age Structure 2021					
	Solihull	England	West Midlands	North Solihull	Rest of Borough
Age 0-15	19.3%	18.6%	19.3%	22.1%	18.4%
Age 16-39	26.8%	30.9%	30.3%	30.8%	25.6%
Age 40-64	32.8%	32.1%	31.6%	29.9%	33.7%
Age 65+	21.1%	18.4%	18.8%	17.2%	22.3%
Source: ONS Census 2021					

The Solihull population grew by 4.6% in the 10 years 2011 to 2021 (9,560 individuals). This is lower than the population increase of 6.6% across England.

Population Growth in Solihull 2011 - 2021



Source: ONS Census 2011 & 2021

Those aged 65 and over were the fastest growing section of the Solihull population from 2011 to 2021 (+15%, +6,000 individuals). This was consistent with the national and regional pattern. The Solihull population under 40 also increased in the 10 years to 2021, although unlike England the number aged 40-64 years fell.

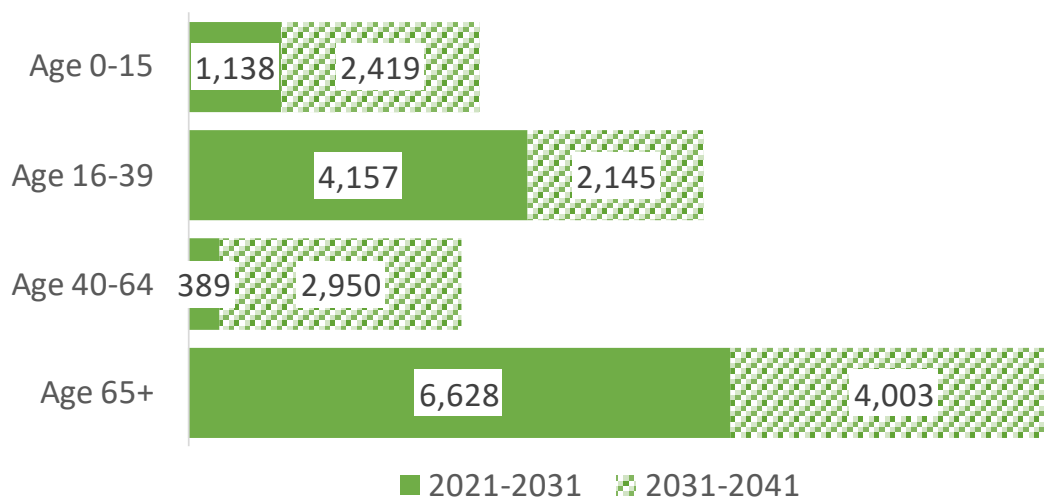
% Population Change 2011-2021					
	Solihull	England	West Midlands	North Solihull	Rest of Borough
Age 0-15	6.5%	4.6%	5.0%	10.1%	5.2%
Age 16-39	4.2%	2.7%	3.5%	5.2%	3.8%
Age 40-64	-1.9%	4.7%	3.4%	-4.1%	-1.2%
Age 65+	15.2%	20.1%	18.1%	12.0%	16.0%
Total	4.6%	6.6%	6.2%	4.3%	4.7%
Source: ONS Census 2021					

The Solihull population is expected to increase by 11% (23,800 people) over the 20 years 2021 to 2041. This comprises increases of 5.6% between 2021 and 2031 and 5.0% between 2031 and 2041².

This Solihull population is projected to grow faster than the England average from 2021 to 2041 (11% vs 8%).

The Solihull population aged 65 and over is projected to be the fastest growing section of the population over both the next 10 and 20 years.

Projected Population Change in Solihull 2021 - 2041



Source: ONS 2018 Based Subnational Population Projections

Ethnicity

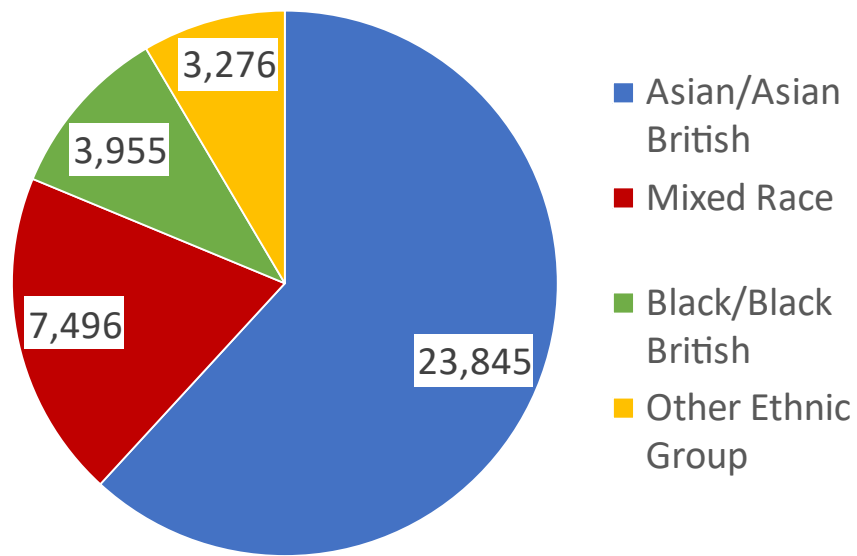
In 2021 82% of the Solihull population was white and 18% from an ethnic minority group. The ethnic minority population is similar in size to England (19%), but smaller than the West Midlands (23%). Solihull is significantly less ethnically diverse than many of its neighbouring metropolitan councils such as Birmingham (51% ethnic minority) and Coventry (35% ethnic minority)³.

Population by Ethnic Group						
	Solihull	England	West Midlands	North Solihull	West Solihull	East Solihull
White	82.2%	81.0%	77.0%	86.7%	77.1%	89.8%
Mixed Race	3.5%	3.0%	3.0%	5.1%	3.0%	2.4%
Asian/Asian British	11.0%	9.6%	13.3%	4.1%	16.4%	6.1%
Black/Black British	1.8%	4.2%	4.5%	3.3%	1.5%	0.7%
Other	1.5%	2.2%	2.1%	0.7%	2.1%	0.9%
Ethnic Minority Total	17.8%	19.0%	23.0%	13.3%	22.9%	10.2%

Source: ONS Census 2021

Asian/Asian British residents are the largest ethnic minority group in Solihull (23,800 people, 11% of population), followed by those from a Mixed-Race background (7,500, 3%) and Black/Black British residents (4,000, 2%).

Solihull Ethnic Minority Population 2021

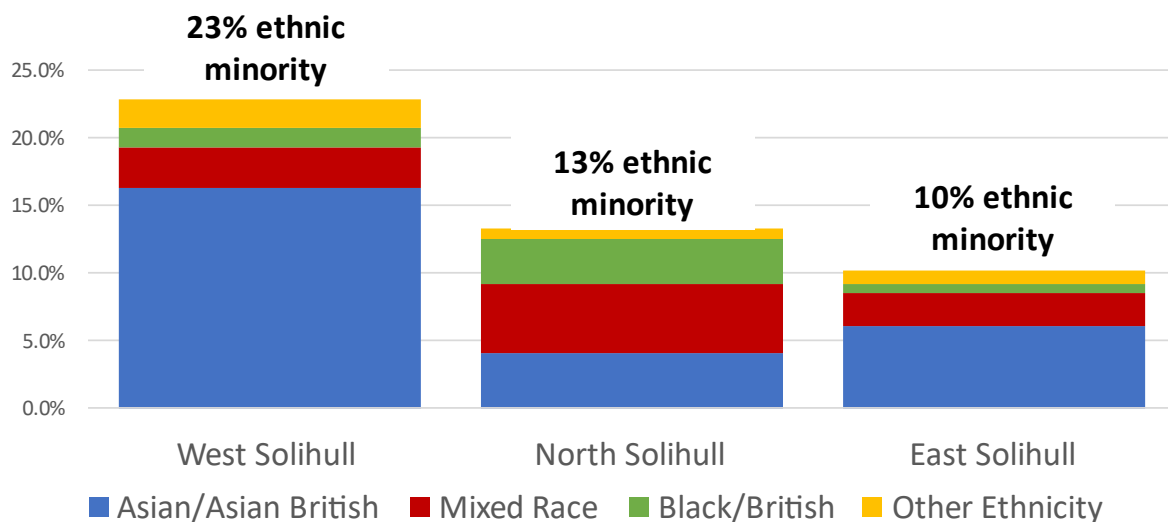


Source: ONS Census 2021

69% of Solihull's ethnic minority population live in West Solihull where those from an ethnic minority group represent 23% of all residents. The other Solihull localities are less diverse with ethnic minority groups representing 13% of the North Solihull population and 10% in East Solihull.

79% of the Solihull Asian/Asian British population live in West Solihull, while the borough's Black/British and Mixed-Race populations are a more significant feature of the North Solihull population.

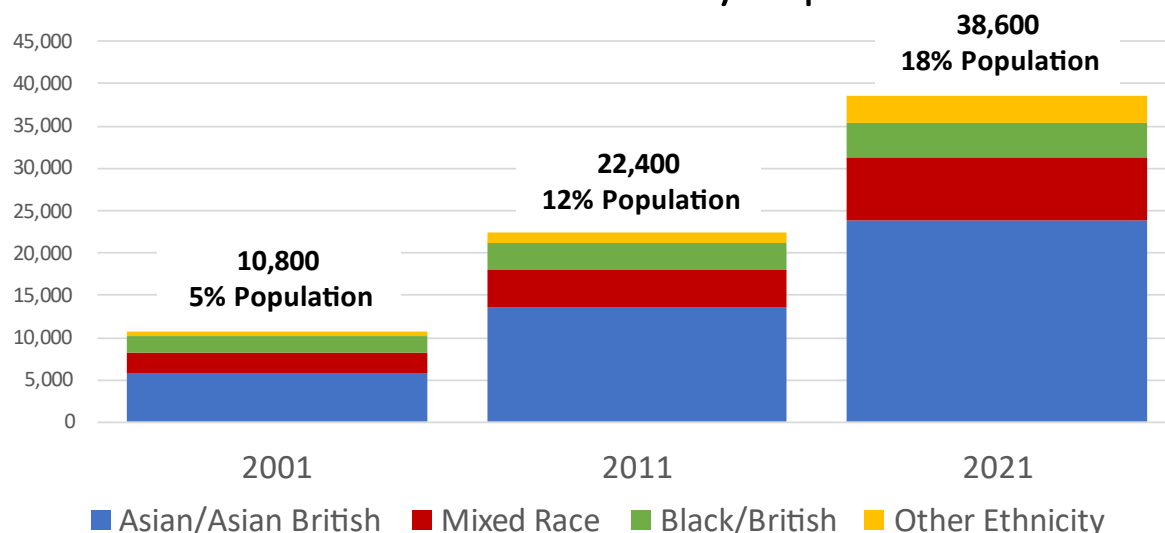
Size of the Solihull Ethnic Minority Population by Locality



Source: ONS Census 2021

The Solihull ethnic minority population increased by 16,000 people between 2011 and 2021 from 12% of the resident population to 18%. By contrast, the white population fell by 6,600 people. This is consistent with the 20-year trend.

Solihull Ethnic Minority Population



Source: ONS Census 2001, 2011, 2021

The increase in the Solihull ethnic minority population over the last 10 years has been driven in absolute terms by an increase of 10,300 those from an Asian/Asian British, although those from the other ethnic group increased by most in percentage terms.

Change in Solihull Population by Ethnic Group				
	Population		Change 2011-2021	
	2011	2021	Number	%
White	184,244	177,668	-6,576	-4%
Mixed	4,404	7,496	3,092	70%
Asian/Asian British	13,561	23,845	10,284	76%
Black/Black British	3,239	3,955	716	22%
Other	1,226	3,276	2,050	167%
All	206,674	216,240	9,566	5%
Ethnic Minority Total				
	22,430	38,572	16,142	72%

Source: ONS Census 2011, 2021

Since 2011 the increase in the ethnic minority population in Solihull is larger than the increase across England, the West Midlands and neighbouring metropolitan boroughs.

Since the 2021 Census there have been a few national policy initiatives that have impacted on UK immigration. Humanitarian and other family visas accounted for the second largest proportion of immigrants to the UK in the year ending June 2022, including 89,000 Ukrainians, 76,000 from Hong Kong and 21,000 Afghans or UK returnees from Afghanistan. There is likely to be a small impact on the ethnicity profile of Solihull, although the exact numbers will not be evident in the Census 2021 data.

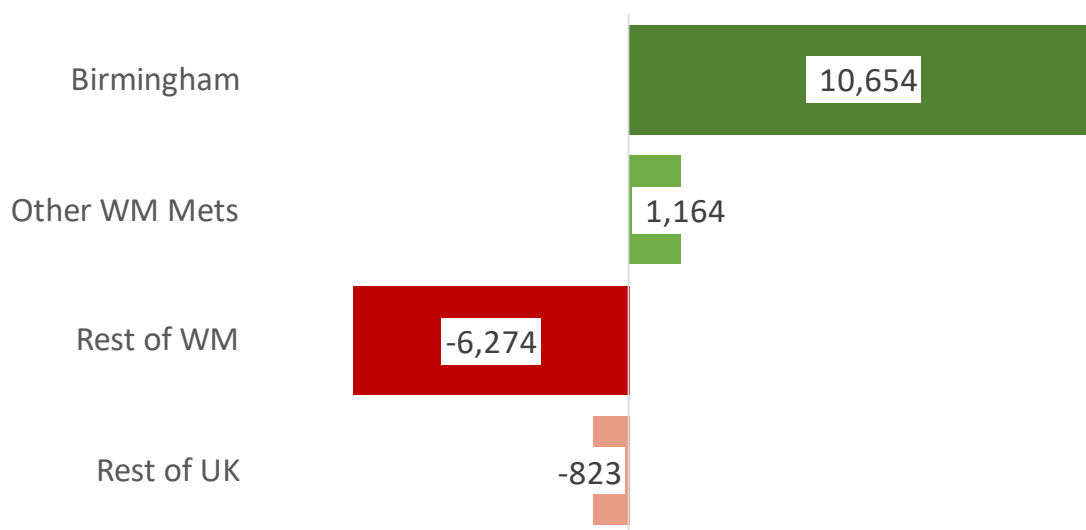
For instance, the school Census shows that between 2020/21 and 2021/22 the number of pupils classified as Chinese ethnic origin in Solihull schools increased by 157%, likely a result of Hong Kong British Nationals (Overseas) welcome programme. The latest school Census shows that 559 ethnic Chinese pupils resident in the borough attend a Solihull school, representing 1.6% of all pupils. Ethnic Chinese represent 2.2% of all Solihull resident pupils attending one of the borough's primary schools, but just 1.1% of the secondary school total⁴.

Migration

Over the 10 years 2010/11 to 2019/20 there was a net inflow of 8,500 people into Solihull due to migration. 95% of this inward migration is a result by people moving to the borough from elsewhere in the UK and just 5% from abroad⁵.

Between 2015 and 2020 a net 10,600 people moved from Birmingham into Solihull, with a smaller influx from other neighbouring metropolitan boroughs. This inward migration was offset net outward migration to the non-Metropolitan boroughs of the West Midlands region and the rest of the UK.

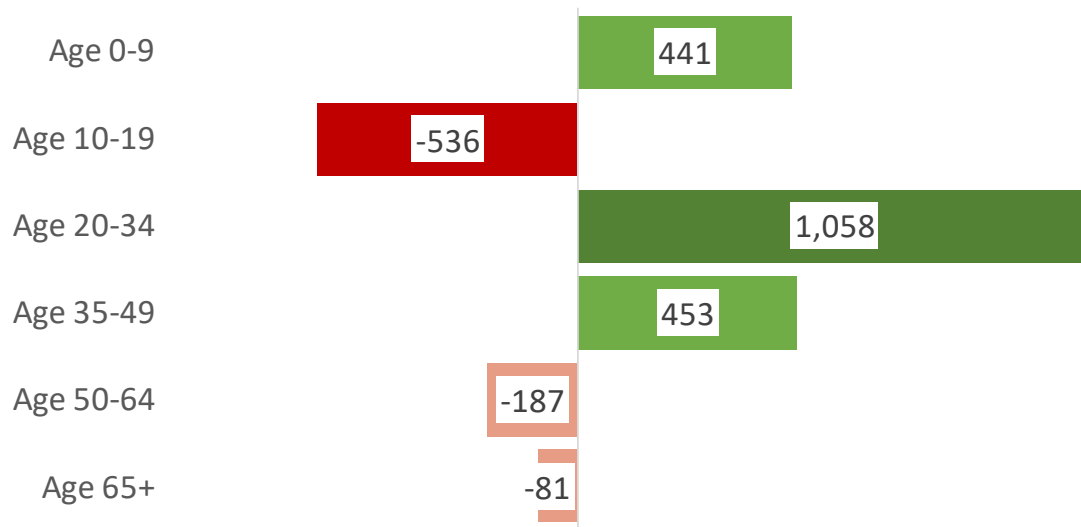
Net Internal Migration into Solihull 2016–2020



Source: ONS Internal Migration

Internal migration into Solihull is highest among younger adults aged 20-49 years and their young children. Net outward migration is evident among older people and particularly among university aged young people.

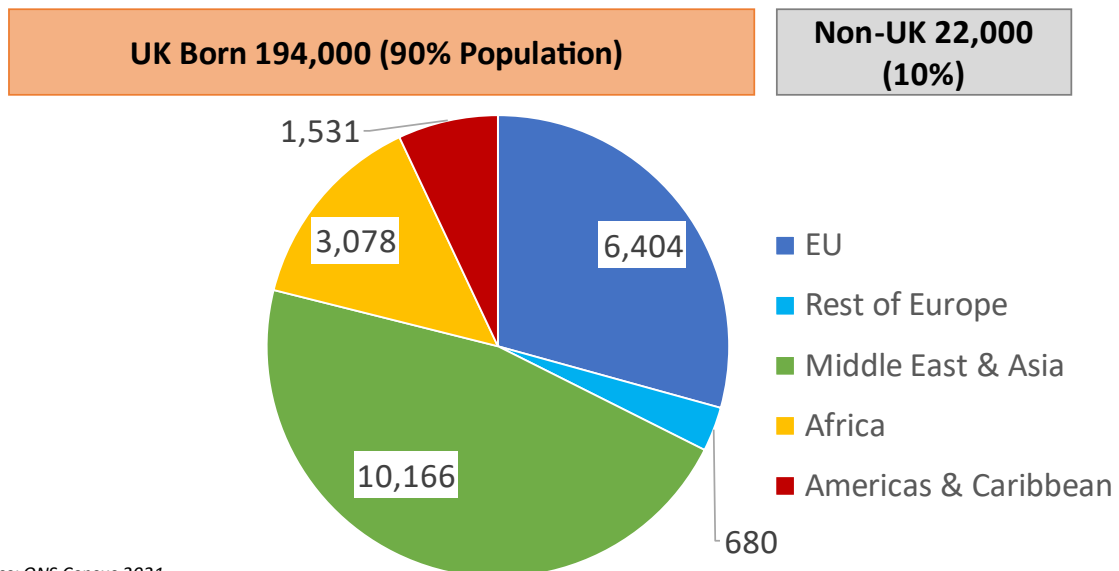
Net Internal Migration into Solihull 2016–2020 by Age



Source: ONS Internal Migration by Age

The 2021 Census shows that 90% of the Solihull population were born in the UK and 10% were born abroad (England 83%-17%). The largest proportions born overseas were born in the Middle East & Asia (5%), followed by the EU (3%)⁶.

Solihull Population Born Outside of UK

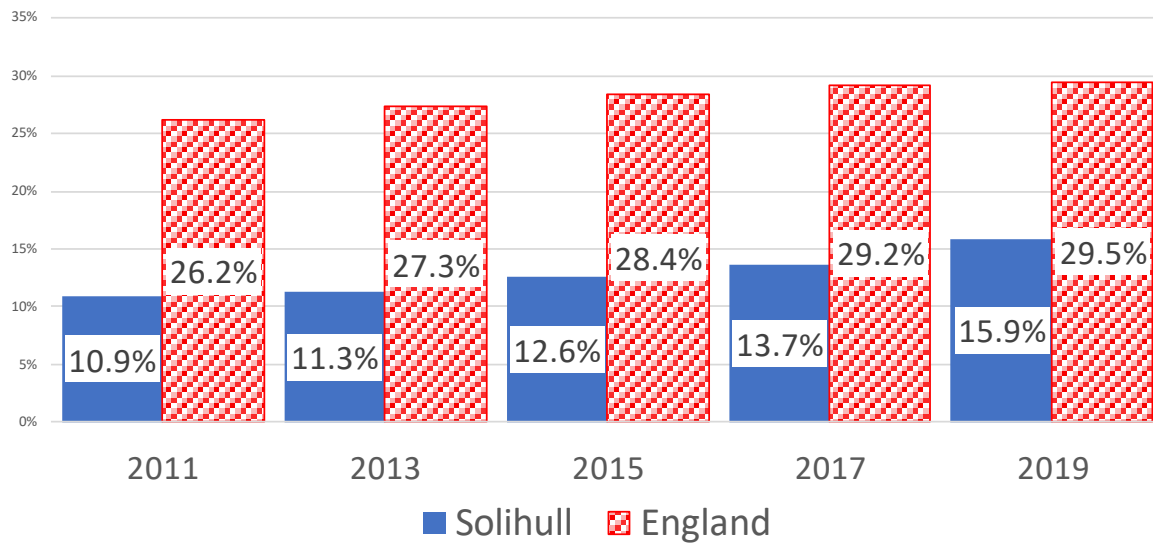


Source: ONS Census 2021

People living in West Solihull are more likely to have been born outside the UK than in the rest of the borough (13% vs 7%).

In 2019 15.9% of births in Solihull were to non-UK born mothers, much fewer than the average Of 29.5% across England and 26.9% for the West Midlands. The number of births to non-UK born mothers in Solihull increased from 10.9% in 2011 to 15.9% in 2019⁷.

Births to non – UK Born Mothers



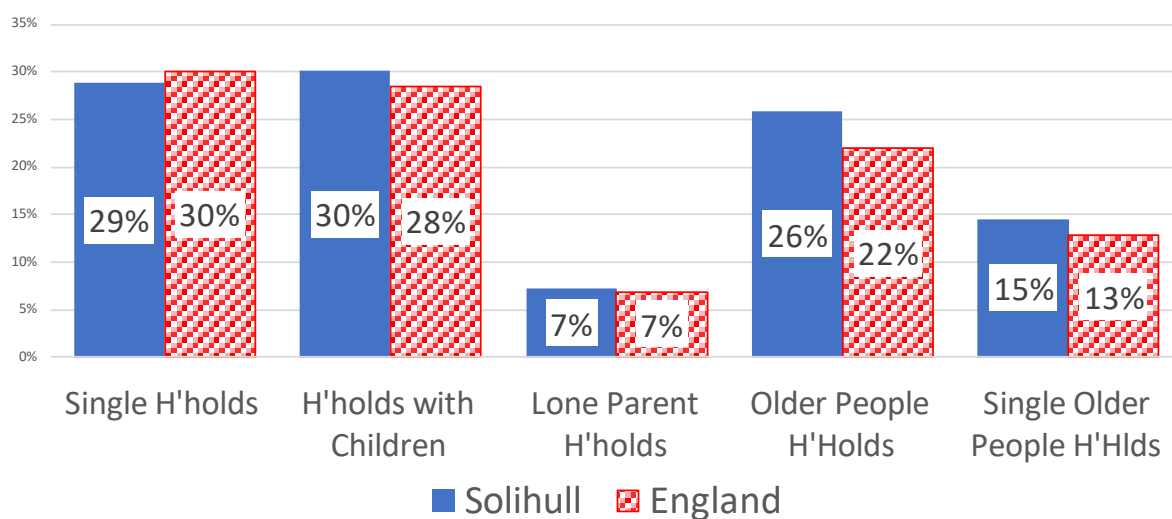
Source: ONS Local Area Migration Indicators

Households

The 2021 Census identifies 89,486 Solihull households a 4% increase since 2011, compared to 6% for England⁸.

The Solihull household profile is similar to England, albeit with a slightly higher proportion of older single households (15% single aged 66 and over vs 13%) and more households with dependent children (30% vs 28%).

Household Composition 2021

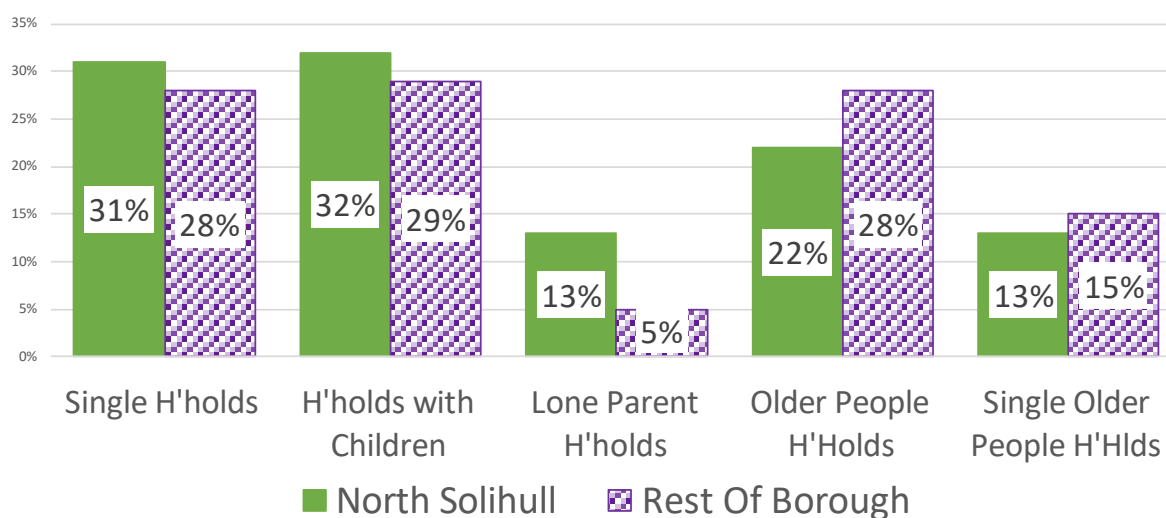


Source: ONS Census 2021

There are significant differences within Solihull with North Solihull having a higher proportion of single young adult households than the rest of the borough (17% vs 13%) and households with dependent children (32% vs 29%) and the rest of the borough having more households of just older people (28% vs 22%).

Of note is the fact that North Solihull accounts for 49% of all Solihull households of lone parents with dependent children with this group making up 13% of all households in North Solihull compared to just 5% across the rest of the borough.

Household Composition 2021



Source: ONS Census 2021

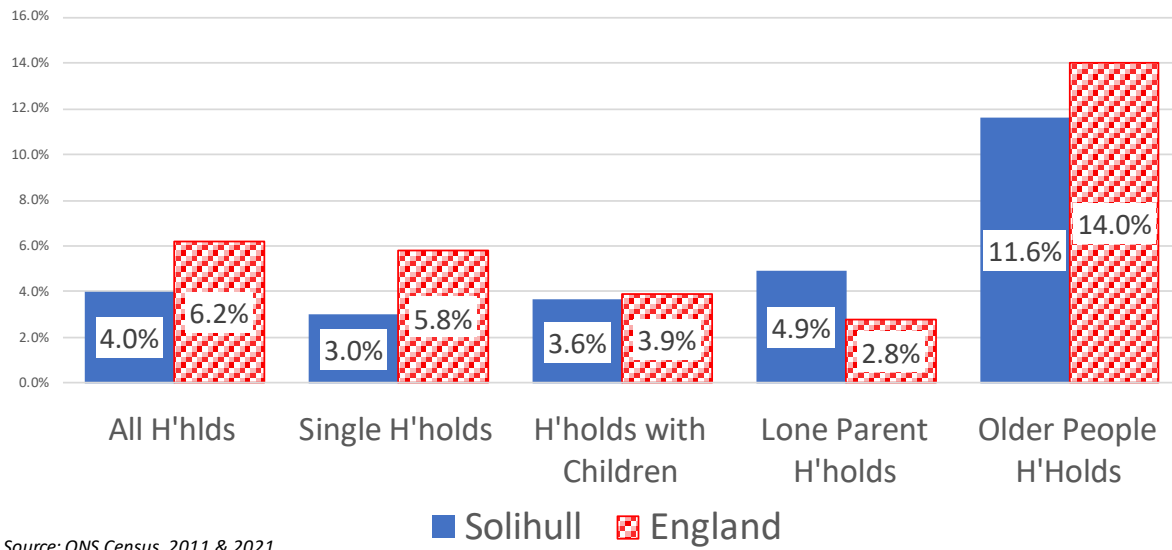
Between the 2011 and 2021 Census the number of Solihull households increased by 4.0% compared to 6.2% for England.

Over this period older households in Solihull increased by 12%, comprising a rise of 9% in the number of single older people and a 15% increase in households of older couples. This is broadly in-line with England. At 4% the number of households with dependent children increased in-line with England, but the increase in households of single people was much lower (3% vs 6%).

The number of lone parent households with dependent children in Solihull increased by 5% compared to 3% for England. The increase in lone parent households was less than 2% in North Solihull and at 8% was much higher in the rest of Solihull.

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Percentage Change in Number of Households 2011 -2021



Source: ONS Census 2011 & 2021

What is Homelessness?

The legal definition of homelessness in the UK is, as follows⁹:

A person is homeless if they have no accommodation available which they are entitled to occupy. A person is also homeless if they have accommodation but it is unfit for occupation, entry cannot be secured or the accommodation consists of a moveable structure which has no permission to place somewhere or reside within.

The European Federation of National Associations Working with the Homeless (FEANSTA) defines homelessness through the typology in the table below, with four broad categories of housing status: roofless, houseless, insecure and inadequate¹⁰.

European Typology of Homelessness and Housing Exclusion		
Conceptual Category	Operational Category	Living Situation
Roofless	Rough Sleeping	Public or External Space
	Emergency Accommodation	Night Shelter
Houseless	Homeless Accommodation	Homeless Hostel Temporary Accommodation Transitional Supported Accommodation
	Women's Shelters	Women's shelter accommodation
	Accommodation for Immigrants	Temporary accommodation/ reception centres Migrant workers accommodation
	People due to be released from Institutions	Penal institutions Medical institutions Children's institutions/homes
	People receiving longer-term support (due to homelessness)	Residential care for older homeless people Supported accommodation for formerly homeless people
Insecure	Insecure Accommodation	Temporarily with family/friends No legal (sub)tenancy Illegal occupation of land
	Under threat of eviction	Legal orders enforced (rented) Re-possession orders (owned)
	Under threat of violence	Police recorded incidents
Inadequate	People living in temporary/non-conventional structures	Mobile homes Non-conventional building Temporary structure
	People living in unfit housing	Occupied dwellings unfit for habitation
	People living in extreme overcrowding	Highest national norm of overcrowding
Source: FEANSTA		

National Homelessness Risk Factors

The reasons for becoming homeless are complex, with a number of interlinked personal and social factors that contribute towards people being at risk of, or of losing their accommodation¹¹.

Homelessness Risk Factors	
Structural Factors	Personal Factors
Poverty	Debt
Inequality	Poor physical/mental health
Housing supply and affordability	Experience of violence, abuse, neglect or harassment
Unemployment or insecure employment	Alcohol and/or drug misuse
Access to social security	Bereavement or relationship breakdown
	Living in an institution (e.g. prison, care, armed forces)
	Being a refugee
<i>Source: Public Health England</i>	

Similar guidance by the Scottish Government shows that many of personal risk factors relate to childhood experiences including being part of a homeless family as a child, missing school, running away from home or residential care and moving house frequently¹².

Researchers from Heriot Watt University challenge the notion that “we are all two pay cheques away from homelessness” and that homelessness is not randomly distributed across the population¹³. It suggests that individual, social and structural risks are largely predictable and that, although individual causes are important in many cases, the main risks are structural. Particular homelessness risk factors highlighted include:

- The centrality of poverty and particularly childhood poverty;
- The impact of local labour and housing market conditions;
- The absence of social support networks, particularly family.

To illustrate the point that the probability of homelessness is very high for some disadvantaged groups, the paper draws two examples from either end of the risk spectrum.

Risk of Homelessness – Illustrative Examples		
Characteristics	Individual 1	Individual 2
Gender & Ethnicity	White Male	Mixed ethnicity female
Upbringing	Relatively affluent upbringing rural south of England	Experienced poverty as a child and was raised by a lone parent
Educational attainment	Unproblematic school career, graduated university at 21	Left school or college at 16
Housing situation at age 26	Living with parents	Living as renter
Employment	Employed	Spells of unemployment
Own household status	No partner, no children	Lone parent
Predicted probability of homelessness by age 30	0.6%	71.2%
<i>Source: Bramley & Fitzpatrick</i>		

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This recognises that people in more deprived areas are likely to have less positive personal outcomes across a wide range of personal health, wellbeing, financial and social outcomes. A view which is consistent with Professor Peter Marmot's review of inequalities in health and wellbeing that emphasised the social gradient of health and the importance of good housing and employment in reducing inequalities¹⁴.

The research by Heriot Watt suggests that the largely predictable nature of homelessness risk factors provides opportunities to develop early preventative interventions for groups who are at a high risk of homelessness. They argue that, at a national level, action to address child poverty should be an overriding policy priority¹⁵.

Local Homelessness Population Risk Factors

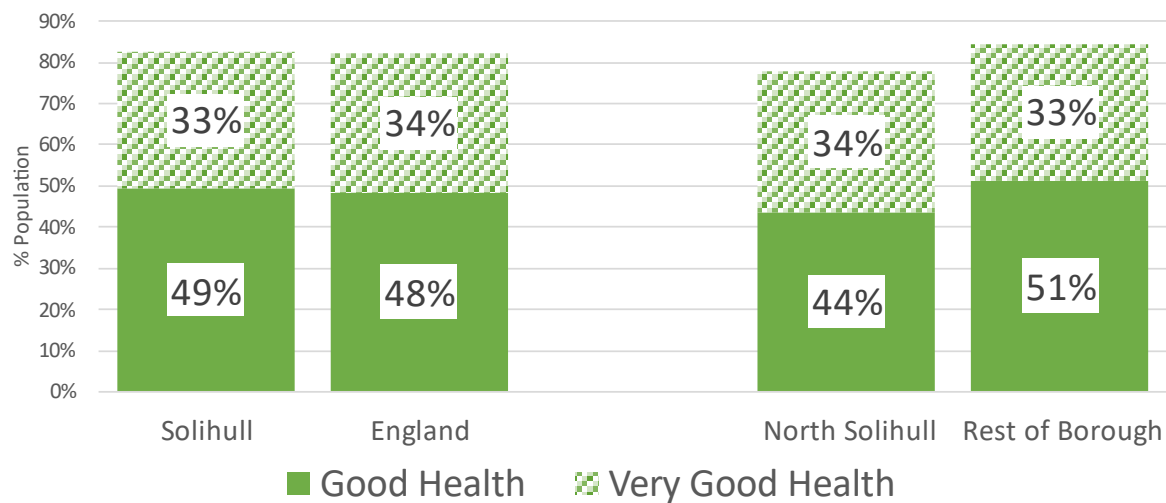
The Solihull Joint Strategic Needs Assessment (JSNA) considers many of the risk factors associated with homelessness¹⁶.

The evidence suggests that the Solihull population is less vulnerable to these health and wellbeing risk factors than the national population. However, Solihull is subject to significant sub-borough inequalities with health, employment, income and public safety outcomes among the North Solihull population lagging the rest of the borough.

Population Health and Life Expectancy

The 2021 Census shows that 83% of the Solihull population describe their health as good or very good and just 5% sat that their general health is bad or very bad. This is broadly in-line with the England average. Within Solihull people in North Solihull are less likely to say that their health is good or very good than people who live elsewhere in the Borough (78% vs 85%)¹⁷.

General Health of the Population 2021



Source: ONS Census 2021

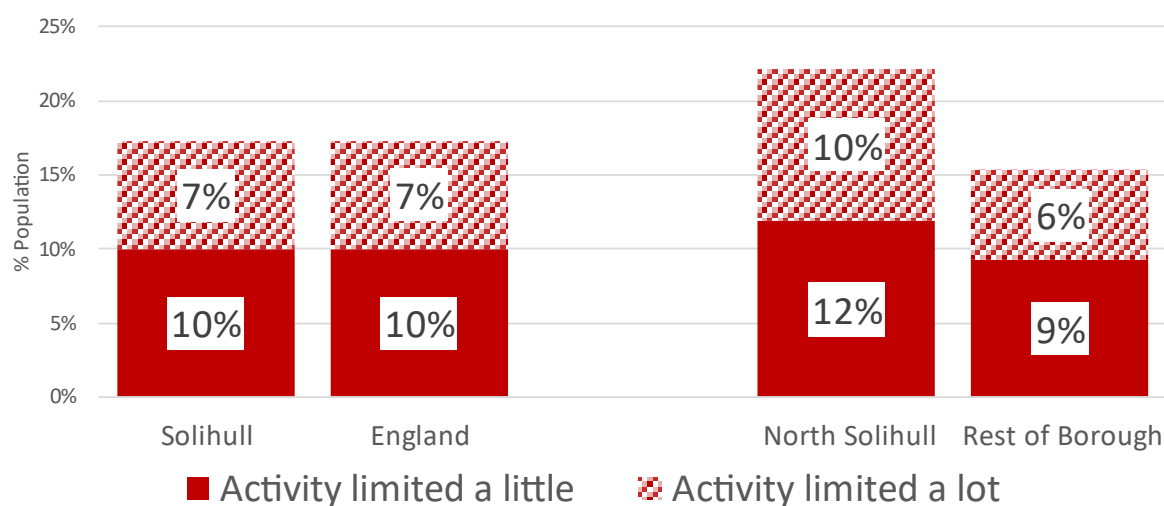
76% of the Solihull population have no long term physical or mental health conditions, with a further 7% saying that they have a long-term condition but that their activities are not limited. The remaining 17% are in some way disabled. Of these 15,700 people (7%) say that their daily activities are limited a lot and represent those most likely to require care.

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Disability in the Population		
	Solihull	England
Day-to-day activities limited a lot	7%	7%
Day-to-day activities limited a little	10%	10%
Has long term physical or mental health condition but day-to-day activities are not limited	7%	7%
No long term physical or mental health conditions	76%	76%
Disabled	17%	17%
Not Disabled	83%	83%
Source: ONS Census 2021		

Activity limiting disability is the same in the Solihull population as across England as a whole. Within the borough people in North Solihull are more likely to say that their activities are limited than people living elsewhere in Solihull (22% vs 15%).

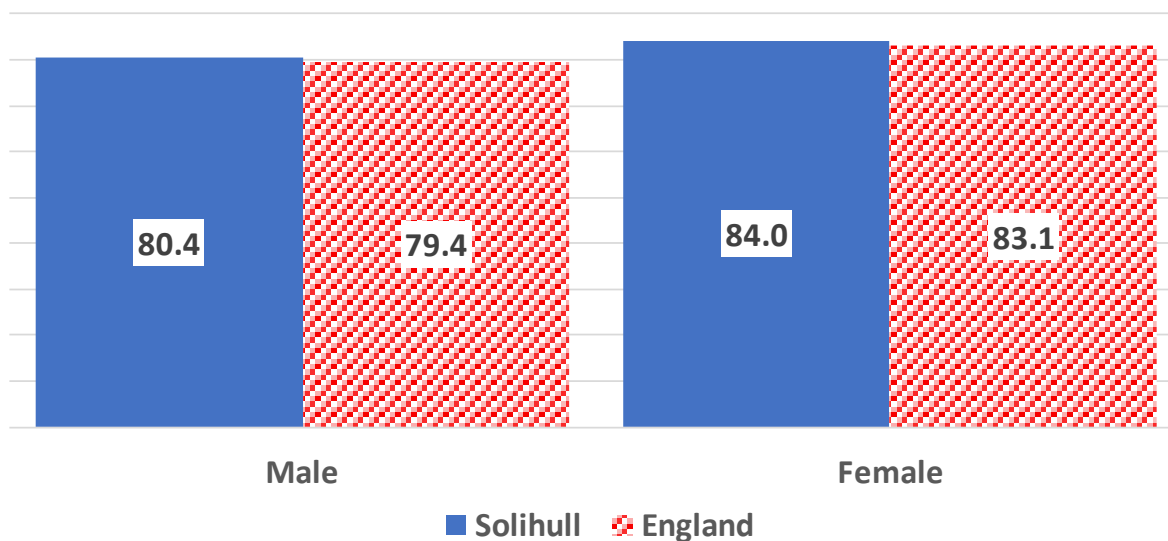
Activity Limiting Disability in the Population 2021



Source: ONS Census 2021

Life expectancy at birth in Solihull is around a year longer than the England average for both males and females. In 2018/20 Solihull had the highest Life Expectancy in the West Midlands among males and females¹⁸.

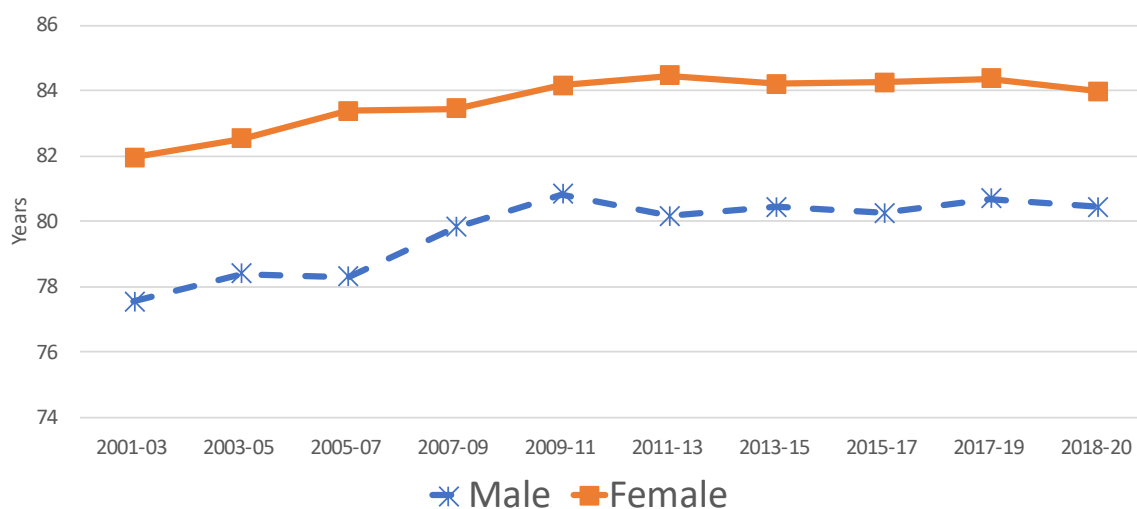
Life Expectancy at Birth in Years 2018-20



Source: Public Health England Public Health Outcomes Framework

Between 2001/03 and 2009/11 life expectancy in Solihull increased by 3.3 years for males and 2.2 years for females. However, these increases have stalled and life expectancy actually fell by 0.4 years for males and 0.2 years for females in the subsequent nine year period to 2018/20.

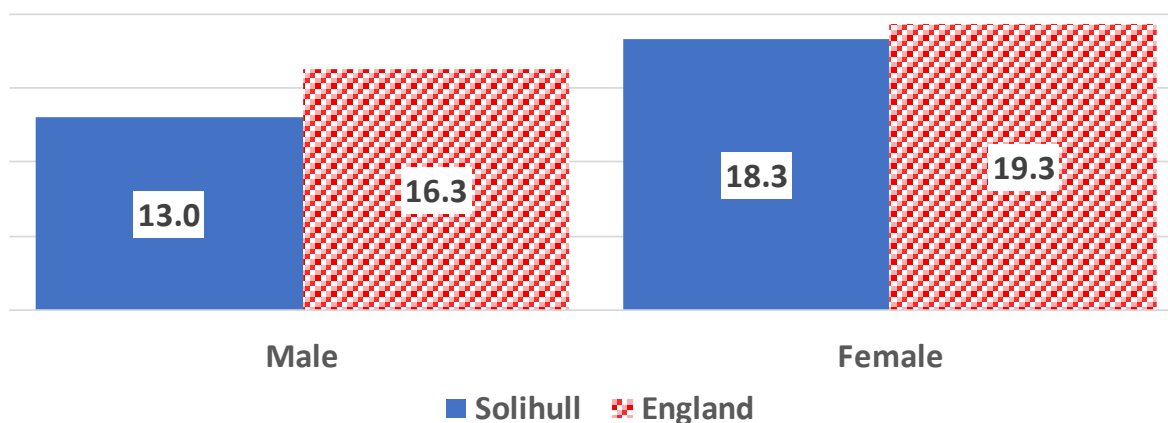
Trends in Solihull Life Expectancy



Source: Public Health England Public Health Outcomes Framework

Women in Solihull can expect to experience nearly 23 years of illness or disability at the end of their life, compared to just 17 years for men. The numbers of years expected illness or disability has increased by about 1 year for men over the last five years and 2 years for women.

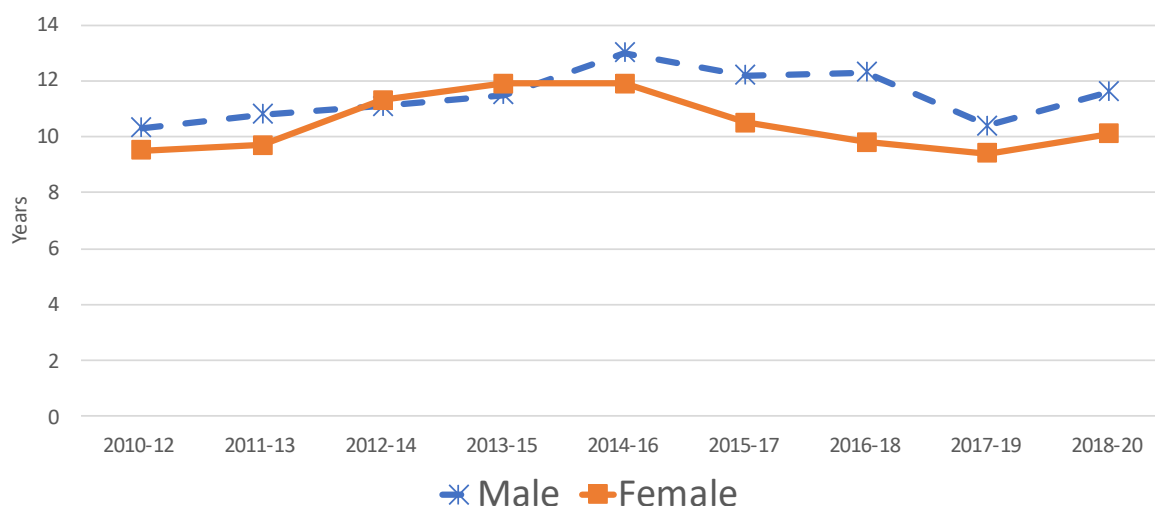
Number of Years of Expected Illness or Disability at End of Life 2018 -20



Source: Public Health England Public Health Outcomes Framework

Solihull has the largest gap in the West Midlands between the Life Expectancy of those living in the most and least deprived neighbourhoods and is at the upper end of the spectrum for the whole of England. The inequality in Life Expectancy in Solihull narrowed for both men and women between 2014/16 and 2017/19 but has trended upwards again over the last three-year period.

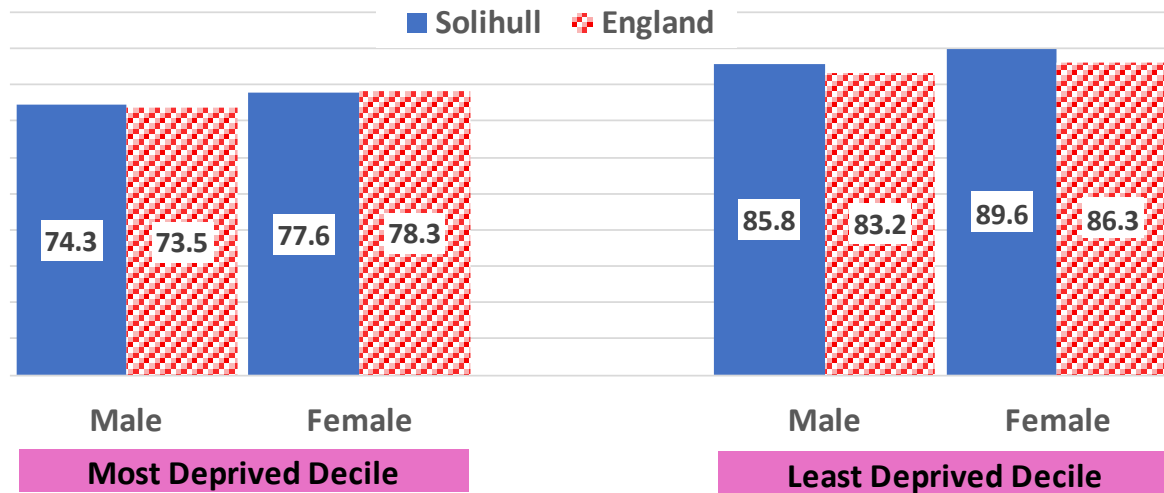
Solihull Inequality in Life at Birth in Years



Source: Public Health England Public Health Outcomes Framework

Life Expectancy in the least deprived parts of Solihull is mixed, with the female rate slightly below the England average. At the other end of the spectrum the picture is more universally positive. The male rate in Solihull is 2.5 years higher the England average and the highest outside London, while the female rate is over 3 years above average and in the top ten in England.

Life Expectancy in Most and Least Deprived 10% of Population 2018-20



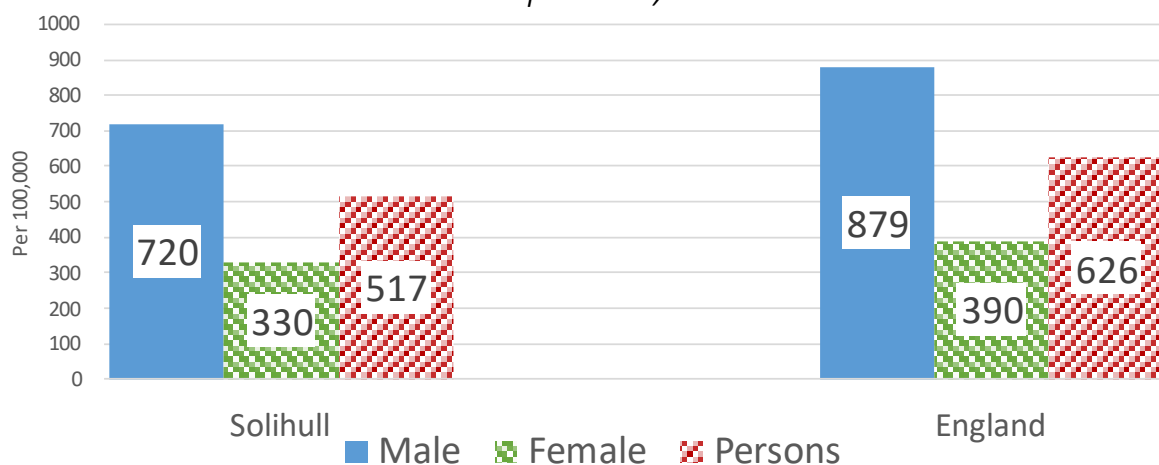
Source: Public Health England Public Health Outcomes Framework

Substance Misuse

In 2021/22 hospital admissions for alcohol specific conditions were -17% lower in Solihull than across England (517 vs 619 per 100,000 population). Like England the male hospital admission rate for alcohol conditions in Solihull is more than double that of females (720 vs 330 per 100,000)¹⁹.

Hospital Admissions for Alcohol Specific Conditions 2021/22

Rate per 100,000

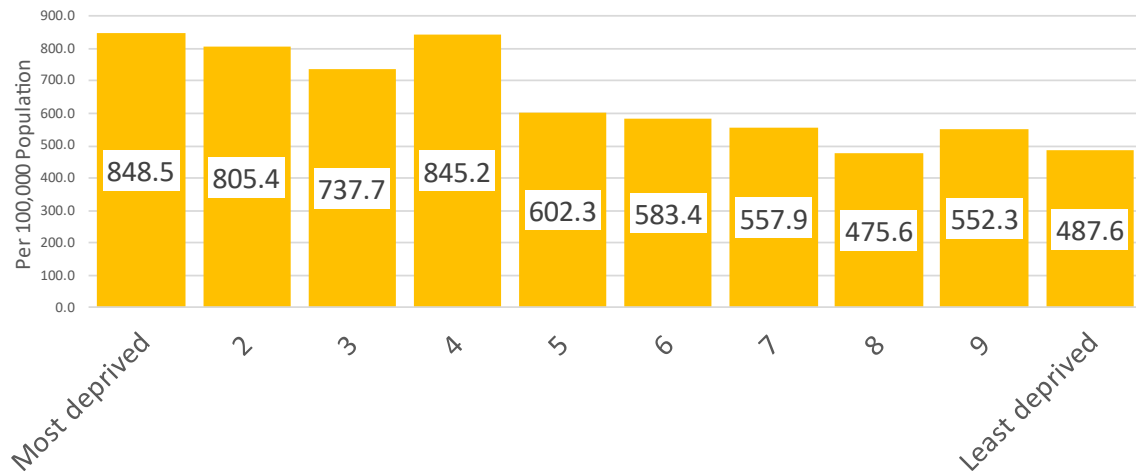


Source: Public Health England Public Health Outcomes Framework

England average data shows that people living in deprived areas are far more likely than those in non-deprived areas to be admitted to hospital for an alcohol specific condition. For instance, the in the most deprived 10% of the country hospital admission rate is 849 per 100,000 compared to 488 per 100,000 in the least deprived 10%.

Alcohol Specific Hospital Admissions in England by Deprivation Decile

Rate per 100,000

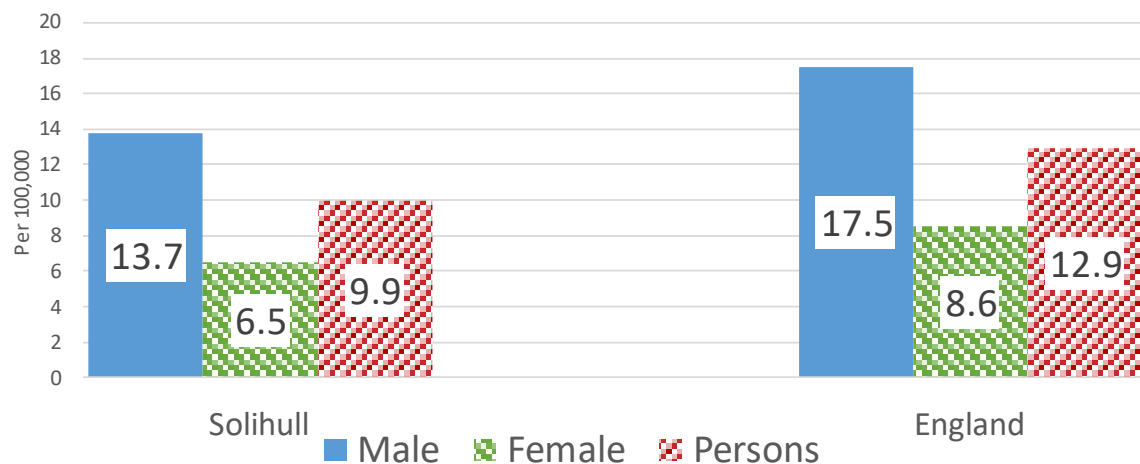


Source: Public Health England Local Alcohol Profiles

In the three years 2017-19 alcohol specific mortality was -9% lower in Solihull than across England (9.9 vs 12.9 per 100,000 population). Like England male alcohol specific mortality in Solihull is more than double that of females (13.7 vs 6.5 per 100,000).

Alcohol Specific Mortality 2017-19

Rate per 100,000

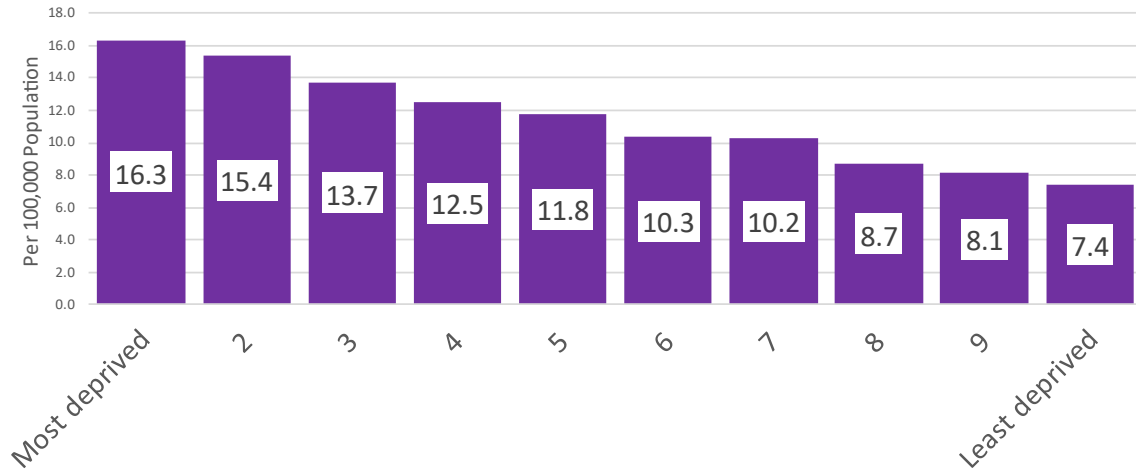


Source: Public Health England Public Health Outcomes Framework

England average data shows that people living in deprived areas are far more likely than those in non-deprived areas to die from an alcohol specific condition. For instance, the alcohol specific mortality rate in the most deprived 10% of the country is 16.3 per 100,000 compared to 7.4 per 100,000 in the least deprived 10%.

Alcohol Specific Mortality in England by Deprivation Decile

Rate per 100,000

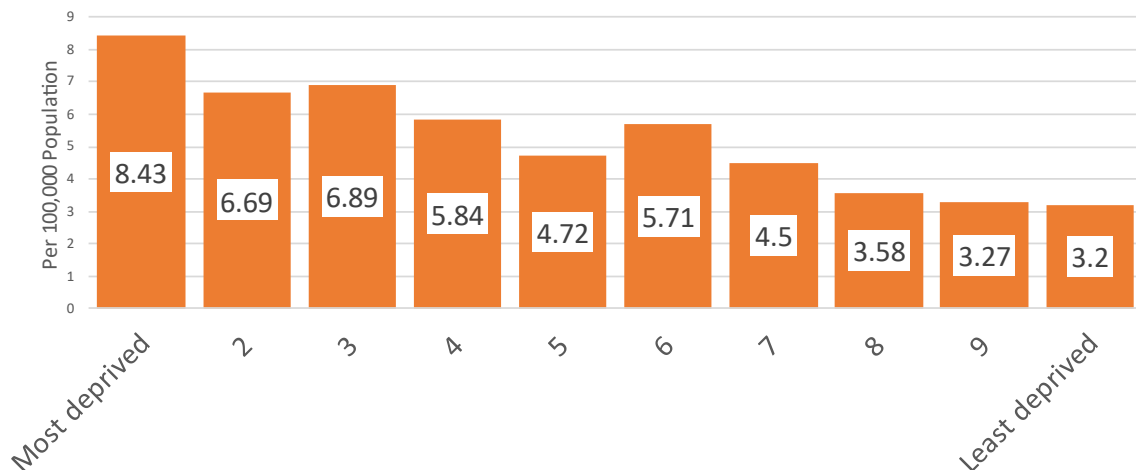


Source: Public Health England Local Alcohol Profiles

In the three years 2018-20 the rate of drug misuse deaths in Solihull was -29% lower than the England average (3.56 vs 5.02 per 100,000). Across England men were nearly three times as likely as women to die from drug misuse (7.31 vs 2.77 per 100,000). National data also shows significant variations by deprivation with the rate among people living in the most deprived decile over 2 ½ times more likely to die from drug misuse than those in the least deprived decile (8.43 vs 3.2 per 100,000)²⁰.

Deaths from Drug Misuse in England by Deprivation Decile

Rate per 100,000



Source: Public Health England Public Health Outcomes Framework

Mental Health

It is estimated that just less than 15% of the Solihull population aged 16 and over has a common mental health disorder compared to the England average of nearly 17%. This estimate that mental

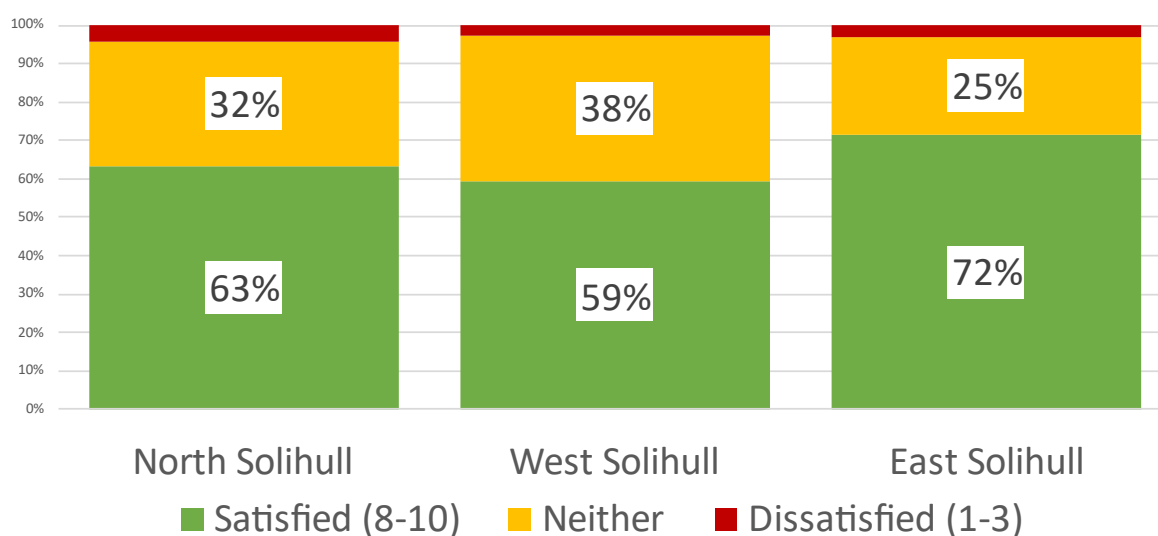
health is common among the Solihull population than the England average is consistent with a range of patient survey data and analysis of patient disease registers. For instance, the proportion of Solihull GP patients with depression and anxiety is 11.9% compared to 13.7% for England²¹.

However, self-reported wellbeing scores tend to contradict this. Proportionally more people in Solihull say that they are dissatisfied or unhappy with life than nationally.

Prevalence of Mental Health Disorders		
	Solihull	England
Estimated % population age 16+ with a common mental disorder	14.7%	16.9%
% patients age 18+ with depression & anxiety	11.9%	13.7%
% patients age 18+ with schizophrenia, bipolar affective disorder and other psychoses	0.86%	0.95%
% population age 16+ reporting a low satisfaction score	5.6%	5.0%
% population age 16+ reporting a low worthwhile score	5.3%	4.0%
% population age 16+ reporting a low happiness score	9.3%	8.4%
% population age 16+ reporting a high anxiety score	20.9%	22.6%
<i>Source: Public Health England Common Mental Disorders Fingertips</i>		

Within Solihull the 2022 Place Survey shows that levels of satisfaction with life vary little across the borough²².

Satisfaction with Life (Scale 1 - 10)



Source: Solihull Place Survey 2022

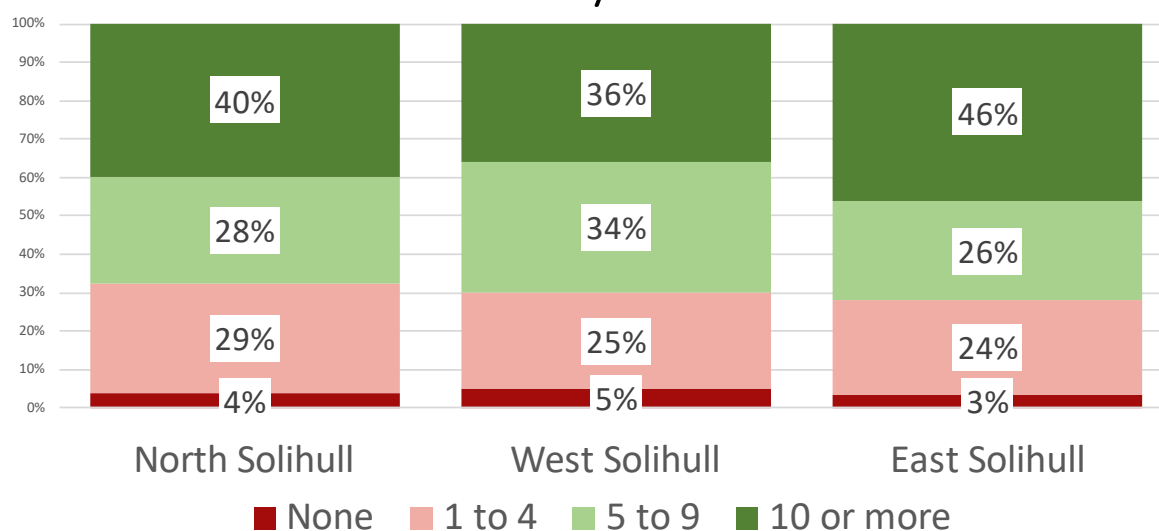
The Place Survey results show that the factors that influence satisfaction with life include the degree to which respondents are satisfied with their local area as a place to live, are engaged with their community and feel safe in the local area.

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Satisfied with Life		
	Satisfied	Dissatisfied
Satisfied with area as place	86%	71%
Area has got worse	37%	51%
Feel unsafe after dark	26%	44%
Take part in volunteering	35%	25%
Physically Inactive	19%	32%
Worry about finances	69%	79%
Source: Solihull Place Survey 2022		

The Pace Survey also shows that social isolation is relatively rare among Solihull respondents. 70% of people in Solihull know at least 5 people by name in their local area, compared to just 4% who don't know anyone by name.

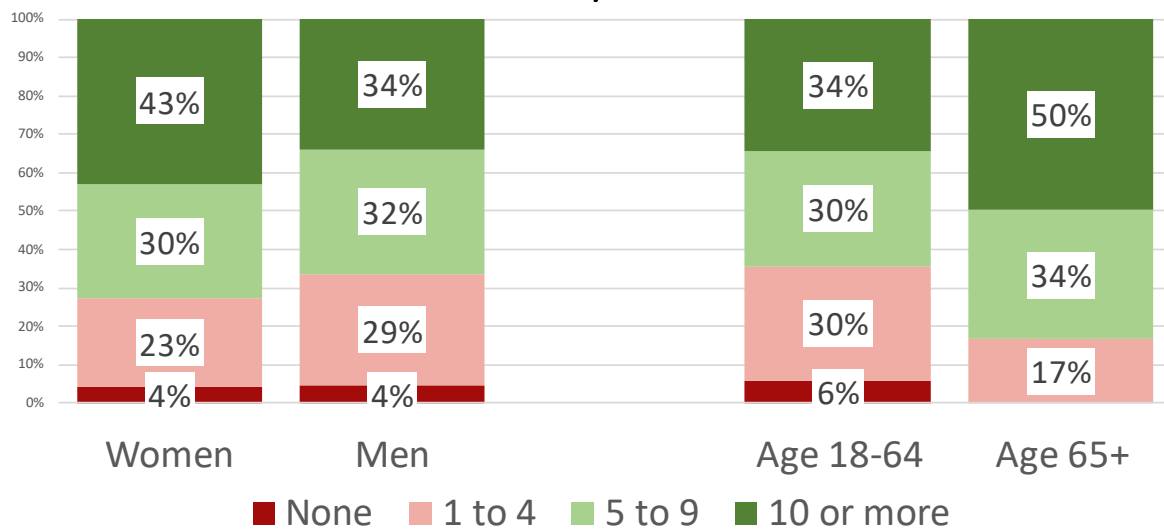
How many people in your neighbourhood do you know by name?



Source: Solihull Place Survey 2022

This varies little by locality, but older people and women are the most likely to have extensive social networks.

How many people in your neighbourhood do you know by name?

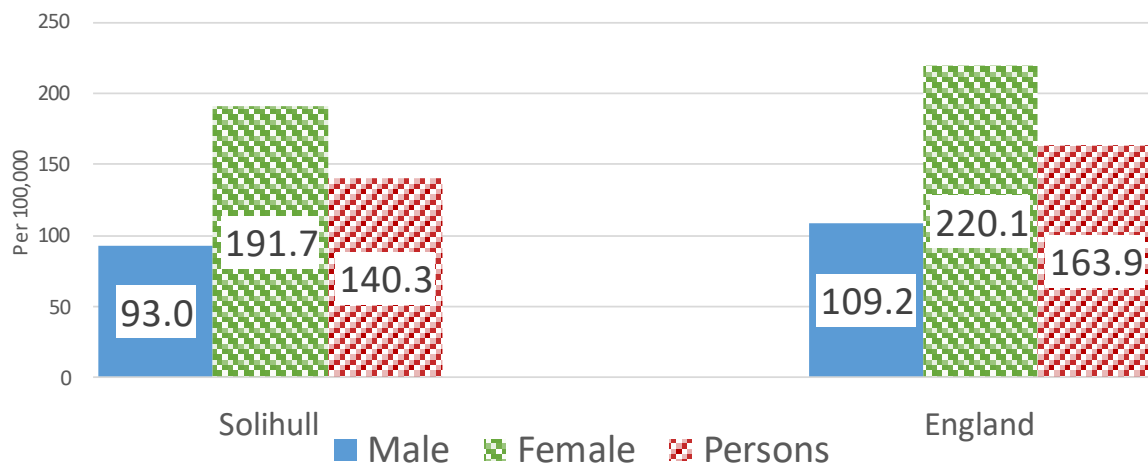


Source: Solihull Place Survey 2022

In 2021/22 the number of emergency admissions to hospital for intentional self-harm was -14% lower in Solihull than across England (140.3 vs 163.9 per 100,000 population). Like England female self-harm in Solihull is more than double that of males (191.7 vs 93.0 per 100,000)²³.

Emergency Admission for Intentional Self - Harm

Rate per 100,000



Source: Public Health England Public Health Outcomes Framework

Children, Families and Communities

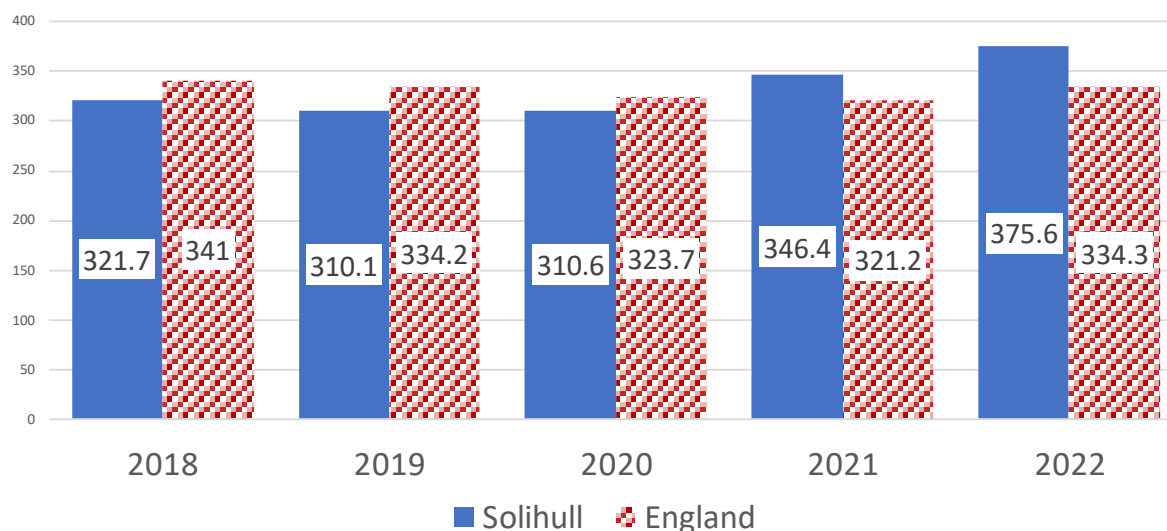
At the end of March 2022 there were 192 Solihull children aged 0-17 years subject to a child protection plan. This equates to 40 per 10,000 population aged 0-17 years, -5% lower than the England average. The number of child protection cases fell by -8% in Solihull between 2018 and 2022, although there was a sharp increase over the last year²⁴.

August 18, 2023

Children Under Child Protection at end March				
	Number		Rate per 10,000 aged 0-17	
	Solihull	England	Solihull	England
2018	205	53,790	43.9	45.3
2019	203	52,260	43.2	43.7
2020	154	51,510	32.4	42.8
2021	149	50,010	31.1	41.4
2022	192	50,920	40.0	42.1
Source: Department for Education				

The number of Solihull Children in Need (CiN) during 2021/22 was 12% higher than England, having increased in each of the last two years. Between 2020 and 2022 the number of CiN in Solihull increased by 22% (from 1,477 to 1,801) compared to an increase of just 4% across England²⁵.

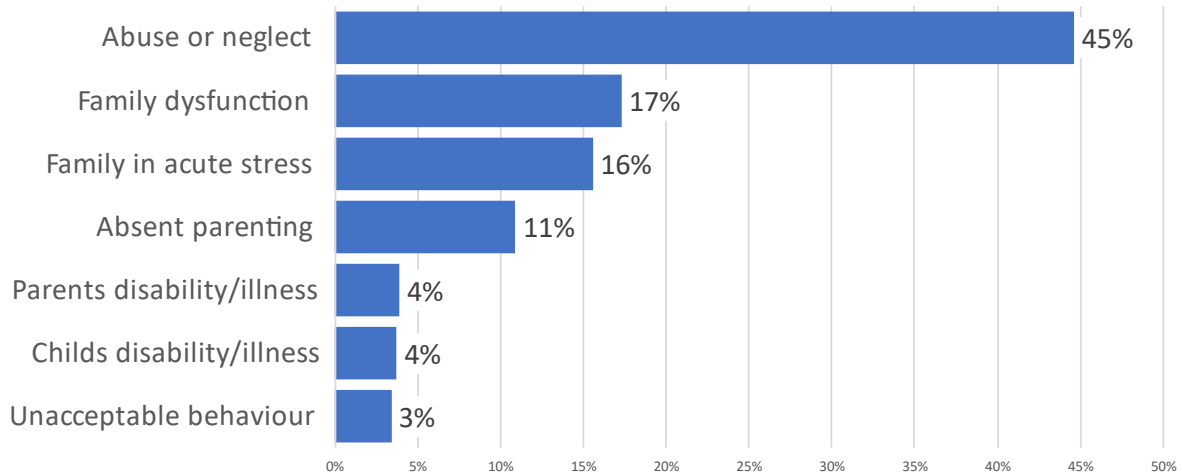
Children in Need per 10,000 Population



Source: Department for Education

The primary need of Solihull CiN was broadly the same as England, with abuse or neglect accounting for 45% of the total, followed by family dysfunction (17%) and family in acute stress (16%). Between 2020 and 2022 the number of children classified as being in need because of abuse or neglect increased by 70%, family dysfunction more than doubled as a primary reason, partially offset by a fall in number CiN due to family being acute distress (-33%).

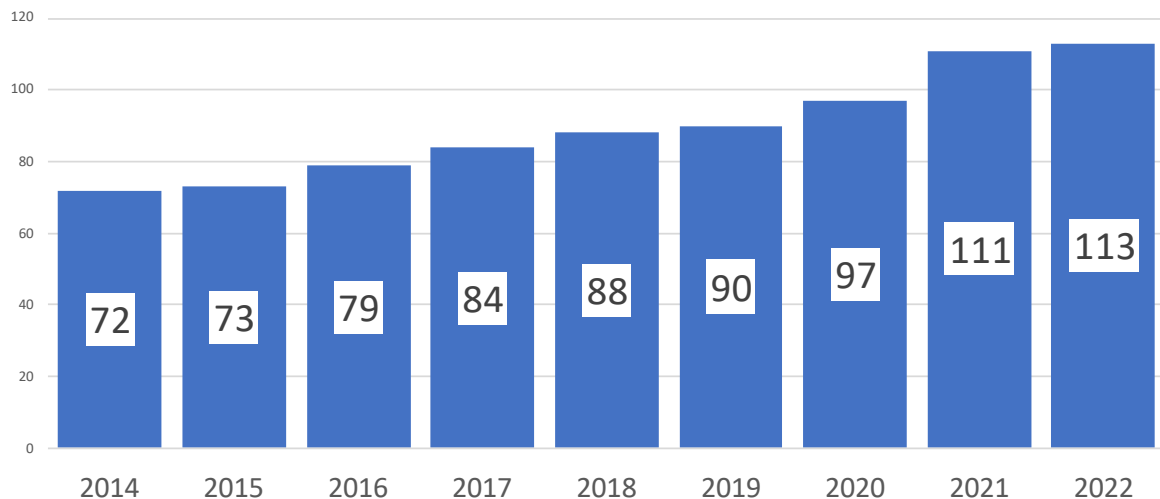
Primary Need of Solihull Children in Need March 2022



Source: Department for Education, Characteristics of Children in Need

At the end of March 2022 there were 528 Looked After Children (LAC) in Solihull equating to 113 per 10,000 population. This is 61% higher than England (rate 70 per 10,000). The number of Solihull children LAC has increased each year since 2014, with the rate going from 70 to 113 pr 10,000 over this period. This represents a 57% increase in Solihull LAC²⁶.

Looked After Children in Solihull Rate per 10,000

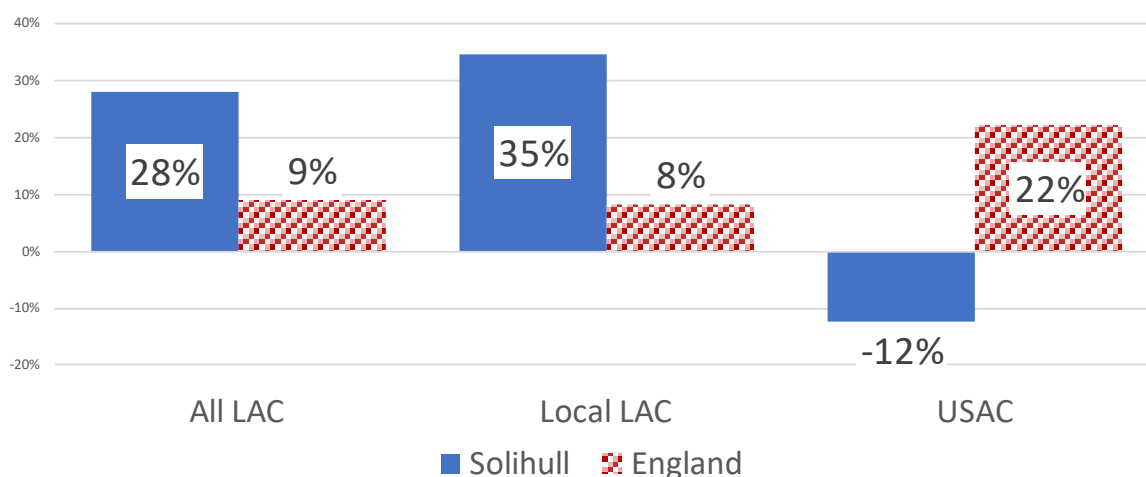


Source: Department for Education, Children Looked After in England Including Adoption

9% of Solihull LAC are unaccompanied asylum-seeking children (50 out of 528). This is broadly in-line with the England average (7%), with the Solihull USAC rate falling in each of the last two years.

Between 2018 and 2022 the number of local children looked after increased by 35% in Solihull compared to 8% across England. At the same time USAC numbers fell by -12% compared to a 22% increase for England.

Percentage Change in Number of Looked After Children 2018 - 2022



Source: Department for Education, Children Looked After in England Including Adoption

In Solihull the number of care experienced young people has increased in recent years, from 252 in 2019/20 to 346 in 2021/22 (+94, +37%). Over this period there were increases in the number of care experienced young people aged 17-18 years (26%), aged 19-21 years (+22%) and aged over 21 years (+100%)²⁷.

Care Experienced Young People in Solihull			
	2019/20	2020/21	2021/22
Age 17-18 years	62	54	78
Age 19-21 years	144	171	176
Over 21 years open to team	46	73	92
All Ages	252	298	346
Source: Solihull MBC			

Outcomes for care experienced young people in Solihull are broadly in-line with England, although the proportion of 19–21-year-olds known to be in education, employment & training is lower in Solihull (51% vs 55% for England). Care experienced young people aged 17-18 years are more likely to be in education, employment or training than those aged 19-21 years (67% vs 51% in Solihull). The differential is less pronounced in terms of suitable accommodation (89% vs 87% in Solihull)²⁸.

Outcomes for Care Experienced Young People 2021/22				
	17-18 Years		19-21 Years	
	Solihull	England	Solihull	England
% Education, Employment, Training (EET)	67%	66%	51%	55%
% Suitable Accommodation	89%	90%	87%	88%
Source: Department for Education, Looked After Children including Adoption				

Across England 30% of care experienced young people aged 17-21 live independently, 22% live semi-independently in transitional accommodation, 12% live with former foster parents and 11% live with parents or relatives. Due to small numbers this data is unavailable for Solihull but the latest monthly snapshot from April 2023 shows that independent and semi-independent accommodation is by far the largest types of accommodation for care experienced young people in Solihull.

Type of Accommodation of Care Experienced Young People Aged 17-21 in England 2022		
	Number	% Total
Independent living	13,370	29.9%
Semi-independent, transitional accommodation	9,970	22.3%
With former foster carers	5,280	11.8%
With parents or relatives	5,090	11.4%
Supported lodgings	2,340	5.2%
Local authority not in touch	2,000	4.5%
Community home	1,660	3.7%
Other accommodation	1,330	3.0%
In custody	1,320	3.0%
Foyers	1,100	2.5%
Ordinary lodgings	540	1.2%
No fixed abode/homeless	330	0.7%
Emergency accommodation	290	0.6%
Bed and breakfast	70	0.2%
Gone abroad	30	0.1%
Deported	10	0.0%
Total	44,730	
<i>Source: Department for Education, Looked After Children including Adoption</i>		

The Solihull household profile is similar to England and the table below shows some notable features of family structure. Of note is the fact that the percentage of lone parent households in Solihull is in-line with England (7% of all households) but that the rate is much higher in North Solihull than the rest of the borough (13% vs 5%). Moreover, North Solihull accounts for 49% of all Solihull lone parent households²⁹.

Family & Household Composition				
	Solihull	England	North Solihull	Rest of Borough
16+ Population widowed, divorced or separated	17%	17%	18%	17%
Lone parent households with dependent children	7%	7%	13%	5%
Households with dependent children	30%	28%	32%	29%
<i>Source: ONS Census 2021</i>				

The results of the 2022 Solihull Place Survey show that Solihull communities are largely cohesive, that people are satisfied with their local area as a place to live and people from different background get on well together³⁰.

Solihull respondents to the 2022 Place Survey are far more likely to say that they are satisfied with their local area as a place to live than those across England as a whole, as measured by the Community Life survey 2020/21 (84% Solihull vs 79% England). Respondents in two out of the three Solihull localities are more satisfied with their local area as a place to live than the England average, with North Solihull just below average.

Satisfaction with Local Area as a Place to Live Benchmark	
	% Satisfied
England	79%
Solihull Total	84%
North Solihull	74%
West Solihull	88%
East Solihull	89%
<i>Source: SMBC Place Survey & DDCM&S Community Life Survey</i>	

Solihull respondents to the 2022 Place Survey are far more likely to say that they feel strongly that they belong to their immediate neighbourhood than people across England as a whole, according to the Community Life Survey 2020/21 (80% Solihull vs 65% England). This above average sense of community belonging is evident across all three Solihull localities.

Belonging to Immediate Neighbourhood Benchmark	
	% Feel strongly belong to Neighbourhood
England	65%
Solihull Total	80%
North Solihull	78%
West Solihull	81%
East Solihull	82%
<i>Source: SMBC Place Survey & DDCM&S Community Life Survey</i>	

Solihull respondents to the 2022 Place Survey are slightly more likely to say that people from a different background get on well together in their local neighbourhood than those across England as a whole, as measured by the Community Life survey 2020/21 (87% Solihull vs 83% England).

People from a Different Background Get on Well Together Benchmark	
	% Agree [^]
England	83%
Solihull Total	87%
North Solihull	81%
West Solihull	91%
East Solihull	86%
[^] Excludes "Don't Know" Responses	
<i>Source: SMBC Place Survey & DDCM&S Community Life Survey</i>	

The 2019 Index of Multiple Deprivation (IMD) crime domain measures relative levels of violent crimes, thefts, burglaries and criminal damage based on data from the Home Office. Among the 151 upper tier Local Authorities in England Solihull is ranked as the 48th least crime deprived, placing the Borough in the 2nd best quintile³¹.

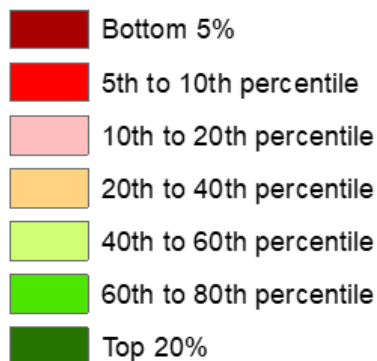
However, the IMD shows a significant disparity in the level of crime between North Solihull and the rest of the borough.

Solihull has 6 LSOA in the bottom 10% nationally in respect of crime deprivation, with one in the most deprived 5% of neighbourhoods. All Solihull LSOAs in the most crime deprived 10% of neighbourhoods in the country are in the North Solihull regeneration area. The lowest ranked LSOA outside of the North area is Hobs Moat North (Lyndon ward) on the 14th percentile with Green Hill (Shirley East) and Stratford Road North West (Shirley West) also in the bottom 20%.

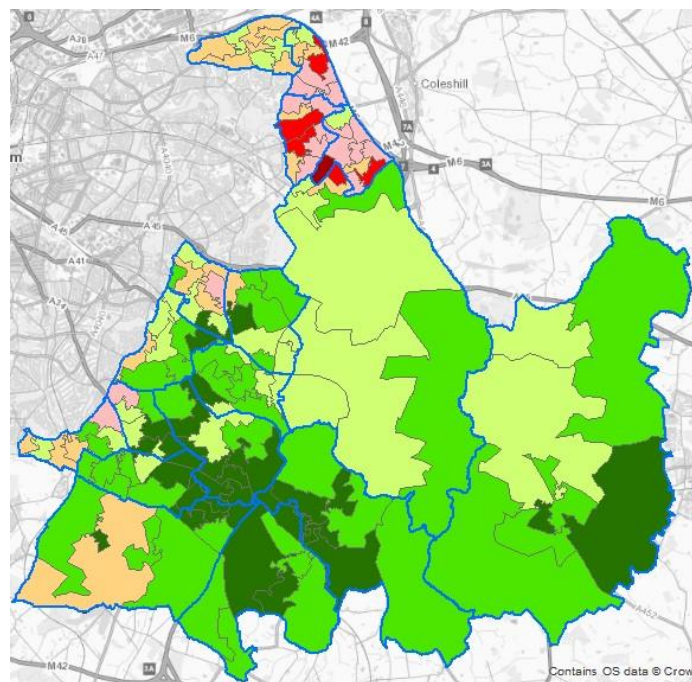
2019 Index of Multiple Deprivation

Crime Deprivation

Percentile Rank



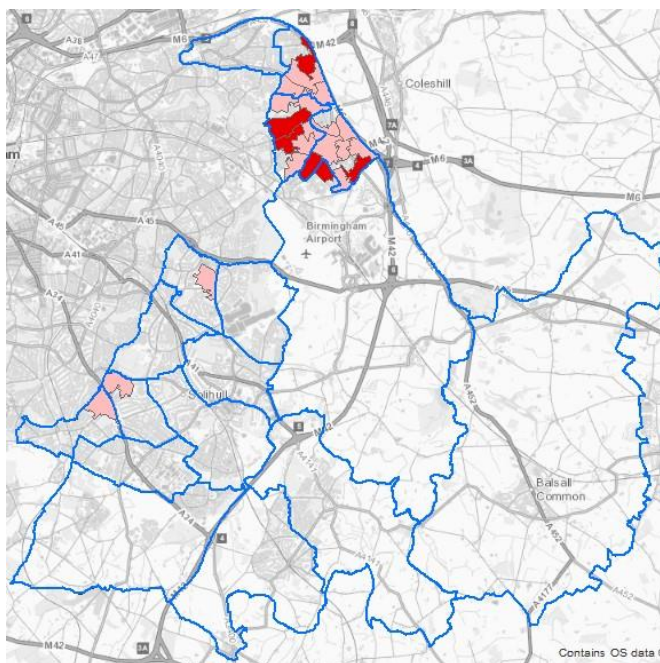
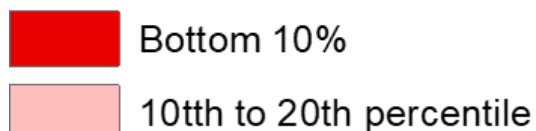
Source: MHCLG



2019 Index of Multiple Deprivation

Crime Deprivation
Solihull LSOAs in Most Deprived Neighbourhoods

Percentile Rank



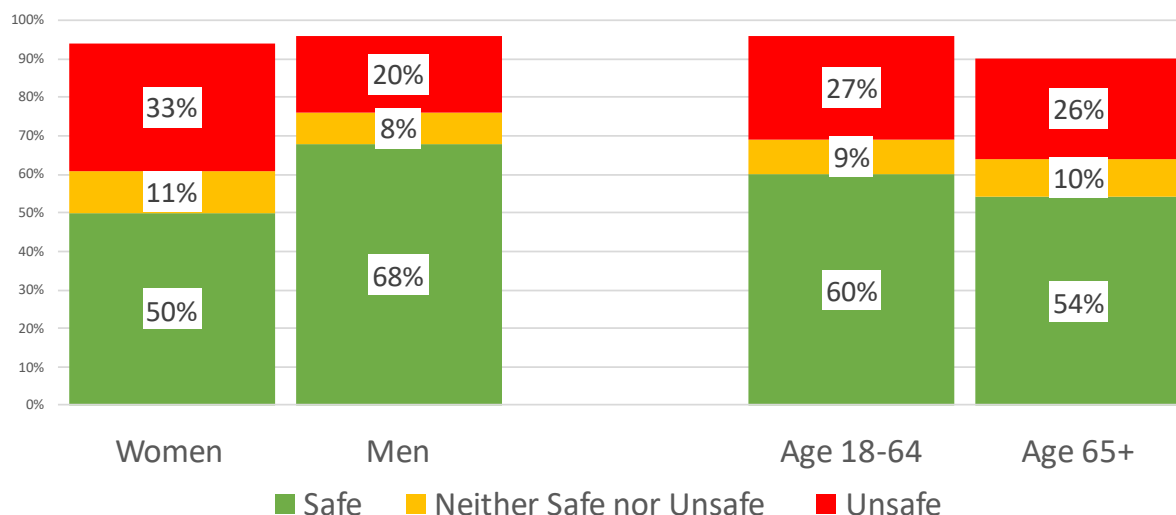
Source: MHCLG

59% of respondents to the 2022 Solihull Place Survey feel safe in their local area after dark, compared to 27% who feel unsafe, with people in North Solihull least likely to feel safe. Men feel safer after dark than women and working aged people feel safer than those aged 65 and over³².

Feel Safe in Local Area After Dark				
	% Respondents			
	Solihull	North Solihull	West Solihull	East Solihull
Safe	59%	45%	61%	74%
Neither Safe nor Unsafe	9%	9%	11%	5%
Unsafe	27%	35%	25%	19%

Source: Solihull Place Survey

Feel Safe in Local Area After Dark 2022



Source: Solihull Place Survey

There were 22,300 crimes reported in Solihull in 2022, equating to 103.3 per 1,000 population. 43% of crimes were classified as violence and sexual offences³³.

Reported Crime in Solihull 2022			
	Number	% Total	Rate per 1,000 Population
Violence and sexual offences	8,633	39%	39.9
Vehicle crime	2,774	12%	12.8
Public order	1,869	8%	8.6
Other theft	1,662	7%	7.7
Criminal damage and arson	1,571	7%	7.3
Burglary	1,468	7%	6.8
Shoplifting	1,435	6%	6.6
Anti-social behaviour	1,041	5%	4.8
Drugs	411	2%	1.9
Robbery	384	2%	1.8
Other crime	359	2%	1.7
Possession of weapons	350	2%	1.6
Bicycle theft	212	1%	1.0
Theft from the person	165	1%	0.8
All Reported Crime	22,334		103.3
Source: PoliceUK			

There were more than double the number of reported crimes in North Solihull than elsewhere in the borough (162.4 vs 80.3 per 1,000 population). Violence & sexual offences were also nearly 2 ½ times more common in North Solihull than elsewhere in the borough (69.6 vs 28.4 per 1,000).

Violent Crime & Sexual Offences in Solihull 2022



Source: PolicUK

The number of crimes reported in Solihull increased by 11% (+2,257) between 2021 and 2022, with increase of 14% in North Solihull and 9% across the rest of the borough.

The number of reported crimes increased in Solihull by 11% in the year to 2022 with incidents of all major crime types with the exception of Anti-Social Behaviour rising. For instance, the number of violent crimes & sexual offences increased by 10% (from 7,883 to 8,633). Broadly similar increases in violent crime & sexual offences were recorded for both North Solihull and the rest of the borough (+9% vs +10%).

Domestic abuse is recognised as a hidden crime as it is often not reported to the police. Therefore, data held by the police can only provide a partial picture of the actual level of domestic abuse experienced. Many cases will not enter the criminal justice process as they are not reported to the police³⁴.

The Solihull Domestic Abuse Needs Assessment highlights the disparity between the number of people in Solihull who are expected to have experienced domestic abuse (around 8,800) and the number of reported incidents in the year to March 2020 (nearly 2,800). This potentially leaves over 6,000 individuals who did not report, equating to around 69% of the expected number.

Looking at prevalence by age shows that the 60-74 age group potentially has the highest rates of unmet need. Research shows that older people have a particular set of barriers to disclosing domestic abuse and are less likely to contact the police.

‘Domestic abuse’ covers a range of types of abuse, including, but not limited to, psychological, physical, sexual, financial or emotional abuse. ‘Domestic abuse’ can be prosecuted under a range of offences and the term is used to describe a range of controlling and coercive behaviours, used by one person to maintain control over another with whom they have, or have had, an intimate or family relationship.

Changes to Domestic Abuse legislation came in April 2021 following a sustained campaign from survivors, activists and charities including Women's Aid. The important difference was to make sure that a holistic approach was taken to tackling the issue, including the family courts, housing and health. Other significant changes in the new legislation included:

- A legal definition of domestic abuse which recognises children as victims in their own right;
- A Domestic Abuse Commissioner to stand up for survivors and life-saving domestic abuse services;
- A legal duty on councils to fund support for survivors in 'safe accommodation'; New protections in the family and civil courts for survivors – including a ban on abusers from cross-examining their victims, and a guarantee that survivors can access special measures (including separate waiting rooms, entrances and exits and screens);
- New criminal offences – including post-separation coercive control, non-fatal strangulation, threats to disclose private sexual images;
- A ban on abusers using a defence of 'rough sex';
- A guarantee that all survivors will be in priority need for housing, and will keep a secure tenancy in social housing if they need to escape an abuser;
- A ban on GPs for charging for medical evidence of domestic abuse, including for legal aid;
- A duty on the government to issue a code of practice on how data is shared between the public services survivors report to (such as the police) and immigration enforcement.

In July 2022, the Home Office released new guidance to ensure that all forms of domestic abuse are recognised and that a whole-system approach is taken to support victims and survivors, including children who have witnessed domestic abuse within the home and supporting them with early intervention in education and social care settings. In a statement on release, the Home Office has said: "The guidance was developed in collaboration with experts from frontline services and domestic abuse organisations, including working groups specifically focussing on victims with disabilities, children as victims, male victims, ethnic minority and migrant victims, and victims from the LGBT+ community. This was supplemented with a public consultation in which individuals, including those with lived experience, and organisations shared feedback, which has been used to shape and inform the final guidance."

The ONS found that callers to the National Domestic Abuse Helpline in the year ending March 2022 were 88.6% female, and 31.1% were aged 31-39 years old. Similar demographics were reflected in Solihull. The increase in DA offences could be attributed to the increased awareness of reporting channels following multiple campaigns, or the increase in strained relationships following the COVID-19 pandemic into the cost of living crises. DA continues to be a hidden crime, with victims not reporting abuse or are unable to report abuse due to their situation. Therefore, crime statistics are not wholly reflective of the issue at hand.

It is likely that domestic abuse cases will increase because of increased financial pressures which may cause tensions within relationships and families. It is almost certain that cases are under reported therefore the true level of domestic abuse is unknown.

In 2021/22 there were a total of 3,241 domestic abuse crimes recorded in Solihull and increase of 4.7%. Domestic abuse accounted for 13.6% of total recorded crimes in Solihull. 23% of domestic abuse crimes were also associated with alcohol and 10.4% drug related. Other findings include:

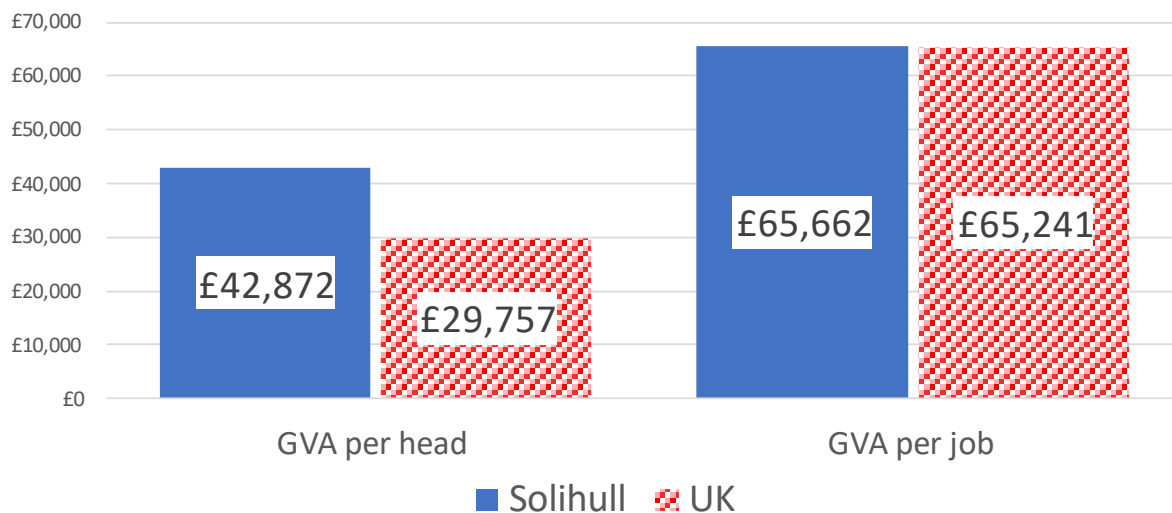
- Amongst males and females, the most common age for a victim was 25-34;
- 31.8% of victims were repeat victims, who were victim to 55.0% of the crimes with a recorded victim;
- 73.9% of victims were female, 24.5% male (1.6% unknown, unrecorded, or unspecified);
- Amongst males and females, the most common age for a defendant was 25-39;
- 17.7% of defendants were repeat offenders, who accounted for 34.6% of the offences committed;
- 92.3% of defendants were male, 7.7% female.

The Economy and Employment

The Solihull economy punches above its weight. Although, historic data shows that like England as a whole, economic growth has stalled in real terms.

Solihull has the highest GDP per head in the West Midlands, 44% higher than the England average. GDP per job in Solihull is in-line with the England average³⁵.

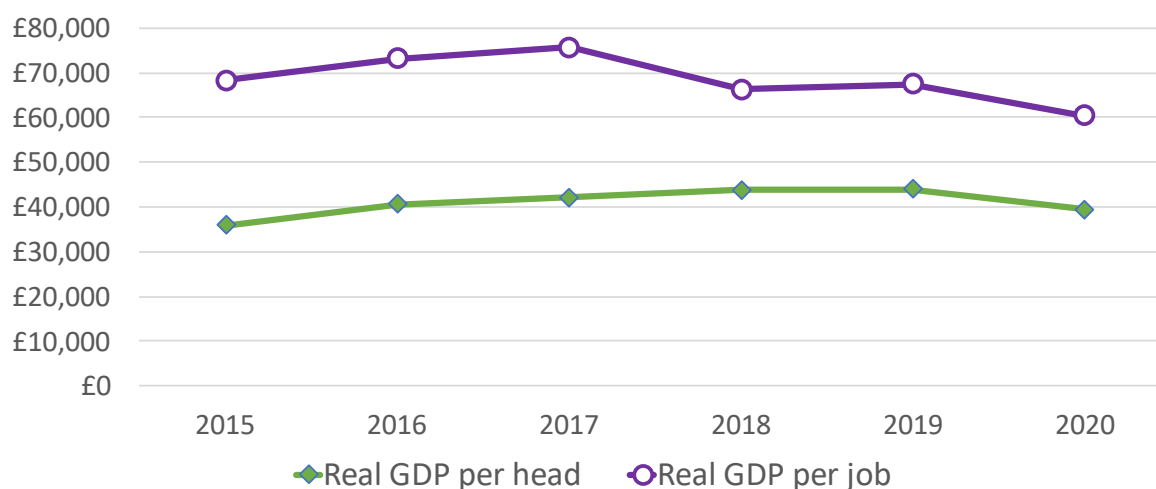
Relative Size of the Economy 2020



Source: ONS Regional Economic Activity by GVA (Balanced)

GDP per head increased by 19% in Solihull between 2015 and 2020, the 6th fastest rate of growth out of 133 economic areas in England. However, GDP per head fell between 2019 and 2020 in real terms as did GDP per job. GDP per job has been trending downwards in Solihull since 2017.

Inflation Adjusted GDP per Head and GDP per Job in Solihull



Source: ONS Regional Economic Activity by GVA (Balanced)

The UK labour market has strengthened as the country has emerged from the pandemic. Between November 2020 and 2022 the employment rate increased by 0.7 percentage points while unemployment has fallen by 1.5 points. One notable feature of the UK labour market has been the rise in economic activity, with all age groups aged 18 years and over contributing to this trend³⁶.

The number of vacancies in the UK has fallen since the spring of 2022, but at nearly 1.2 million remains at a historically high level.

In June 2022 76% of Solihull adults aged 16-64 were in employment, in-line with the England average. The Solihull employment rate is the same as England for most population groups, albeit slightly higher among men and those from an ethnic minority background³⁷.

Employment Rates June 2022			
	Solihull	England	West Midlands
All People 16-64 Years	76%	76%	74%
Men	83%	80%	78%
Women	70%	72%	70%
Aged 16-24	56%	54%	51%
Aged 25-49	87%	85%	84%
Aged 50-64	71%	71%	71%
EA core or work-limiting disabled	57%	57%	56%
Not EA core or work-limiting disabled	81%	82%	80%
White	76%	77%	77%
Ethnic Minority	75%	69%	65%

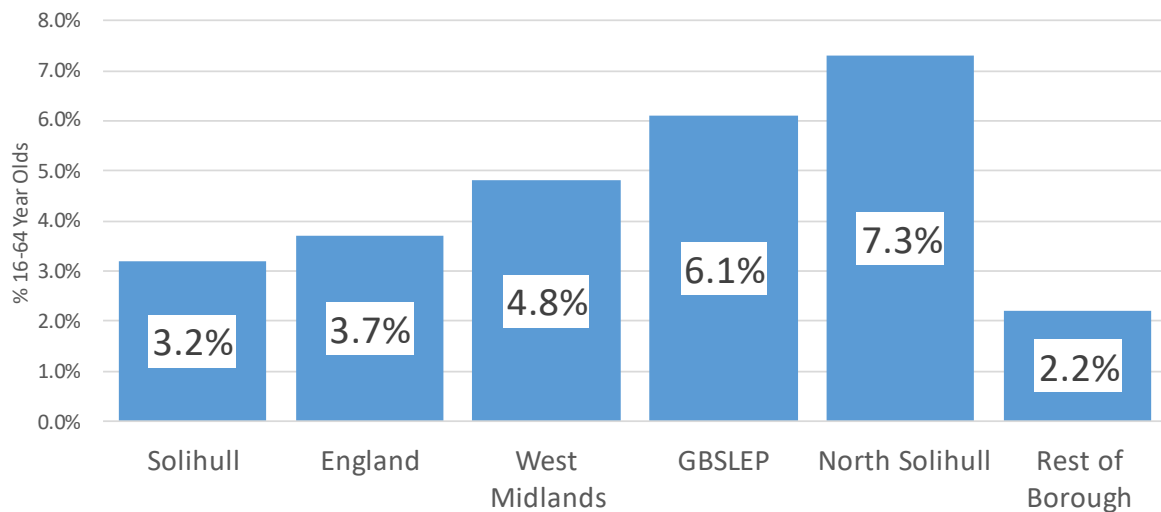
Source: Annual Population Survey

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In February 2023 4,100 people in Solihull were unemployed and claiming benefits. The claimant unemployment rate in Solihull is 3.2%, lower than both the England (3.7%) and West Midlands (4.8%) averages³⁸.

The average rate in the three North Solihull regeneration wards (Chelmsley Wood, Kingshurst & Fordbridge and Smith's Wood) is 7.3% (1,755 individuals) compared with 2.2% across the rest of the Borough (2,340 individuals).

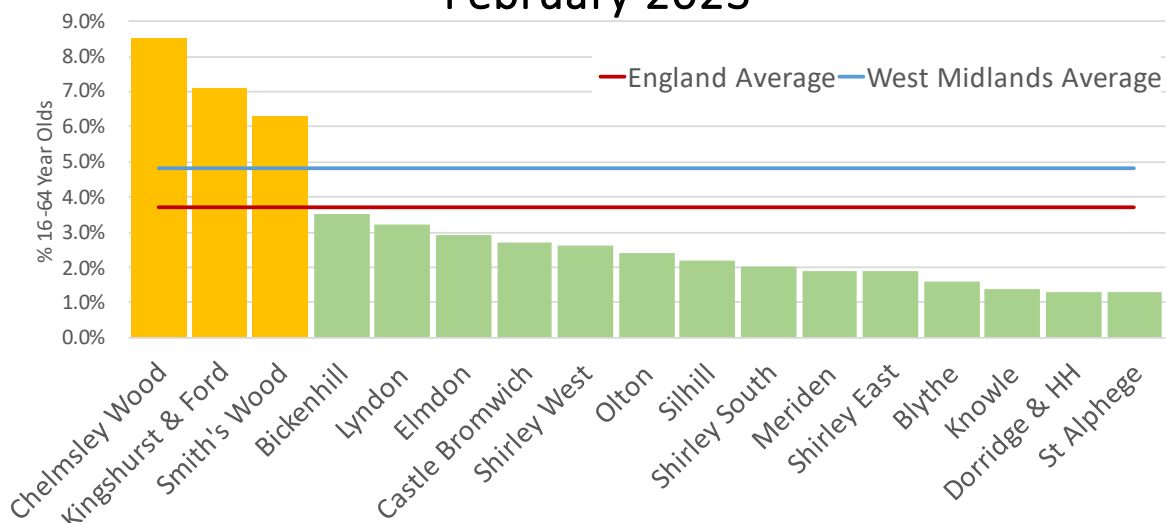
Working Age Claimant Unemployment Rate February 2023



Source: ONS/Nomis

Only three out of Solihull's 17 wards have a claimant unemployment rate higher than the West Midlands average Chelmsley Wood (8.5%), Kingshurst & Fordbridge (7.1%) and Smith's Wood (6.3%).

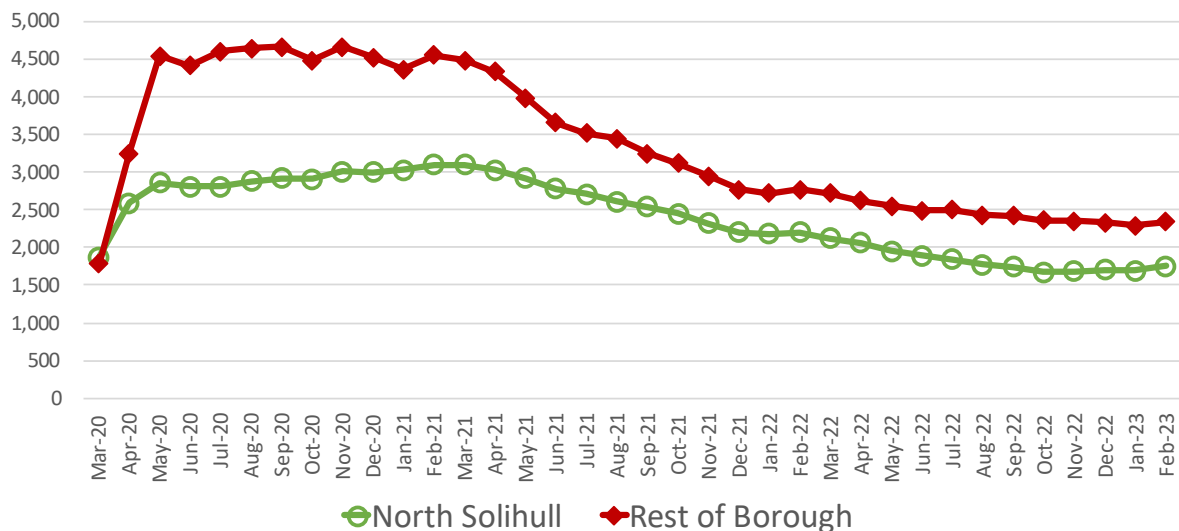
Working Age Claimant Unemployment Rate February 2023



Source: ONS/Nomis

The Solihull claimant count more than doubled between March 2020 and March 2021 following the onset of the Covid-19 pandemic. It has since trended downwards and is now just 12% higher than its March 2020 starting point. This is consistent with the pattern across England and happened in both North Solihull and the rest of the borough.

Change in Working Age Claimant Unemployment



Source: ONS/Nomis

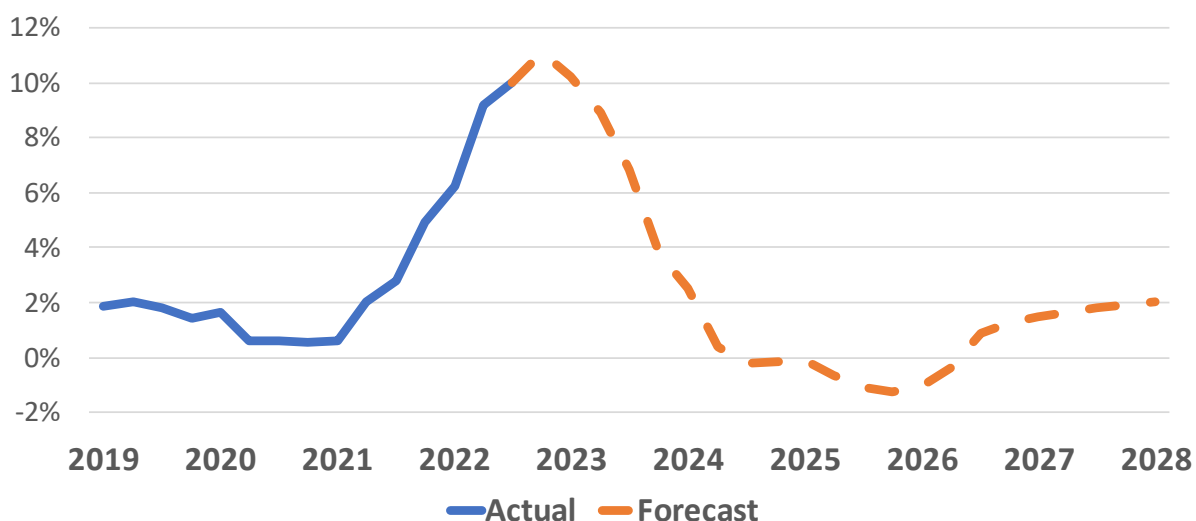
The Cost of Living, Deprivation and Poverty

The outlook for the UK economy became increasingly uncertain as 2022 went on as prices increased sharply particularly for energy and food & goods. This was partly due to the Russian invasion of Ukraine and served to dampen much of the global economic recovery from the pandemic. The UK Government is again required to help households and businesses through a financial crisis and is doing so through the Energy Price Guarantee (EPG).

The Office of Budget Responsibility (OBR) forecast in November 2022 is for inflation to peak in Q4 2022 at a 40-year high of 11.1%. This peak would have been even higher still without the reduction in utility prices that results from the EPG. Inflation is expected to ease during 2023 but remain at an elevated level³⁹.

UK CPI Inflation Forecast

Office Budget Responsibility November 2022



Source: Office Budget Responsibility

High levels of inflation are forecast by the OBR to reduce living standards by 7% in total over the two financial years to 2023-24 (wiping out the previous eight years' growth).

The ONS Opinions & Lifestyle Survey for January 2023 shows that 9 in 10 adults say that the cost of living is an important issue facing the UK today. The survey also revealed around two-thirds (65%) of adults have reported they are spending less on non-essentials because of the rising cost of living, while around 4 in 10 adults (41%) reported spending less on food shopping and essentials⁴⁰.

The Solihull population, like other Local Authority areas, is vulnerable to high levels of inflation and the consequent squeeze on household incomes. In the Autumn of 2022, 70% of Solihull respondents to the Place Survey said that they were more worried about their financial situation than a year ago, rising to 75% among residents of North Solihull⁴¹.

However, as a whole Solihull household incomes and finances are more favourable than the average across England. For instance, average full-time wages in Solihull are 13% higher than the national average⁴². As the table below shows, other measures such as the claimant count unemployment⁴³, disposable household income⁴⁴, children in low-income households⁴⁵ and fuel poverty⁴⁶ are also better in Solihull than nationally.

Cost of Living Measures				
	Solihull	England	Difference	Date
Annual Full Time Wages	£31,534	£28,000	+13%	2022
Claimant Unemployment Rate	3.2%	3.7%	-0.5%	Nov 2022
Gross Disposable Income per Head	£23,566	£21,962	+7%	2020
People on Universal Credit	12%	14%	-2%	Oct 2022
People on Pension Credits	9.1%	12.1%	-3%	May 2022
Children in Low Income Families	10.7%	15.1%	-4.5%	2020/21
Households in Fuel Poverty	12.5%	13.2%	-0.7%	2020

The 2019 Index of Multiple Deprivation (IMD) 2019 shows that Solihull is the least deprived upper tier Local Authority in the West Midlands and is ranked in the 2nd top quintile nationally⁴⁷.

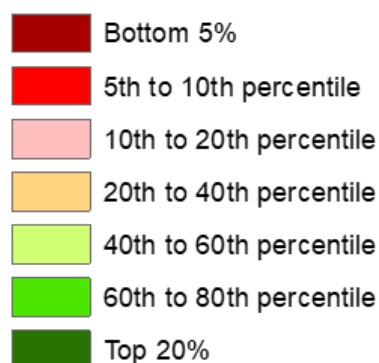
Solihull is relatively polarised between large parts of the borough that rank among the least deprived areas of England and a concentration of neighbourhoods in North Solihull among the most deprived.

Population Living in Most and Least Deprived Neighbourhoods in 2019			
	% Population		
	Solihull Population	North Solihull Population	Rest of Borough Population
Most Deprived 5% of areas in England	5%	16%	0%
Most Deprived 10% of areas in England	11%	41%	0%
Least Deprived 10% of areas in England	28%	0%	39%
Least Deprived 5% of areas in England	23%	0%	31%
<i>Source: Ministry of Housing Communities & Local Government English Indices of Deprivation</i>			

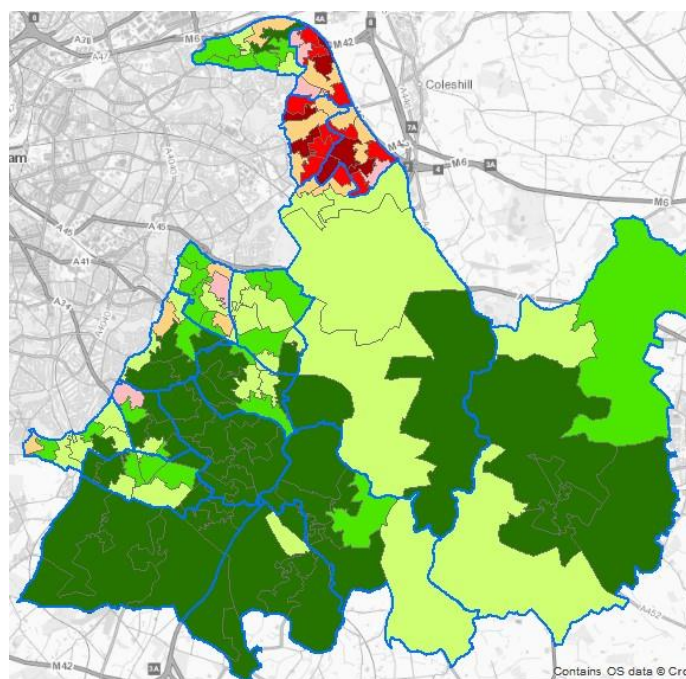
2019 Index of Multiple Deprivation

Overall Deprivation

Percentile Rank

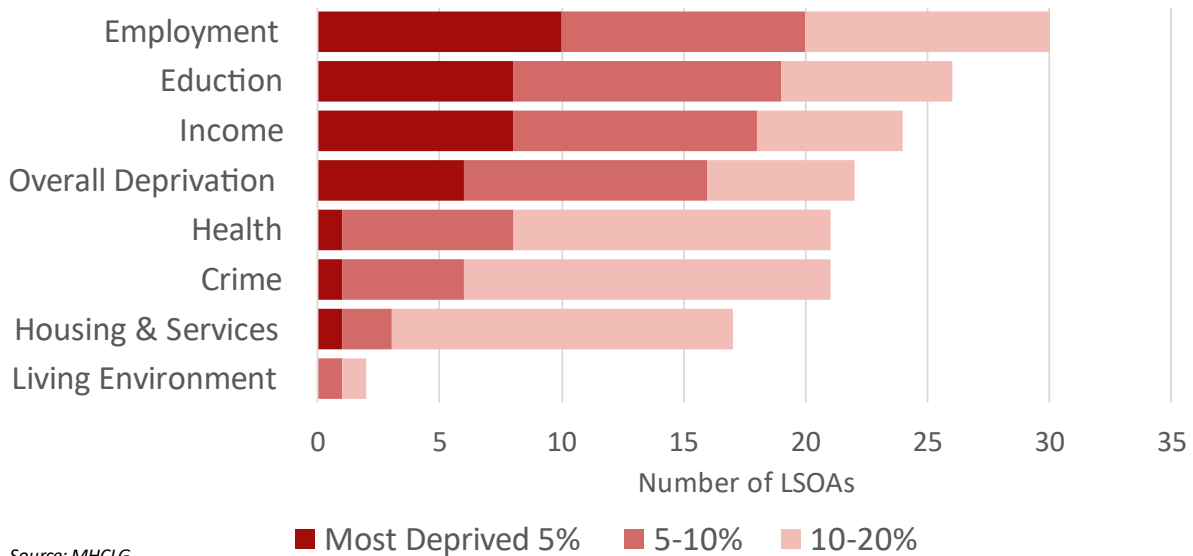


Source: MHCLG



A large number of Solihull LSOAs are in the most deprived 20% of neighbourhoods in England in the employment (30), education (26) and income (24) domains. By contrast Solihull has very few deprived LSOAs from a Living Environment perspective (2).

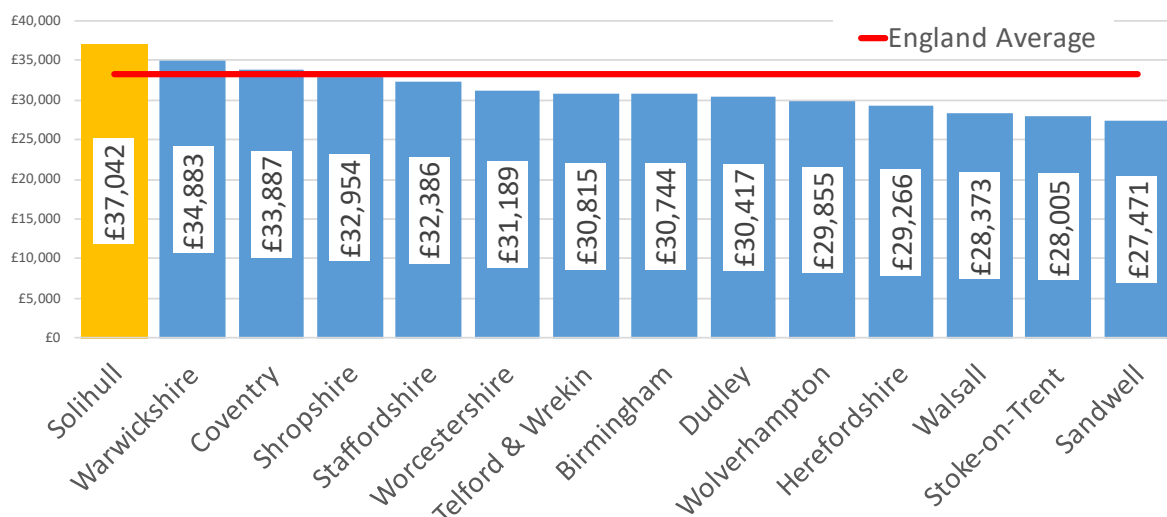
Deprivation in Solihull by IMD Domain 2019



At £23,600 per head, disposable income in Solihull is 7% higher than the England average, the highest in the West Midlands and one of the five highest in the country outside of London and the South East. Solihull incomes edged down by -2% in real terms between 2015 and 2020⁴⁸.

Average full-time resident wages are 12% above the England average and the highest in the West Midlands⁴⁹.

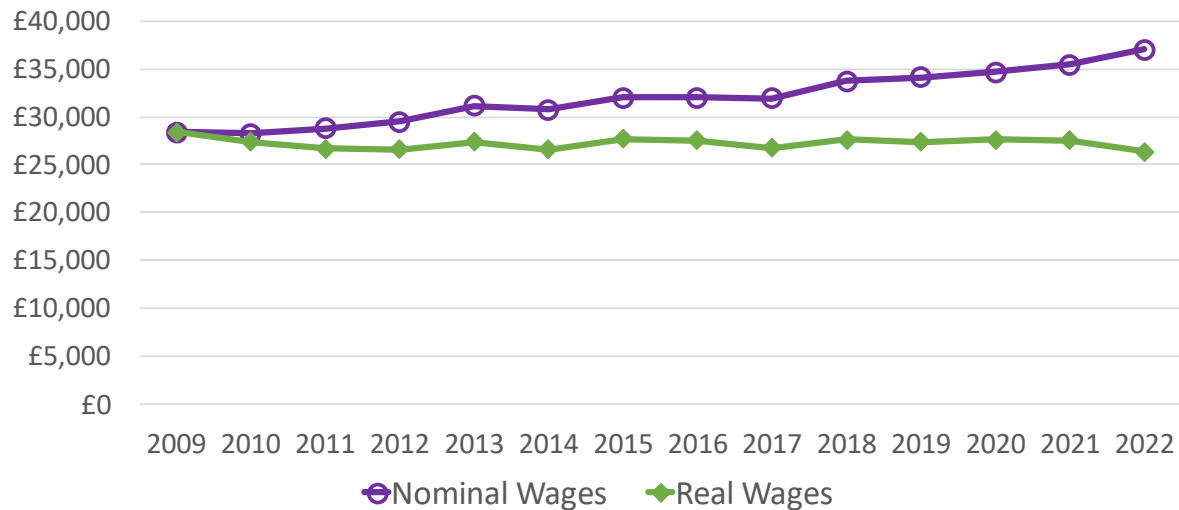
Average Full-Time Wages in West Midlands 2022



Average full-time resident wages in Solihull have increased in Solihull for each of the last five years and are now 29% higher than they were in 2009. However, when the figures are adjusted for inflation the full extent of the squeeze on incomes is apparent. In real terms average Solihull wages have been

largely stagnant for the last 10 years and are -7% lower than they were in 2009. This is consistent with the pattern across England.

Average Full-Time Wages for Solihull Residents



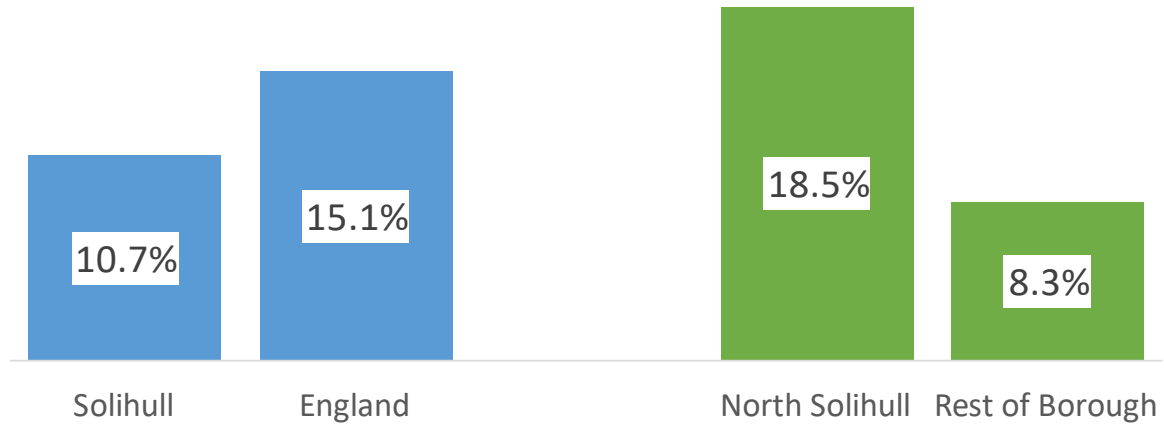
In October 2022 nearly 15,900 adults in Solihull received Universal Credit, equating to 12.3% of the 16-64 population compared to 14.0% for England and 15.8% for the West Midlands. Within Solihull the Universal Credit rate ranges from 32% in Chelmsley Wood to just 3% in St Alphege⁵⁰.

60% of people in Solihull in receipt of Universal Credit are not in employment, but 40% are working for at least some hours. This split is consistent across the country and within Solihull.

3,934 older people in Solihull are in receipt of a pension credit. This equates to 9.1% of all pensioners in the borough, compared to 12.1% across England⁵¹.

4,558 children aged 0-15 live in a low-income household. This equates to 10.7% of all children aged 0-15 compared to the England and West Midlands averages of 15.1% and 20.0% respectively. 39% of Solihull children in a low-income household live in North Solihull, where the rate is 18.5% compared to 8.3% elsewhere in the borough. At a ward level the rate ranges from 19.1% in Smith's Wood to 2.5% in St Alphege⁵².

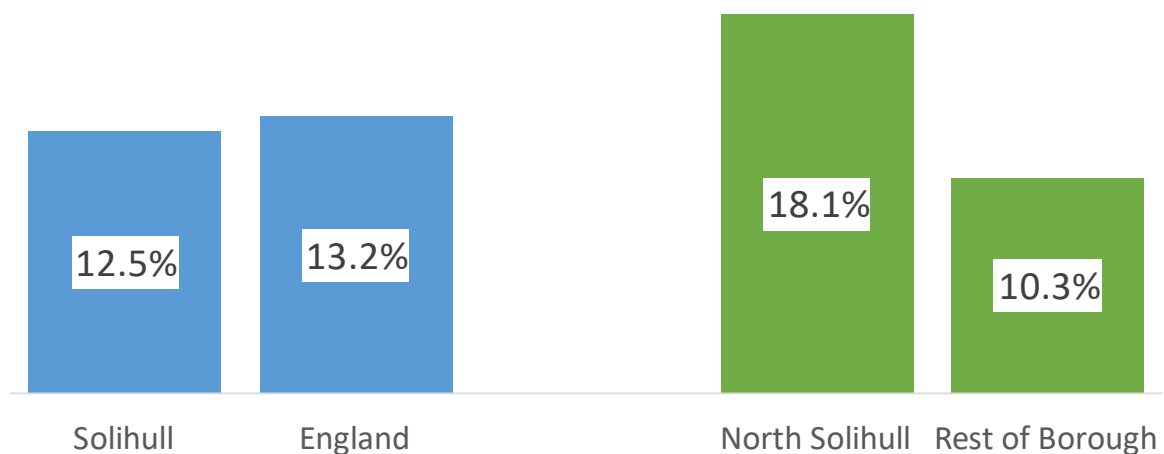
Children Age 0 –15 in Low Income Families 2020/21



Source: Department of Work & Pensions Stat Xplore

In 2020 11,637 Solihull households were in fuel poverty. This equates to 12.5% of all households compared to 13.2% for England and 17.8% for the West Midlands. 41% of households in fuel poverty are in North Solihull where the rate is 18.1% compared to an average of 10.3% across the rest of the borough⁵³.

Households in Fuel Poverty 2020



Source: Department Business, Energy & Industrial Strategy – Sub-Regional Fuel Poverty 2020

The Benefits and Welfare System

The Covid-19 pandemic and the resulting economic crisis have had a significant impact on the UK welfare system, exacerbating issues related to poverty and inequality. The cost-of-living crisis, including rising prices of essential goods and services such as housing and energy bills, has also contributed to the strain on the welfare system. The increasing costs of essentials has caused a sharp increase in the demand for welfare support, particularly benefits such as Universal Credit. According to the Department for Work and Pensions, the number of people claiming Universal Credit increased from 3 million in March 2020 to 6 million in March 2021⁵⁴. However, due to the value of benefits failing to keep up with inflation the basic universal credit allowance is not enough for people on low incomes to afford the essentials they need.

The government has also implemented a range of welfare reforms in recent years, including changes to the housing benefit, which have reduced the level of support available to people on low incomes. The combination of these factors has led to a situation where many people on low incomes are struggling to pay rent or find affordable housing. This has caused an increase in rent arrears, evictions, debt and homelessness.

Shelter reports that in the autumn of 2022, 72,320 households in England became homeless or were at imminent risk of becoming homeless, a 4% annual rise on the same period last year⁵⁵. 271,000 people have been recorded as homeless, including 123,000 children⁵⁶. The majority of those recorded as homeless are living in temporary accommodation, a 74% increase in the last 10 years⁵⁷.

Renters also face an increasingly precarious position with prices continuing to soar due to the cost-of-living crisis and the knock-on effects of the pandemic:

- Research from autumn 2022 has shown one in 12 private renters in England – equivalent to 941,000 people - are currently under threat of eviction. A quarter of private renters (2.8 million people) are struggling to pay rent, an increase of 24% from autumn 2021⁵⁸.
- Rental prices paid by tenants in the UK rose by 4.9% in the 12 months to March 2023. Renters have higher odds of experiencing some form of financial vulnerability (4.4 higher odds), compared with those who own their home outright⁵⁹.
- It is estimated that 425,000 renters in the UK are in arrears, owing on average £937 each⁶⁰.
- Private renters are more likely to be in a negative budget than those in social housing, or who own their own home. In October to December 2022, the average person in debt in the private rented sector was in a negative budget of -£14. In comparison, on average people in social housing were able to break even and Owner Occupiers were left with a positive budget⁶¹.
- adults who pay for their gas or electricity through prepayment meters were almost twice as likely to report using credit more than usual because of the increases in the cost of living (26%), than those who do not pay for their gas and electricity through a prepayment method (14%). Research has found social renters are more likely to use a prepayment meter than private renters and homeowners⁶².

Benefit recipients are significantly worse off due to the failure of benefits to keep up with rising inflation:

- Research from the Joseph Rowntree Foundation shows that basic benefits given to low-income households are at least £140 a month below the real cost of food, energy and everyday basics⁶³.
- Compared with their pre-pandemic (2019Q2) level, real benefit values were 7.6% lower in 2022Q2, and will be 6.2% lower in 2023Q2 and still 2.0% lower in 2024Q2 (IFS)⁶⁴.

The freeze in Local Housing Allowance rates is a significant issue for people struggling to pay their housing costs:

- The Local Housing Allowance, which determines the amount received in housing benefit, is meant to protect people from the threat of homelessness by helping them pay their rent. Since 2020, rents have risen significantly but LHA rates remain frozen.
- Actual rents continue to diverge from LHA rates which means that the rates do not cover the full cost of rent. This is increasing the pressure on household budgets for those on low-incomes and forcing many into homelessness.
- Research from Shelter shows that just one in 50 (2.1%) of two-bedroom homes advertised in England were affordable within LHA rates⁶⁵.
- LHA rates are also determined by the size and composition of the household, and the 'broad market rental area'. A family who can't afford their rent will have their support based on this rather than the actual rent they pay. This can lead to LHA rates which do not cover the cost of renting.
- Inadequate LHA causes private renters to accrue rent arrears which put them at risk of homelessness. From 2021 to 2022, there was a 30% increase in the number of clients that Shelter received who are in arrears with their housing costs⁶⁶.

The demand for Universal Credit has also increased during the pandemic and cost of living crisis:

- The Universal Credit standard allowance hasn't kept up with the rate of inflation and due to monthly caps and benefit deductions a lot of households receive even less than the basic rate. This means people can't afford the basic essentials such as food or to pay their energy bills.
- The standard allowance of Universal Credit is not based on the cost of low-income households' basic needs. Many charities attribute this as one of the main reasons for the disparity between Universal Credit rates and the cost of essentials.
- Research from the Joseph Rowntree Foundation found the standard Universal Credit allowance is £35 less than a conservative estimate for what a low-income single person would need to cover everyday essentials; £66 less than what a low-income couple would need⁶⁷.

The Benefit cap and benefit deductions have also impacted on low-income households' ability to pay their housing costs:

- The Benefit Cap was introduced in 2013 to limit the amount of welfare payments that a household can receive. According to a report by the Child Poverty Action Group in 2022, the

benefit cap has pushed many families into poverty; an average capped couple with 2 children is £150 a week below the poverty line⁶⁸.

- Benefit deductions refer to the amount of money that is taken out of a person's welfare payment to repay various debts or fines owed by the claimant.
- Research from The Trussell Trust in 2022 found that 47% of people referred to food banks face deductions from their or their partner's benefit income⁶⁹.
- JRF research found 'some 85% of families with deductions from their benefits are in arrears with household bills, compared to 40% of all low-income families'⁷⁰. This shows that deductions are driving people into severe hardship and increasing their debts.

The pandemic and cost of living crisis have exacerbated the challenges faced by those on disability benefits:

- Surging costs disproportionately effect people with disabilities. Research from the Resolution foundation found people with disabilities had an available amount to spend that was about 44% lower than that of other working age adults⁷¹.
- The IFS said that, in 2019/20, 29% of people on disability benefits suffered from relative income poverty, relative to 20% for working-age adults in general⁷². People that have disabilities also tend to have higher living costs due to their disabilities which means their living standards are worse.
- With benefits such as the PIP payment not keeping up with inflation and the one-off disability cost of living payments of £150 deemed not enough by Disability Rights UK⁷³, people with disabilities are more exposed to the rising cost of living than non-disabled people. Up to two-fifths of people with a disability (41%) said they could not afford to keep their homes warm, compared with 23% of the non-disabled population⁷⁴.

Issues faced by those on low incomes have worsened due to the increasing cost of essentials, changes to the benefit system and less affordable housing. Rising energy prices have hit poorer households harder because they spend 11% of their household budget on gas and electricity, compared to 4% for the richest households⁷⁵. Additionally, rising costs have also pulled more people into poverty. Research from the Joseph Rowntree foundation reports that an additional 120,000 households will be pulled into poverty in the coming year⁷⁶.

The Joseph Rowntree foundation predicts that the poverty rate for households buying property with a mortgage would increase from 10% in 2020/21 to 12% this year. This is the highest the poverty rate has been for this group in a decade. These households would see their monthly housing costs increase to 54% of their monthly income, up from 38%⁷⁷.

The evidence suggests that benefit dependency among the Solihull population is lower than average and that proportionally fewer households are affected by benefit income reduction. For instance:

- In November 2022, 252 Solihull households were subject to the benefit cap, this is significantly fewer households than the West Midlands average at 274⁷⁸.

- In November 2022, 5.3% of all Solihull households receiving Housing Benefit were subject to the Spare Bedroom Subsidy reduction compared to 6.7% of all Housing Benefit claimant households in England and 7.3% in the West Midlands⁷⁹.

Nevertheless, Welfare Reform, reductions in benefit incomes and the seismic impact of the cost-of-living crisis and pandemic have led to an expensive housing market. The limited availability of affordable housing is also undoubtedly having an impact on the demand for local welfare services. For instance:

- The total number of customers supported by SMBC's Financial Inclusion Team increased by 41% from 20/21 to 21/22 (from 1129 in 20/21 to 1589 in 21/22) and increased by 34% from 21/22 to 22/23 (from 1589 in 21/22 to 2124 in 22/23).
- The number of Financial Inclusion Team referrals for homelessness prevention increased from 126 in 20/21 to 328 in 21/22 and 275 in 22/23.
- The demand for SMBC Local Welfare Provision, providing customers who are in crisis with a food parcel and fuel payment for their prepaid meter, is rising significantly. On average in 2022, 187 customers requested a grant award each month, an 87% increase from the previous year.

Data from Solihull Community Housing also shows how the cost-of-living crisis has increased the financial pressure on Solihull Residents and caused them to go into debt:

- The total amount of rent arrears increased from £1,811,929.51 in September 2021 to £1,997,503.97 in September 2022. In November 2022, this figure increased to £2,101,060.39.
- The number of direct debit recalls have also increased during the cost-of-living crisis. Direct debit recalls increased from 125 in September 2021 to 160 in September 2022. In January 2023, the number of direct debit recalls increased to 168.
- The number of SCH money advice referrals have also increased significantly. In October 2021 the number of money advice referrals was 42, this figure was 100 in October 2022. Furthermore, the number of money advice referrals increased to 171 in January 2023 and 147 in February 2023.
- Solihull Community Housing reported that the number of Notice of Seeking Possession (NOSP) orders increased from 33 in December 2022 to 71 in January 2023 and 48 in February 2023.

Data from the Citizens Advice Bureau shows that the number of Solihull residents they are helping with housing issues has increased during the pandemic and cost of living crisis:

- Housing issues include actual homelessness, threatened homelessness, private sector issues, local authority housing issues and more. The number of people who had housing issues increased from 747 in 20/21 to 1209 in 21/22 and 1373 in 22/23.
- The number of people with benefit issues has also increased from 91 in 20/21 to 153 in both 21/22 and 22/23.

The Discretionary Housing Payment Fund (DHP) is a set sum of money awarded to the Council each year by the Department of Work and Pensions to support residents. For 2022/23 Solihull's DHP grant allocation was £239,499, with awards given to 670 Solihull customers.

One of the main reasons for DHP awards being allocated was to sustain tenancies throughout the after effects of the pandemic (customers losing employment or hours reducing). Additionally, they have been allocated to help with the current cost of living pressures and for homeless preventions, by reducing rent arrears either pre court, or when a court order is breached.

Discretionary Housing Payments – Amount Award in Solihull 22/23				
Reason	Ben cap	RSRS	Other (non-welfare reform)	Total
To help secure and move to alternative accommodation (for example, rent deposit)	£0.00	£0.00	£13,980.16	£13,980.16
To help with short term rental costs while the claimant secures and moves to alternative accommodation	£1,918.98	£1,687.21	£9,475.58	13,081.77
To help with short term rental costs while the claimant seeks employment	£0.00	£0.00	£789.82	£789.82
To help with repeated rental costs for disabled person in adapted accommodation	£0.00	£0.00	£0.00	£0.00
To help with on-going rental costs for any other reason	£8,064.83	£27,526.71	£176,055.69	£211,647.23
Total	£9,984	£29,214	£200,301	£239,499
<i>Source: SMBC Income & Awards</i>				

The Housing Market

Across England the availability of affordable housing for people on lower incomes is constrained. This is exacerbated by the cost pressures currently faced by landlords and by extension their tenants in the current high interest rate environment. Many of these pressures are more pronounced in Solihull than England, with the local housing market is characterised by:

- A relatively small (albeit growing) private rental market.
- Affordability issues, particularly relating to lower quartile house prices and entry costs to the private rented market.
- High levels of need for social rented housing, especially among young people.
- Particular pressure points in the socially rented market, with for instance, the low availability of larger properties for rent.

Households in Solihull are far more likely to be either fully or partially owner occupied than England but are less likely to be socially rented (14% vs 17%) or privately rented (13% vs 21%). There is a sharp difference between tenure in North Solihull and the rest of the borough. For instance, 62% of all socially rented households in Solihull are in North Solihull, but just 22% of those owned⁸⁰.

Household Tenure 2021			
	% of all households		
	Owned/Shared Ownership	Social rented	Private rented or lives rent free
Solihull	73%	14%	13%
England	62%	17%	21%
North Solihull	57%	31%	12%
Rest of Borough	79%	7%	13%
<i>Source: ONS Census 2021</i>			

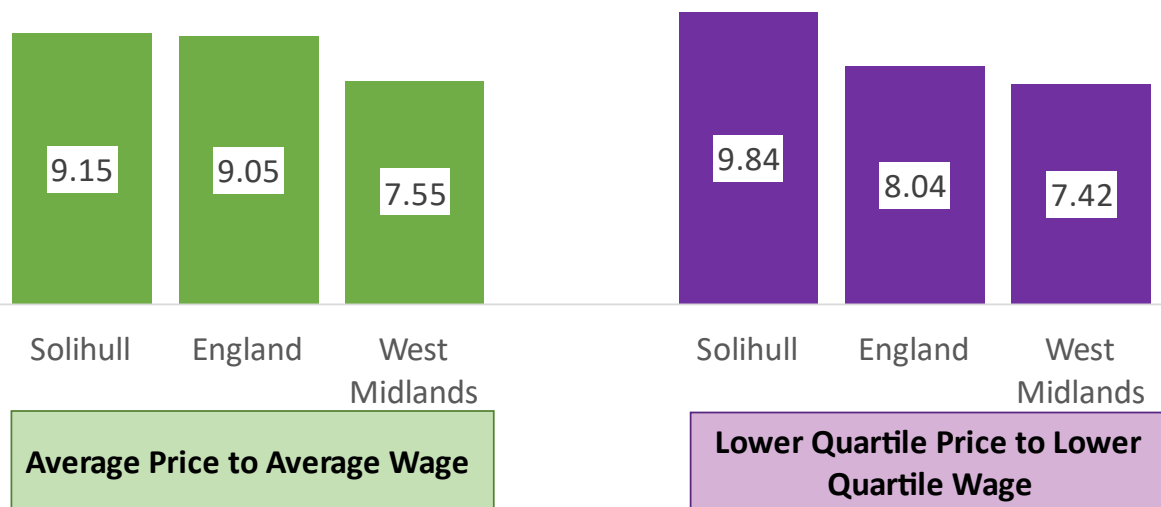
The most notable change in household tenure between 2011 and 2021 is the substantial increase in private renting in Solihull (+2,466 households, +27%), although this has happened across England (+20%). The increase in private renting has been most evident in North Solihull (+53%), where social renting is becoming less common (-6%).

Change in Household Tenure 2011-2021				
	All Households	Owned/Shared Ownership	Social rented	Private rented or lives rent free
Solihull	4%	2%	-2%	27%
England	6%	3%	3%	20%
North	2%	0%	-6%	53%
Rest of Borough	5%	3%	5%	19%
<i>Source: ONS Census 2021</i>				

The average house price in Solihull was £325,000 14% higher than the England average and 44% higher than the West Midlands. Lower quartile prices are relatively even higher – 30% above the England average and 46% above that for the West Midlands⁸¹.

The ratio of house prices to resident earnings provides a measure of relative affordability. In this respect, average and lower quartile house prices in Solihull are less affordable than those for England and the West Midlands. It is also notable that lower quartile housing in Solihull is relatively less affordable than median housing (affordability ratio of 9.84 vs 9.15). This contrasts Solihull with the national and regional housing markets where average prices are relatively more expensive than lower quartile prices.

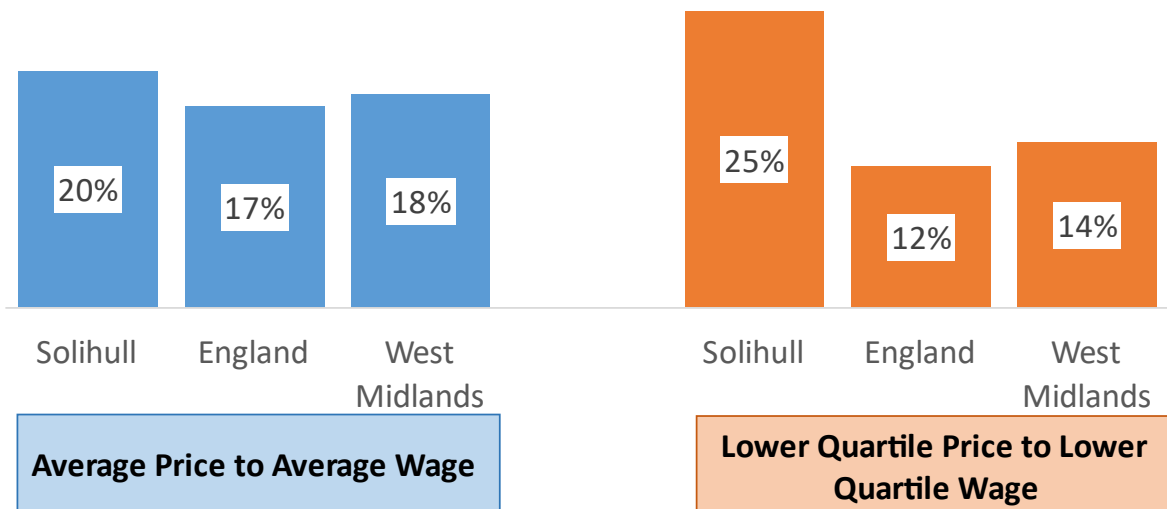
House Price Affordability Ratio 2021



Source: ONS House Price Statistics for Small Areas

Housing has become relatively less affordable over time with prices rising faster than wages. This has affected both median house prices and lower quartile house prices, with the 25% increase in the lower quartile ratio in Solihull between 2016 and 2021 more than double the rise nationally.

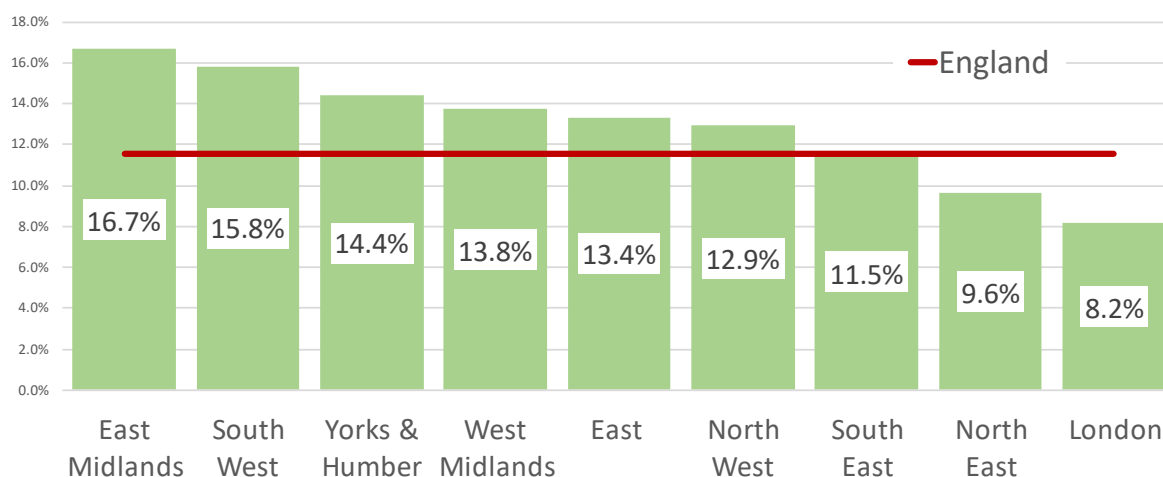
Percentage Change in House Price Affordability Ratio 2016 - 2021



Source: ONS House Price Statistics for Small Areas

The national rental market is subject to the same cost pressures that are evident in the owner occupier market. The ONS Index of Private Housing Rental Prices shows that across England private rental costs increased by 11.6% in the five years April 2018-2023 and by 13.8% in the West Midlands⁸². According to the Joseph Rowntree Foundation affordable rents for a typical two-bedroom property are around 30% more expensive than social rents (£1,400 per year)⁸³.

Change in Private Rent Costs by Region April 2018 - 2023



Source: ONS Index of Private Housing Rental Prices

According to the Housing and Economic Development Needs Assessment (HEDNA) lower quartile rent levels in Solihull are relatively high in comparison to those seen nationally (£695 vs £550 per calendar month for England). This suggests that households in Solihull are likely to spend a higher proportion of their income on housing to access the private rental market than across England as a whole⁸⁴.

High and rising housing costs are particularly problematic in the current interest rate environment, particularly as more than half of landlords in England have a buy-to-let mortgage. Figures from UK Finance show that about 2 million buy-to-let mortgages currently exist, with about 230,000 due to exit cheaper fixed-rate deals between March 2023 and March 2024⁸⁵.

The Bank of England estimated in December 2022 that landlords would need to increase rental incomes by about 20% to offset the rise in buy-to-let mortgage costs expected at that time⁸⁶. Moreover, landlords with buy-to-let mortgages face these rising costs at the same time as other requirements are increasing landlord costs. These include the greater protections for tenants in the renters' reform bill and new energy efficiency regulations⁸⁷.

There are two main options for landlords who may be subject to increasing mortgage costs and potentially unwilling to absorb them:

- Pass on the additional costs to their tenants through higher rents (or at least trying to);
- Sell their rental properties.

Evidence indicates that many landlords have passed on increased mortgage costs to tenants. In 2022 1.8 million households either had their rent increased or were threatened with an increase, with 300,000 renters forced out of their home by a rent increase. According to Citizens Advice less than 10% of renters who challenged a rent increase from their landlord were successful⁸⁸.

It should be noted that while landlords may want to pass on increased borrowing costs to renters it doesn't necessarily follow that they will automatically be able. To date rising wages mean that renters have been, on average, able to support higher rental costs. This may not endure, particularly if the projected increase in interest rates results in a recession in 2023/2024.

The inability to pass on rising mortgage costs to tenants is already evident and figures from the Royal Institution of Chartered Surveyors which show that almost two-thirds of surveyors have witnessed rising numbers of buy-to-let landlords looking to sell their properties⁸⁹.

Evidence from Citizens Advice seems to support this. The number of tenants seeking help with no fault evictions increased by 25% in the year to May 2023, with a major factor being the desire if landlords to sell. Citizens Advice's research found 48% of renters who have experienced an eviction had been told their landlord wanted to sell up⁹⁰.

The impact on tenants of increasing mortgage costs is particularly acute as renters already spend a high proportion of their income on housing. Research from the Institute of Fiscal Studies shows that prior to the pandemic renters paid on average 24% more than mortgagors on housing costs⁹¹.

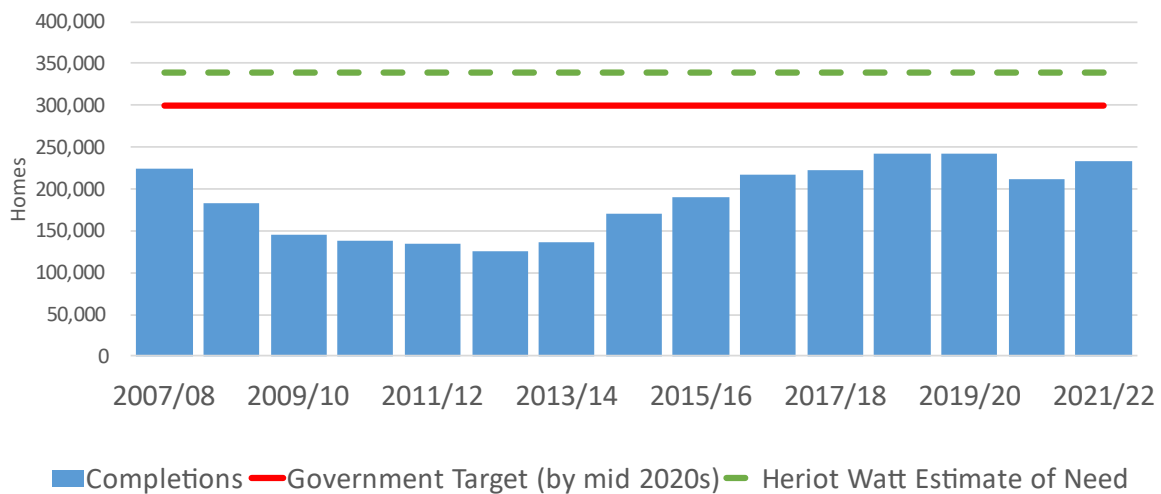
Low-income tenants can't rely on housing benefits because they have been frozen since March 2020. As a result rising private rents are directly contributing to rising living costs along with other substantial rises in other non-discretionary items such as food and energy.

A report by the House of Commons Library recognises the extent to which that there is a national undersupply of housing which has a direct link to population growth but is driven by other factors as well. The report notes the backlog of need among people currently living in unsuitable accommodation, and that affordability pressures can prevent people accessing the housing they need. Moreover, the failure to address the national housing shortage that is preventing people from accessing suitable housing has resulted in overcrowding, more young people living with their parents for longer, impaired labour mobility and increased levels of homelessness.⁹²

A report commissioned by the National Housing Federation from Heriot Watt University estimates that around 340,000 new homes need to be supplied in England each year, of which 145,000 should be affordable⁹³. The Government has pledged to progress towards a target of 300,000 homes per year by the mid-2020s⁹⁴.

New housing supply is currently lower than this Government target, with around 233,000 new homes supplied in 2021/22. New housing supply increased from a low point in 2012/13 (125,000) to 2019/20 (243,000). As the pandemic hit supply declined in 2020/21 but rose again in 2021/22⁹⁵.

Net Additional Homes in England

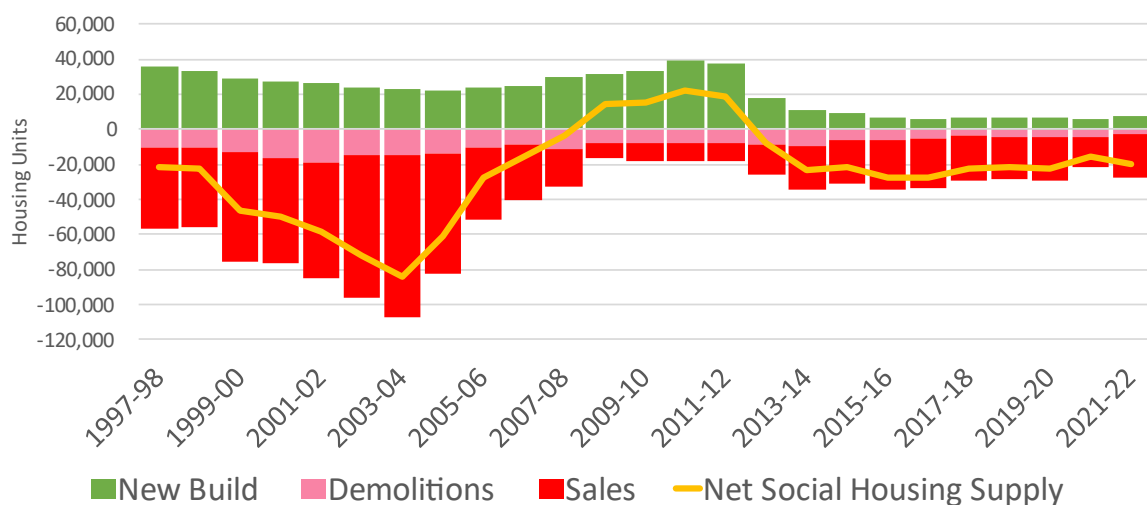


Source: Department for Levelling Up, Housing & Communities

Alongside this general under-supply of new housing is a specific dearth of social housing that is most needed as an affordable option for those on a low income. In 2021/22 there were just 7,500 social housing units built while over 2,700 were demolished and 25,000 sold. This net deficit in social housing has occurred in 21 out of the last 25 years and since 1997/98 there has been an average loss of 24,000 social housing units per year.⁹⁶⁹⁷

Shelter points out that there are now 1.4 million fewer social housing units in England than in 1980 and as a result more than are million households are waiting for social homes⁹⁸.

Social Housing Supply in England



Source: Ministry for Housing Communities & Local Government

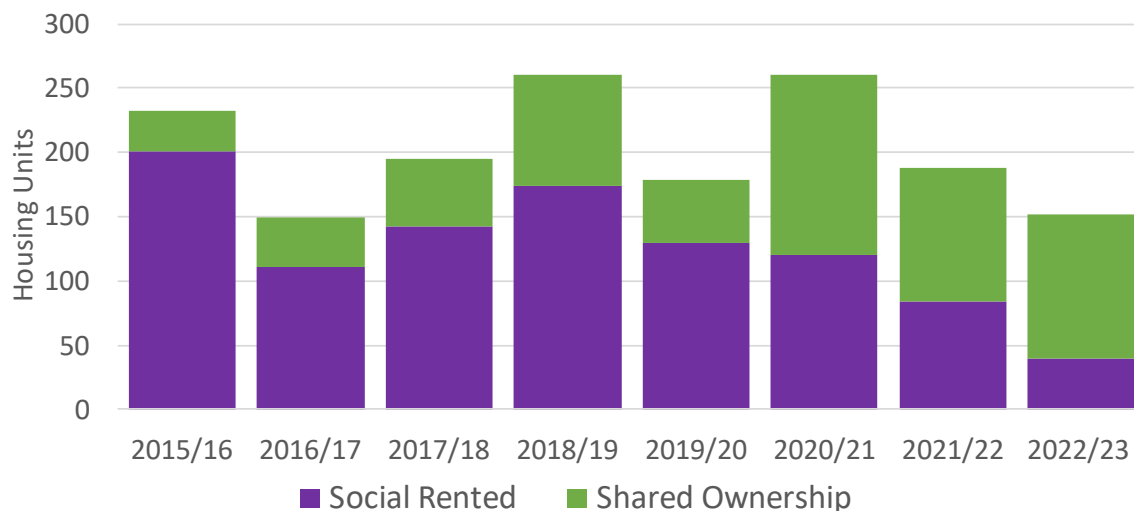
It is against this national background that supply issues in Solihull need to be considered and the Housing and Economic Development Needs Assessment (HEDNA) includes the following findings⁹⁹:

- An identified need for 816 dwellings per year in Solihull.
- This includes a need for 578 affordable dwellings per year (this reduces to 224 affordable dwellings if households already in accommodation are excluded).
- Of these affordable dwellings 90% are needed for rent.

From April 2015 to March 2023 1,619 additional affordable homes were provided in Solihull, 62% (1,003 units) of which were for rent. On average this equates to a delivery of 202 new affordable homes per year, with an average of 125 new affordable rental properties per year¹⁰⁰.

New Affordable Housing Supply in Solihull			
	Social Rented Homes (Council & housing associations)	Shared Ownership	TOTAL
2015/16	201	32	233
2016/17	111	39	150
2017/18	143	52	195
2018/19	174	87	261
2019/20	130	49	179
2020/21	120	141	261
2021/22	84	104	188
2022/23	40	143	152
Total	1,003	616	1,619
Annual Average	125	77	202
Source: Solihull MBC			

Affordable Housing Supply in Solihull



Source: Solihull MBC

August 18, 2023

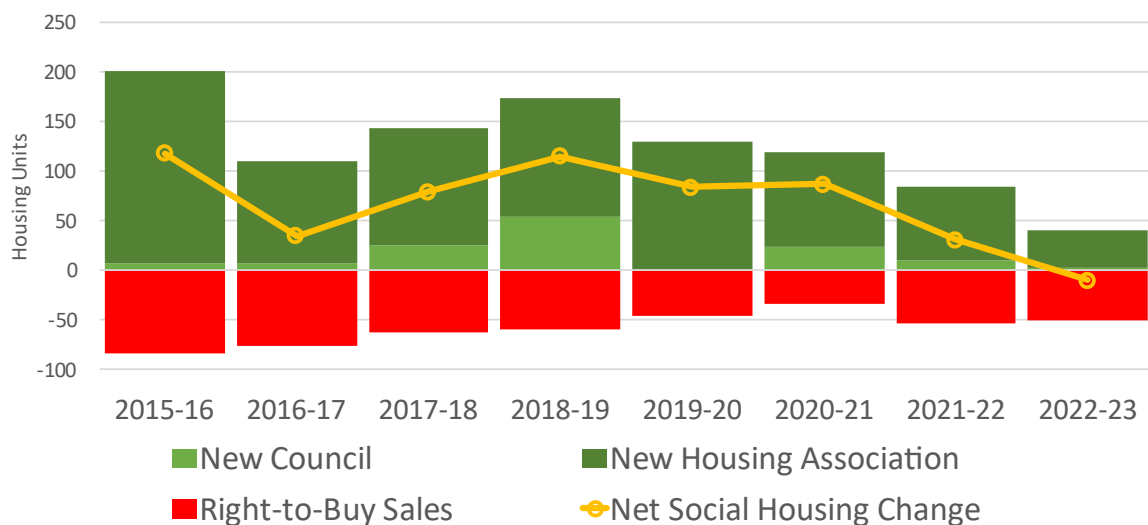
A more specific analysis of social housing in Solihull shows that there has been a net increase in supply in seven out of the last eight years, the exception being 2022/23. This contrasts with the consistent net deficit in social housing across England for most of the last 25 years (see above).

Over the last eight years there has been a total net loss of 328 council rented properties (at an average of 41 per year). This is a result of the fact that 463 council properties were sold under right-to-buy (average 58 per year), whereas just 135 new additional council houses were delivered (average 17 per year). However, housing associations have provided an additional 868 affordable rented homes (average 109 per year) meaning that there has been a net increase of 540 affordable rented homes over the period (average 68 per year)¹⁰¹.

Net Gain in Solihull Social Rented Housing in Solihull				
	Additional Council Social Rented	Additional Housing Association Social Rented	Right-to-Buy Sales	Net Change in Social Rented Housing
2015/16	8	193	83	118
2016/17	8	103	76	35
2017/18	25	118	63	80
2018/19	55	119	59	115
2019/20	2	128	46	84
2020/21	24	96	33	87
2021/22	10	74	53	31
2012/23	3	37	50	-10
Total	135	868	463	540
Annual Average	17	109	58	68

Source: Solihull MBC

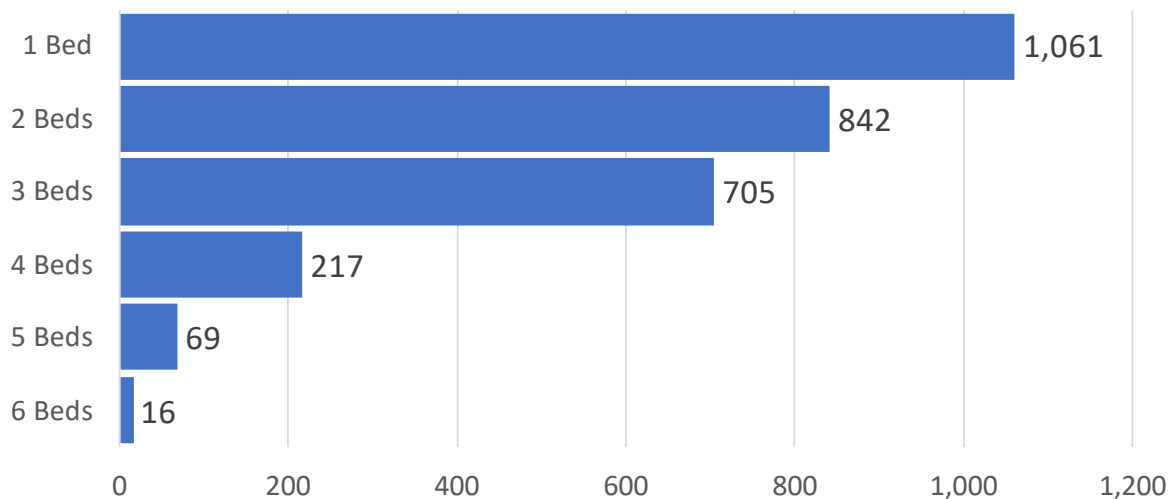
Social Housing Supply in Solihull



The Solihull Housing Register shows both the extent of housing demand in Solihull and the degree to which there are particular pressure points in the supply/demand balance¹⁰².

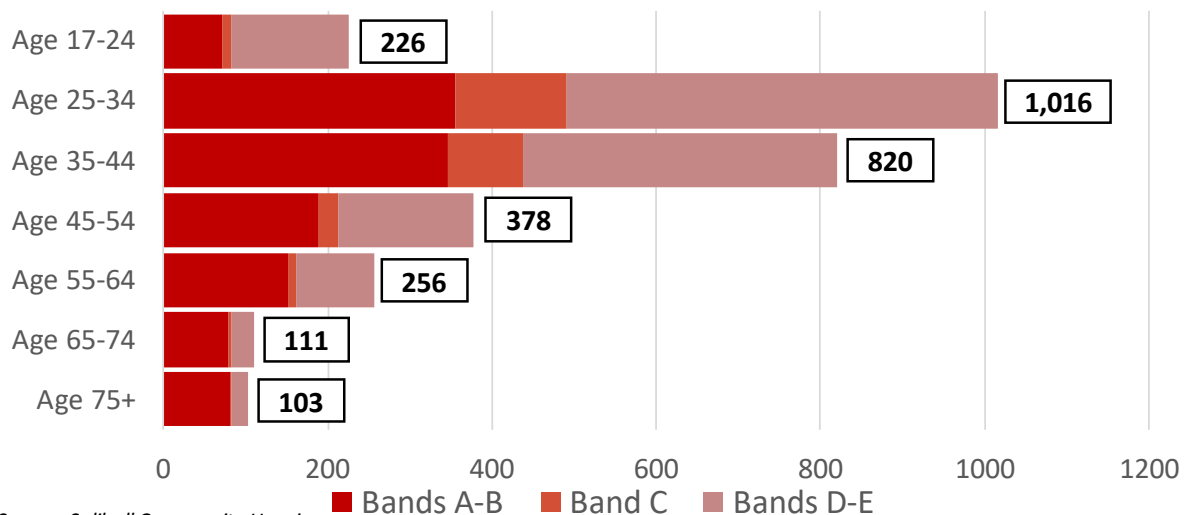
- As at 30th June 2023 there were 2,910 households on the waiting list with a housing needs (bands A-E), with over 40% of these classified as being in the most urgent housing need (Bands A-B);
- Over 40% of all households on the housing register are headed by someone aged under 35 years, with the largest group being those aged 25-34 (35%);
- 90% of all households on the housing register have a requirement for 1-, 2- or 3-bedroom properties, with the largest requirement being for one bedroom (37%).

Households on the Housing Register by Size



Source: Solihull Community Housing

Households on the Housing Register by Age



Source: Solihull Community Housing

■ Bands A-B ■ Band C ■ Bands D-E

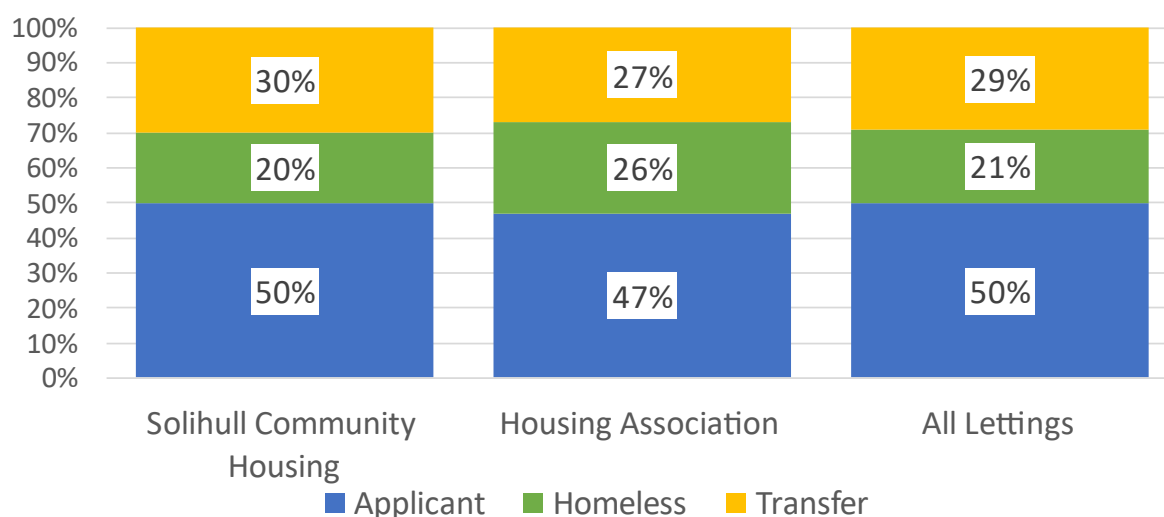
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There were 712 lettings to households on the Solihull housing register in 2022/23, either directly by Solihull Community Housing as the Registered Social Landlord (585 lettings) or indirectly via Housing Associations (127 lettings). Just over a fifth of all these 712 lettings in 2022/23 were made to households classified as homeless (150 lettings, 21% of total).

Lettings to Households on the Solihull Housing Register 2022/23					
	All Lettings	Applicant	Homeless	Transfer	% Homeless
Solihull Community Housing (RSL)	585	294	117	174	20%
Housing Association (HRA)	127	60	33	34	26%
All Lettings	712	354	150	208	21%

Source: Solihull Community Housing

2022/23 Social Housing Lettings by Type of Applicant



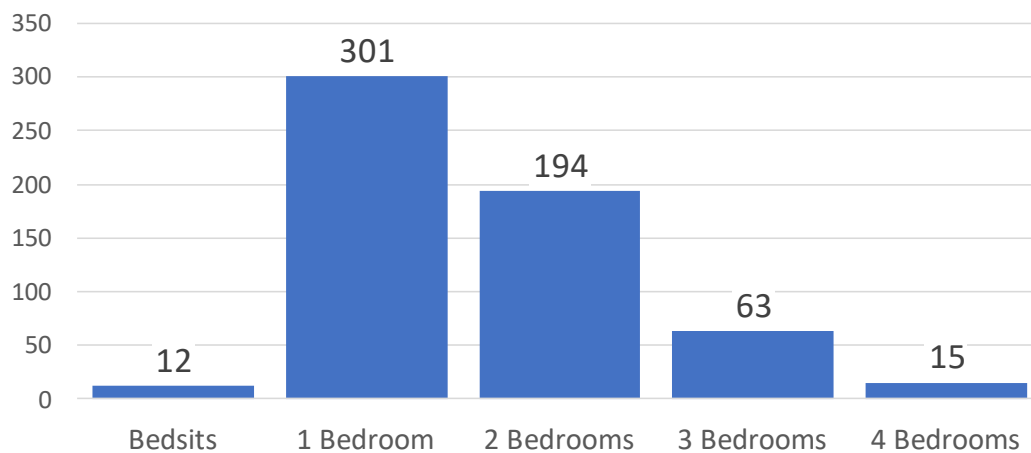
Source: Solihull Community Housing

As the Registered Social Landlord (RSL), Solihull Community Housing let 585 social housing units in 2022/23 to households on the housing register, equating to 6% of total stock. Around 70% of SCH stock consists of one- and two-bedroom properties which accounted for 85% of lettings in 2022/23. The most significant pressure point is for larger three- and four-bedroom properties. For instance, three-bedroom properties accounted for 26% of total stock, but just 11% of lettings.

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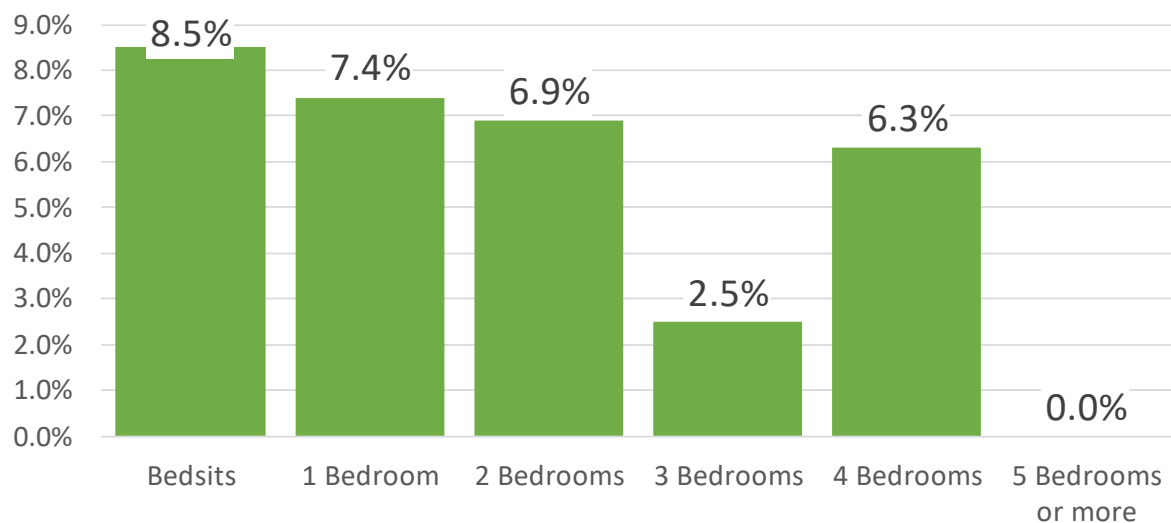
Solihull Community Housing Stock and Lettings in 2022/23			
Current stock	Current stock	Lettings 2022/23	% Turnover
Bedsits	141	12	8.51%
One bedroom	4,081	301	7.38%
Two bedrooms	2,814	194	6.89%
Three bedrooms	2,532	63	2.49%
Four bedrooms	239	15	6.28%
Five bedrooms	10	0	0
Six or more bedrooms	1	0	0
Total	9,818	585	5.96%
<i>Source: Solihull Community Housing</i>			

Solihull Community Housing Lettings 2022/23



Source: Solihull Community Housing

Solihull Community Housing Lettings 2022/23 Lettings as % Stock (Turnover)



Source: Solihull Community Housing

Statutory Homelessness in Solihull

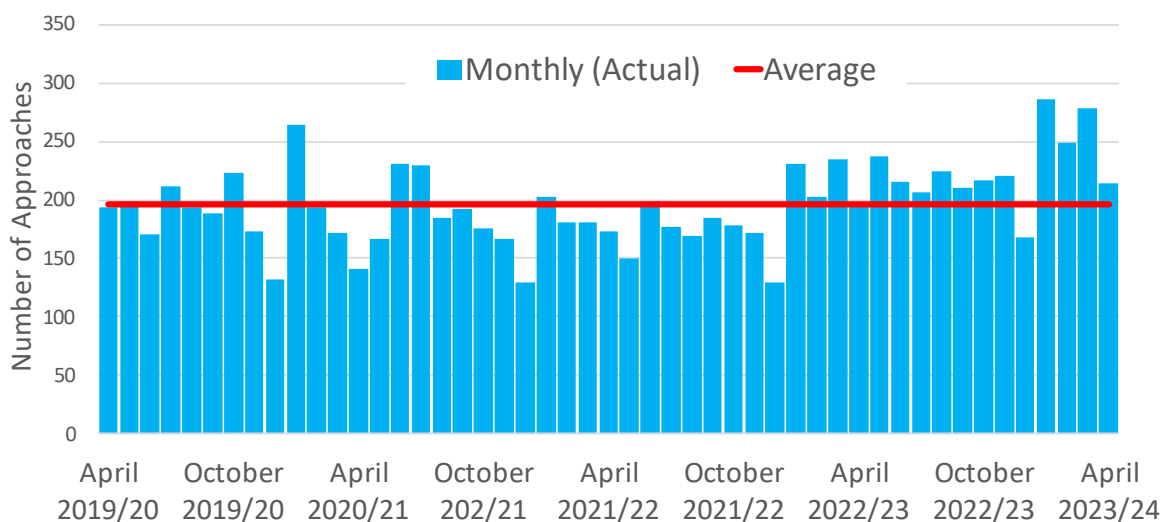
This section draws on the tables on homelessness from the Department of Levelling Up, Housing & Communities¹⁰³. Solihull is benchmarked against the England and West Midlands averages and a group of similar local authority areas. More details about the benchmark local authorities is found as appendix A.

Trends in Households Owed a Homeless Duty

There are two sets of data relating to homelessness approaches, the official figures that Solihull Community Housing (SCH) submits to the government that can be benchmarked against the national average and other local authorities. This forms the basis for the analysis of homelessness in Solihull covered in the rest of this report. There is a second approaches data set that SCH collects, monitoring all approaches they receive for homeless assistance, including those cases where an assessment was unnecessary and those where there was a lack of contact. This wider definition of a homelessness approach is used by SCH as a performance measure and over the last 12 months or so is indicative of rising demand for homelessness support.

Between April 2019 and April 2023 SCH received an average of 196 requests for homelessness assistance. However, as the chart below shows this average has been exceeded in 11 out of the last 12 months.

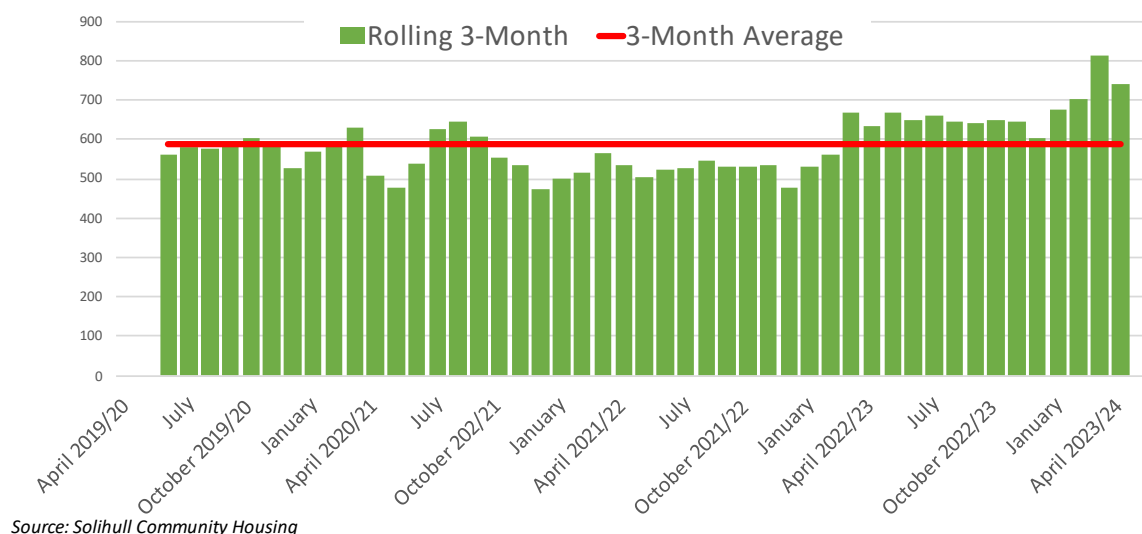
Monthly Approaches to Solihull Community Housing



Source: Solihull Community Housing

This trend is also apparent if these approaches for homelessness assistance are viewed on a rolling 3-month basis.

Rolling 3-Monthly Approaches to Solihull Community Housing



The official figures show that in financial year 2021/22 890 households in Solihull made a formal homelessness approachⁱ. Of these, 850 households were found to be owed a homelessness duty (96%), with no homeless duty owed to the remaining 40 households (4%). This was consistent with the benchmarks.

The 850 Solihull households owed a homeless duty equates to 9.2 per 1,000 households. This is lower than the England (11.7 per 1,000) and West Midlands (10.9 per 1,000) averages and in-line with the group of similar Local Authorities.

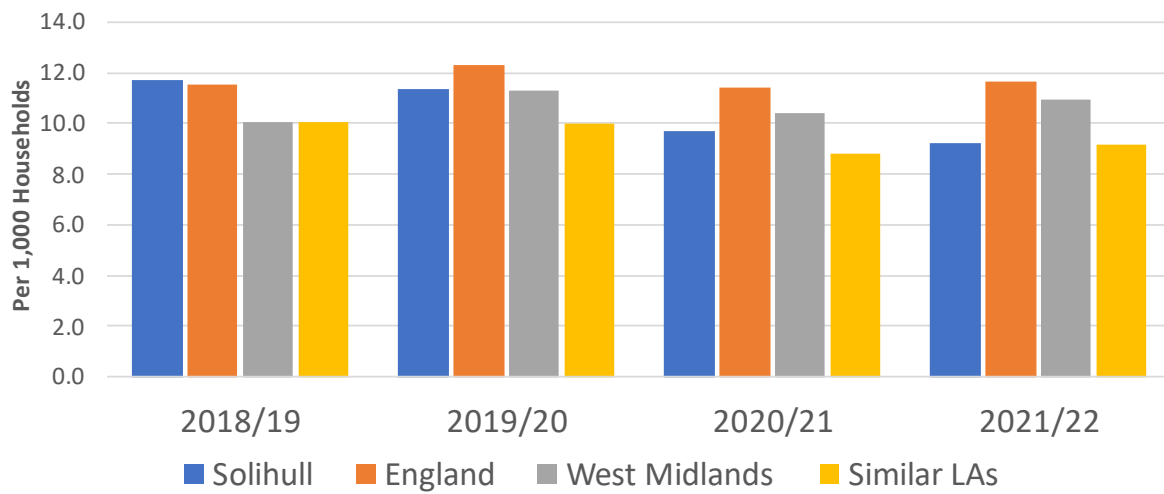
Homeless Duty Owed					
Year	Solihull Households	Rate per 1,000 Households			
		Solihull	England	West Midlands	Similar LAs
2018/19	1,057	11.7	11.5	10.0	10.1
2019/20	1,034	11.4	12.3	11.3	10.0
2020/21	886	9.7	11.4	10.4	8.8
2021/22	850	9.2	11.7	10.9	9.2
Source: MCLG Live Tables on Homelessness					

In 2018/19 the number of households owed a homeless duty in Solihull was proportionally higher than England, the West Midlands or similar local authorities. However, by 2020/21 the rate in Solihull was lower than England or the West Midlands and in-line with similar Local Authorities.

ⁱ This is the number of approaches where an assessment has been completed and is the number supplied to the government through the HCLIC system that can be benchmarked against other Local Authorities

Owed a Homeless Duty

Rate per 1,000 Households



Source: Ministry Housing, Communities & Local Government

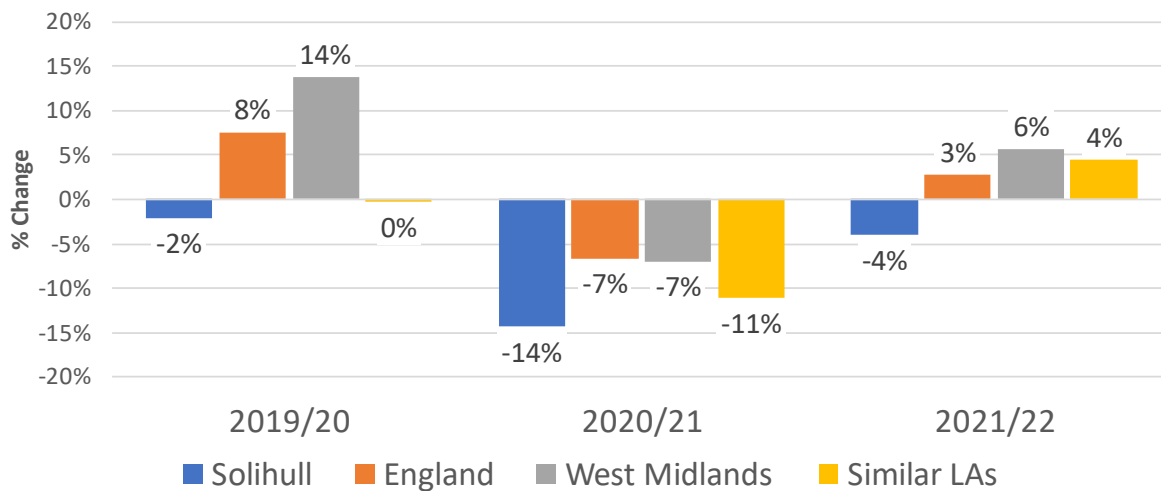
The number of Solihull households owed a homeless duty was higher in 2018/19 and 2019/20 than in the two subsequent years. Between 2019/20 and 2020/21 the number of Solihull households owed a duty fell by -14% (-148 households). This also happened in the benchmarks (England -7%, West Midlands -7%, similar Local Authorities -11%), but was more pronounced in Solihull.

The number of Solihull households owed a duty fell for the second consecutive year in 2021/22 (-4%, -36 households). By contrast the number of households owed a homeless duty increased in the other benchmarks during 2021/22 (England +3%, West Midlands +6%, similar Local Authorities +4%).

Over the two years 2019/20 to 2021/22 the number of homeless households in Solihull fell by a total of -18% (-184 households) compared to falls of -4% England, -2% West Midlands and -7% similar Local Authorities.

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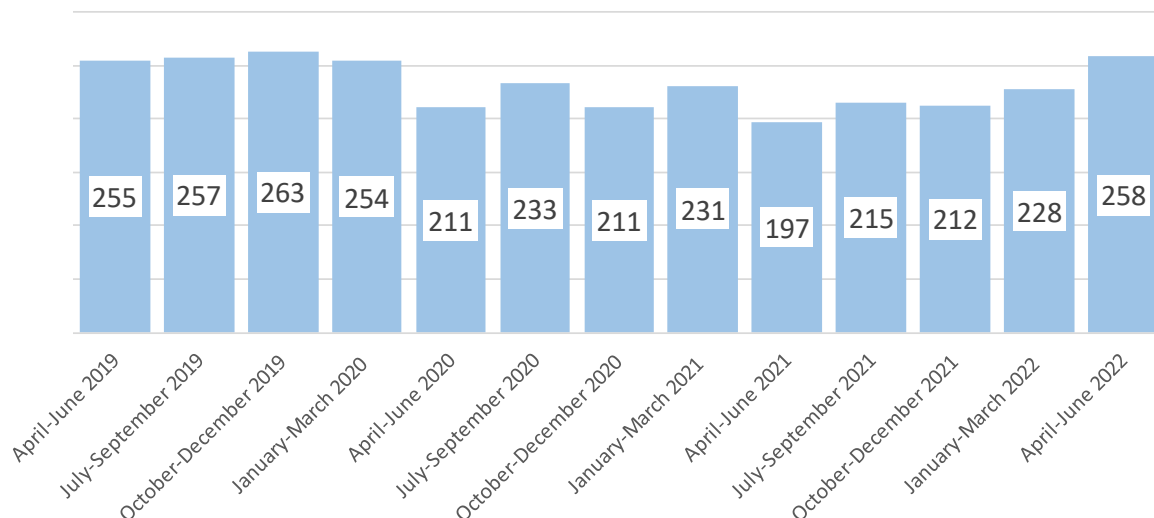
Change in Number of Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

Quarterly data from Q1 2019/20 through to Q1 2022/23 shows that the number of households owed a homeless duty in Solihull has ranged between 211 to 263 households. The number of households owed a duty fell in Q1 2020/21 and remained at a similar level for the next six quarters. However, the number of households owed a duty edged upwards at the end of the period with consecutive quarterly increases in Q4 2021/22 and Q1 2022/23. The 258 households owed a duty in Q1 2022/23 is back to levels last seen in 2019/20.

Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

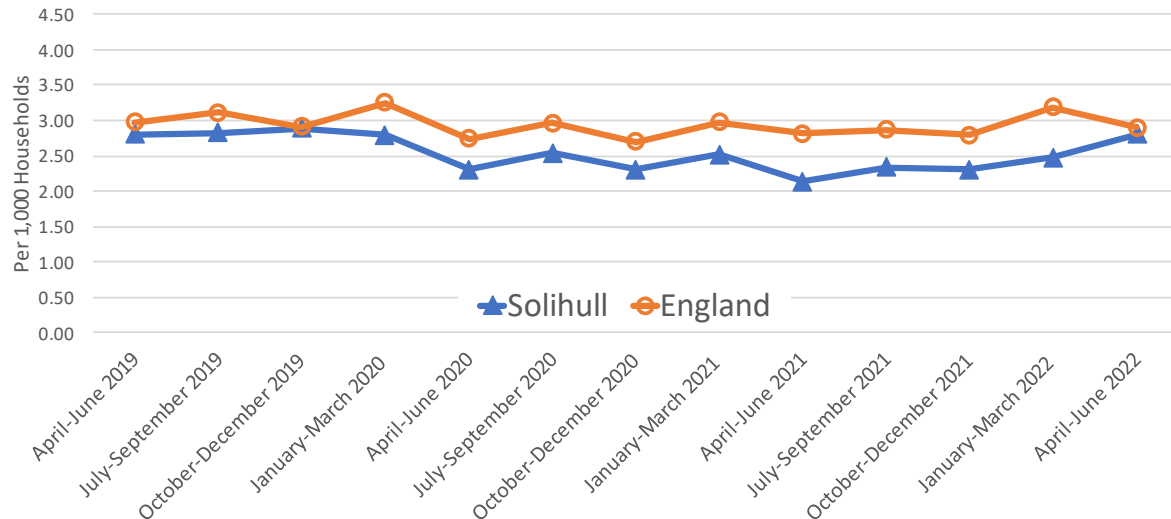
From Q4 2020/21 the number of households owed a homeless duty in Solihull was lower than the England average. This gap widened through to Q1 2021/22 when the number of households owed a duty was -24% lower in Solihull than England (2.14 vs 2.81 per 1,000). In the subsequent four quarters

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the rate in Solihull increased more quickly than England and Solihull is now just -3% lower than England (2.8 vs 2.9 per 1,000).

Quarterly Households Owed a Homeless Duty

Rate per 1,000 Households

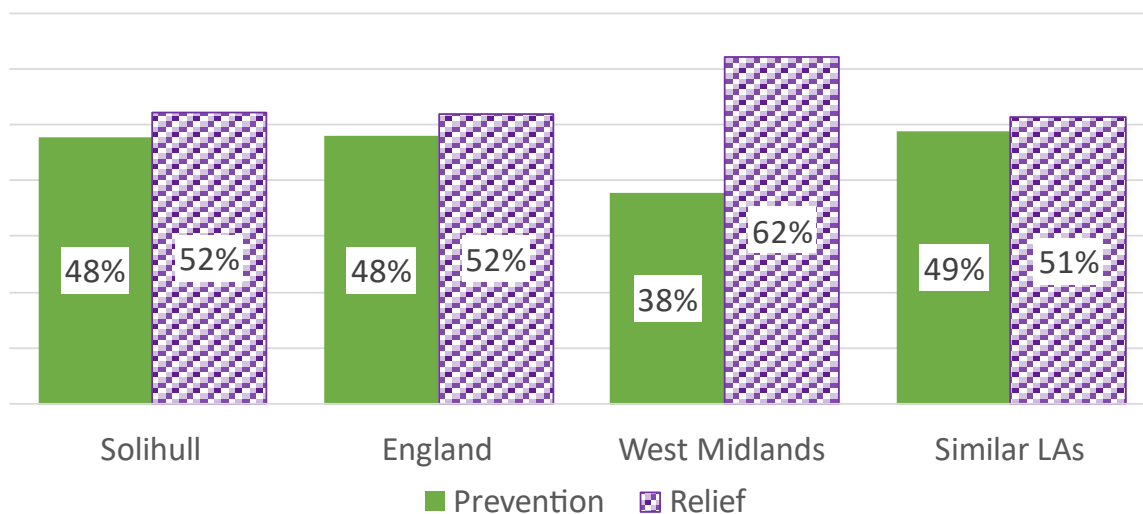


Source: Ministry Housing, Communities & Local Government

Type of Homeless Duty Owed

In 2021/22 48% of Solihull households owed a duty were suitable for prevention duty and 52% were owed homelessness relief. This is consistent with the England average and those of similar Local Authorities.

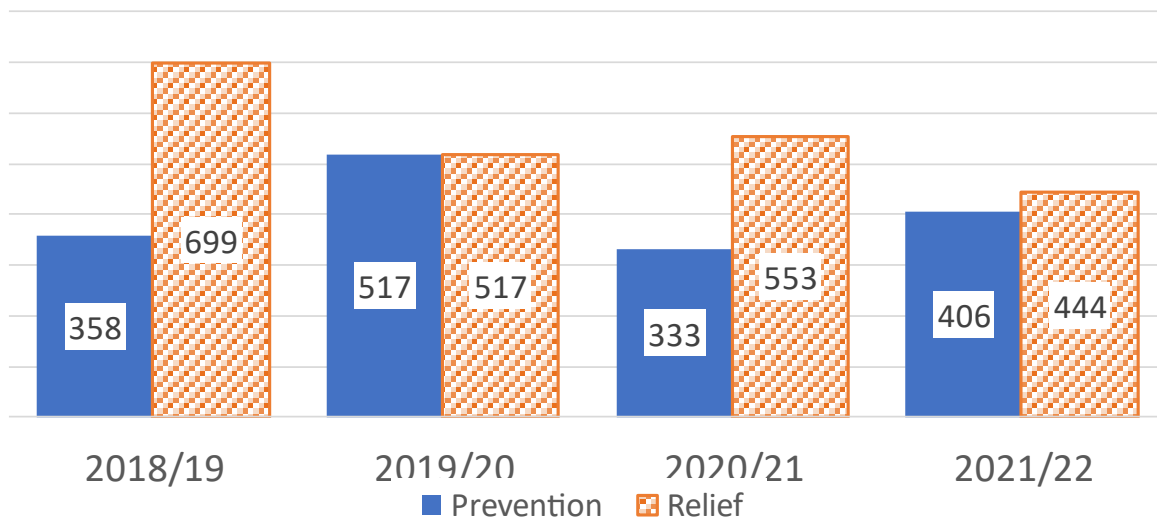
Type of Homeless Duty Owed 2021/22



Source: Ministry Housing, Communities & Local Government

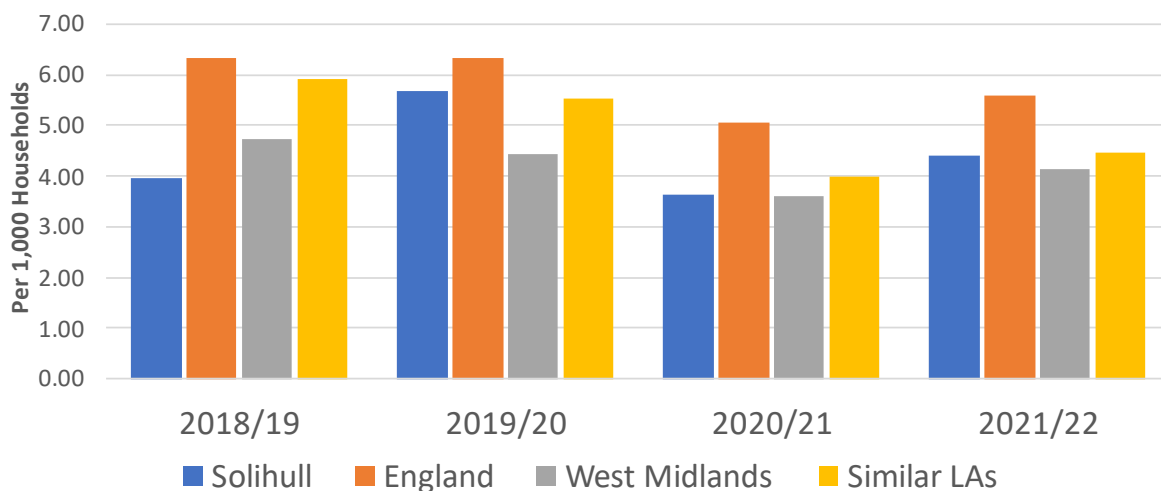
In 2019/20 the number of Solihull households owed a homeless prevention duty increased from 358 to 517. In the two subsequent years the number of Solihull households owed prevention has fallen to pre-pandemic levels. The number of Solihull households owed relief duty peaked in 2018/19 and has been lower in the three subsequent years.

Solihull Households Owed a Duty by Type of Duty Owed



Proportionally, the number of Solihull households owed a prevention duty has been lower than the England average consistently from 2018/19 through 2021/22 and for the last two financial years has been in-line with the rate apparent across similar Local Authorities.

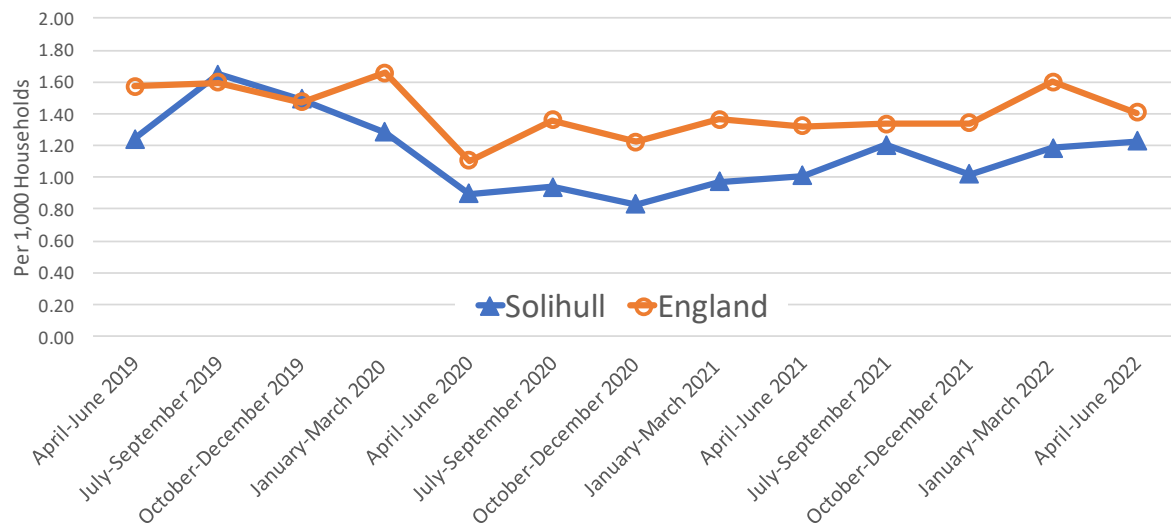
Owed a Prevention Duty Rate per 1,000 Households



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Quarterly Prevention Duty

Rate per 1,000 Households

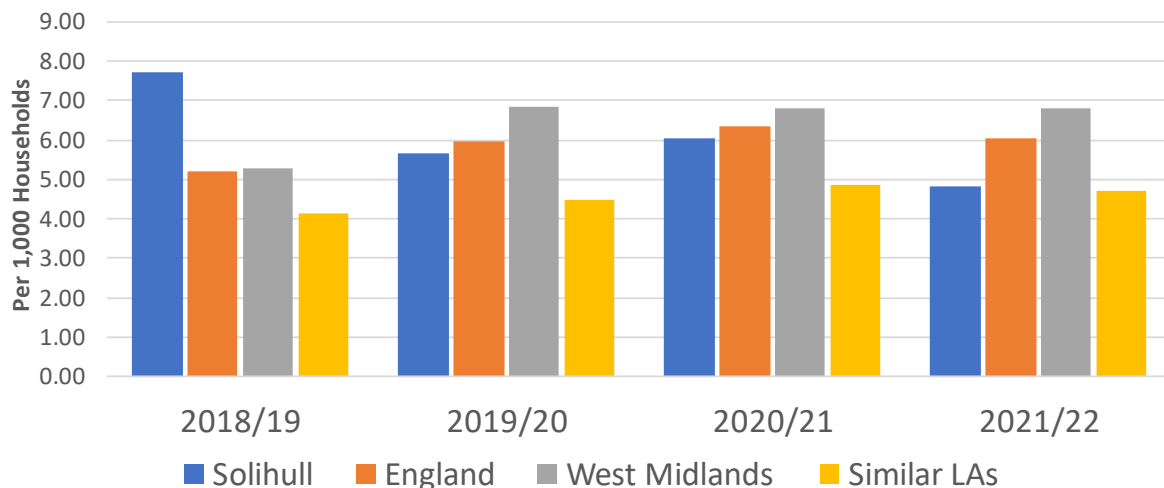


Source: Ministry Housing, Communities & Local Government

Proportionally, the number of Solihull households owed a relief duty was much higher than benchmark averages in 2018/19. Since then the rate in Solihull has been in-line with or just below the England average. Solihull was higher than the average across similar Local Authorities from 2018/19 through to 2020/21 but is now in-line.

Owed a Relief Duty

Rate per 1,000 Households



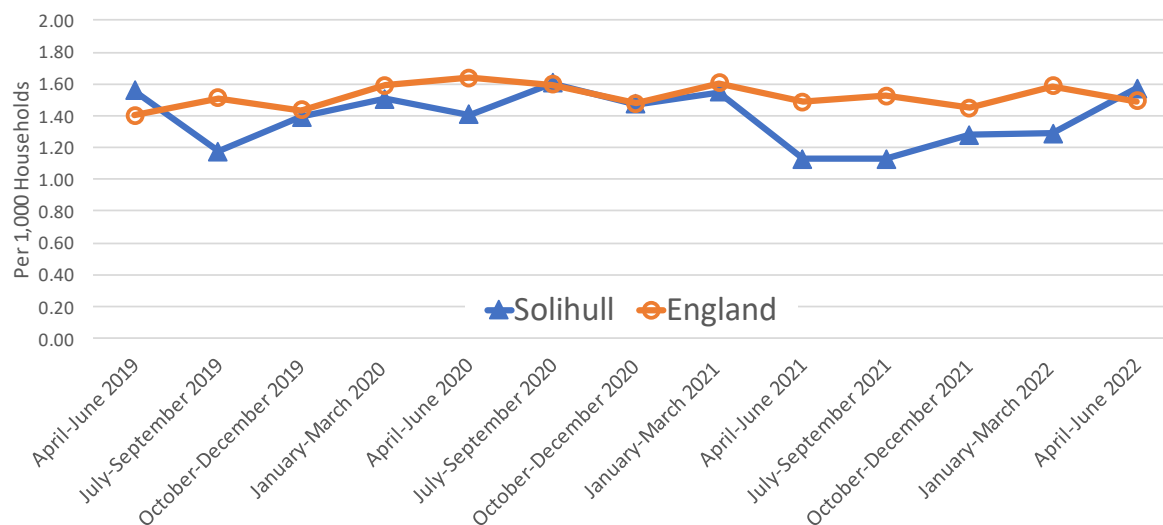
Source: Ministry Housing, Communities & Local Government

On a quarterly basis the number of Solihull households owed relief has been increasing for the last three quarters with the latest rate higher than the England average for the first time since the start of 2019/20.

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Quarterly Relief Duty

Rate per 1,000 Households



Source: Ministry Housing, Communities & Local Government

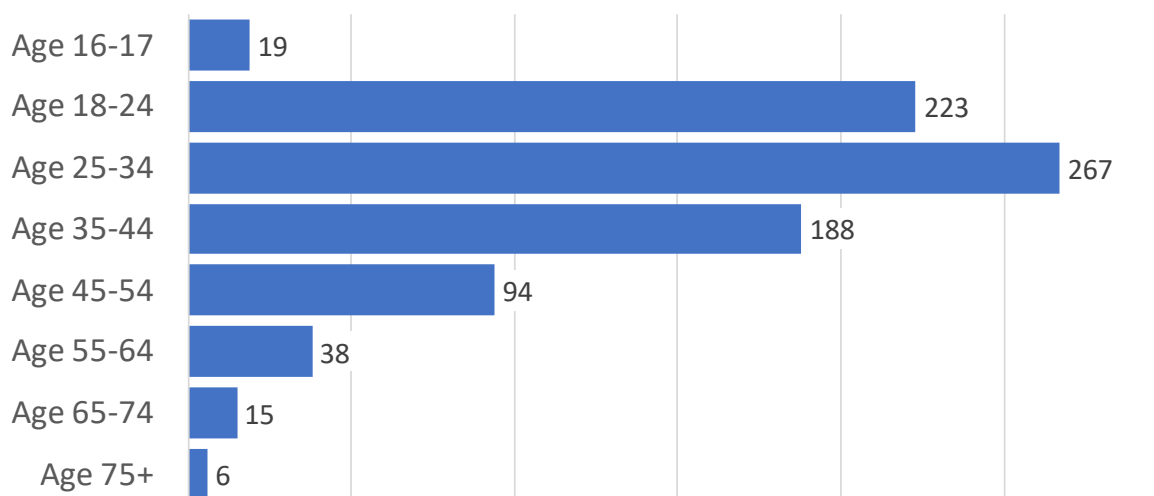
Profile of Households Owed a Homeless Duty

In 2021/22 80% of Solihull households owed a homeless duty were headed by someone aged 18 to 44 years. This higher than the averages for England (74%), West Midlands (77%) and similar LAs (74%). In particular, Solihull has a relatively high proportion of young people under 25 years owed a duty (28% vs 20% for England).

Age Profile of Households Owed a Duty 2021/22					
Age Band	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Age 16-17	19	2%	1%	1%	1%
Age 18-24	223	26%	19%	21%	22%
Age 25-34	267	31%	31%	32%	29%
Age 35-44	188	22%	24%	24%	23%
Age 45-54	94	11%	14%	13%	13%
Age 55-64	38	4%	7%	6%	7%
Age 65-74	15	2%	3%	2%	3%
Age 75+	6	1%	1%	1%	1%
Broad Age Groups					
Under 25	142	28%	20%	23%	23%
Age 25-34	267	31%	31%	32%	29%
Age 35-44	188	22%	24%	24%	23%
Age 45-64	132	16%	21%	19%	20%
Age 65+	21	2%	4%	3%	4%

Source: MCLG Live Tables on Homelessness

Age Profile of Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

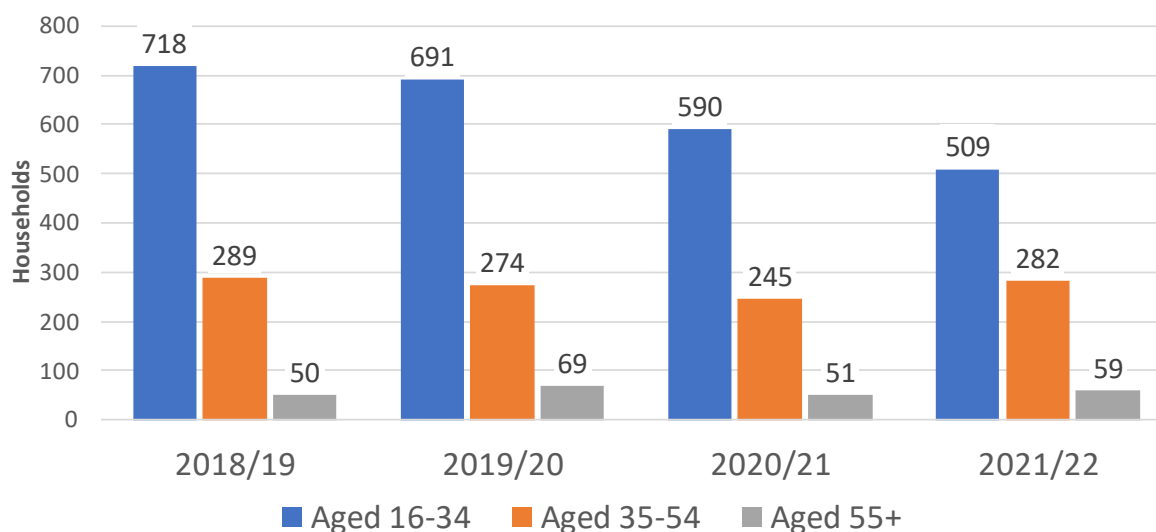
Between 2018/19 and 2021/22 there was a substantial fall in the number of Solihull households aged 16-24 and those aged 25-34 owed a homeless duty. This did not occur across England or the West Midlands. It did happen in the group of similar LAs although the fall especially among 16–24-year-olds was less pronounced.

Change in Homeless Households by Age 2018/19 to 2021/22					
Age Band	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Age 16-24	-150	-38%	-3%	+21%	-14%
Age 25-34	-59	-18%	+1%	+9%	-13%
Age 35-44	+2	+1%	+10%	+22%	+1%
Age 45-64	-35	-8%	+4%	+13%	-4%
Age 65+	+12	+133%	+20%	+27%	+20%

Source: MCLG Live Tables on Homelessness

Cumulatively -209 fewer Solihull households headed by someone aged 16-34 were owed a homeless duty in 2021/22 than in 2018/19 with the number falling each year.

Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

In 2021/22 81% of Solihull households owed a duty were white (680 households) and 19% were from a ethnic minority background (19%). By way of context, the 2021 Census shows that 82% of the Solihull population are White and 18% ethnic minority.

Proportionally fewer Solihull households owed a homeless duty are from a ethnic minority background (18%) than either England (25%) or the West Midlands (29%). Fewer Solihull residents are ethnic minority (18%) than the West Midlands average (23%) but is relatively close to the England average (19% BAME).

Ethnicity of Households Owed a Duty 2021/22					
Ethnic Group	Solihull Households	% Total where Ethnicity Known			
		Solihull	England	West Midlands	Similar LAs
White	680	81%	75%	71%	91%
Mixed Race	49	6%	4%	5%	2%
Asian/ Asian British	51	6%	7%	10%	2%
Black/ Black British	47	6%	11%	11%	3%
Other Ethnicity	10	1%	4%	4%	1%
White	680	81%	75%	71%	91%
Ethnic Minority	157	19%	25%	29%	9%

Source: MCLG Live Tables on Homelessness

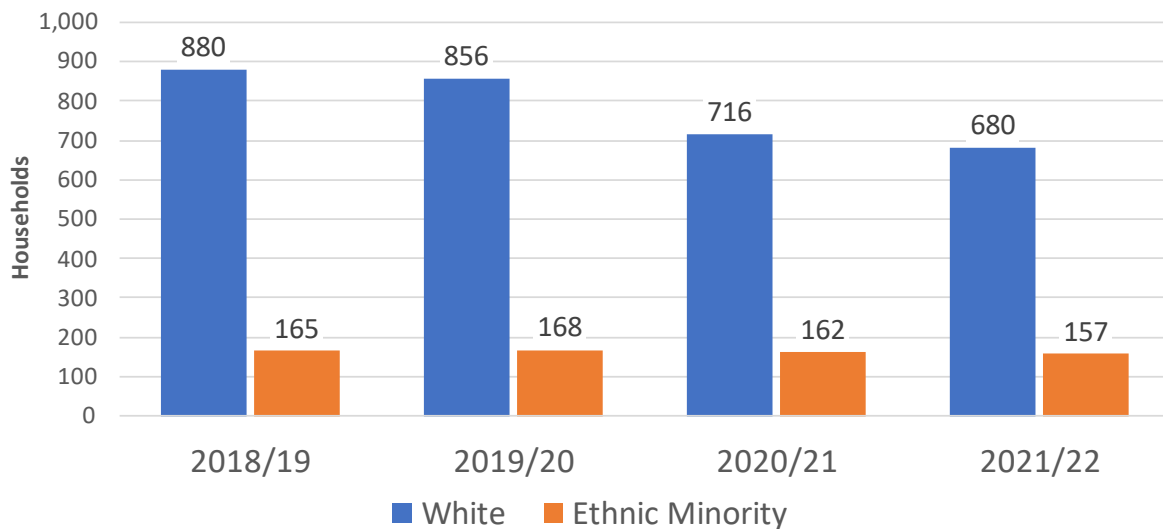
Between 2018/19 and 2021/22 the number of white Solihull households owed a homeless duty fell by -23% (-200 households) and ethnic minority households by -5% (-8 households). The fell in the number of white Solihull households owed a duty was far more pronounced than across England (-1%) or similar LAs (-11%). The small reduction in the proportion of ethnic minority Solihull households owed a duty contrasts with an increase in England and in the group of similar LAs.

Change in Homeless Households by Ethnicity 2018/19 to 2021/22					
Ethnic Group	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
White	-200	-23%	-1%	+6%	-11%
Mixed Race	+5	+12%	-1%	+8%	-8%
Asian/ Asian British	+16	+46%	+6%	+18%	+27%
Black/ Black British	-23	-32%	+24%	+32%	-1%
Other Ethnicity	-6	-38%	+3%	+13%	+11%
White	-200	-23%	-1%	+6%	-11%
Ethnic Minority	-8	-5%	+4%	+16%	+4%

Source: MCLG Live Tables on Homelessness

The number of white Solihull households owed a duty has fallen in each year since 2018/19. The number of Solihull ethnic minority households owed a duty has remained largely stable over the four-year period 2018/19 to 2021/22.

Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

The type of households owed a homeless duty in Solihull is similar to England as a whole, although the proportion of single parents is higher (29% vs 23%).

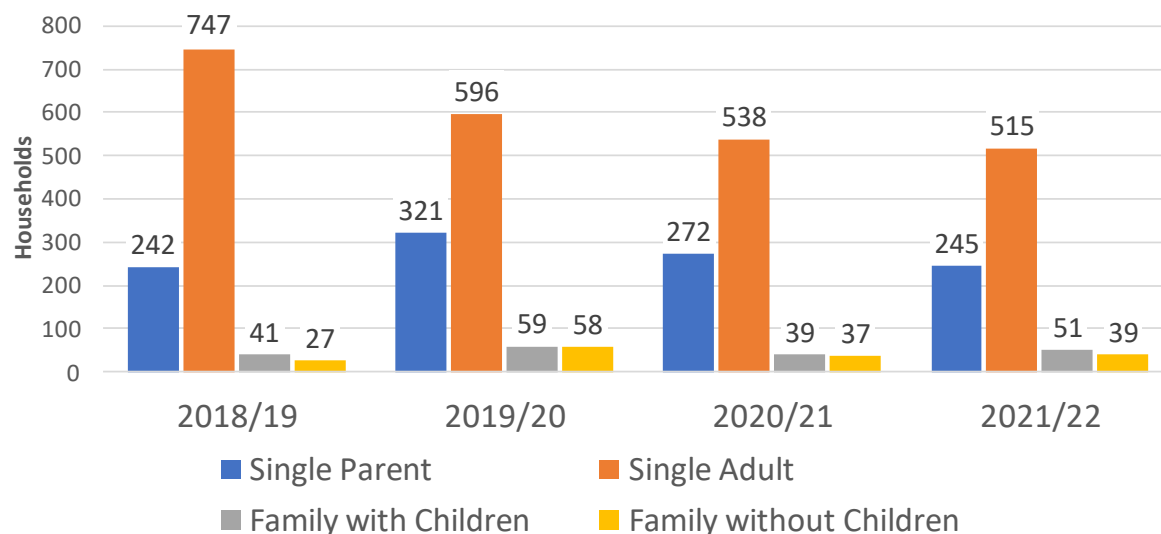
Type of Households Owed a Duty 2021/22					
Household Type	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Single Parent	245	29%	23%	27%	26%
Single Adult	515	61%	61%	55%	60%
Family with Children	51	6%	10%	12%	8%
Family without Children	39	5%	6%	6%	5%
<i>Source: MCLG Live Tables on Homelessness</i>					

Between 2018/19 and 2021/22 the downward shift in the number of Solihull households owed a duty was entirely due to a fall of -31% (-232 households) in single adult households owed a duty. This did not happen across England where the number increased by +6% and did so to a lesser extent among similar LAs (-4%).

Change in Homeless Households by Household Type 2018/19 to 2021/22					
Household Type	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Single Parent	+3	+1%	-6%	+43%	-15%
Single Adult	-232	-31%	+6%	-7%	-4%
Family with Children	+10	+24%	+20%	+79%	+3%
Family without Children	+12	+44%	-7%	+26%	-17%
<i>Source: MCLG Live Tables on Homelessness</i>					

The number of single adult households in Solihull owed a duty fell in each year from 2018/19. The number of single parent households owed a duty increased between 2018/19 and 2019/20 but has trended downwards in the subsequent two years.

Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

In 2021/22 65% of Solihull households owed a homeless duty had a identified support need (543 households) this is proportionally higher than England (54%).

Support Needs of Households Owed a Duty 2021/22					
Support Needs	Solihull Households	% Total Needs Known			
		Solihull	England	West Midlands	Similar LAs
One Support Need	264	31%	25%	26%	25%
Two Support Needs	168	20%	13%	13%	15%
3+ Support Needs	111	13%	16%	13%	20%
No Support Needs	297	35%	46%	48%	40%
All with Support Needs	543	65%	54%	52%	60%

Source: MCLG Live Tables on Homelessness

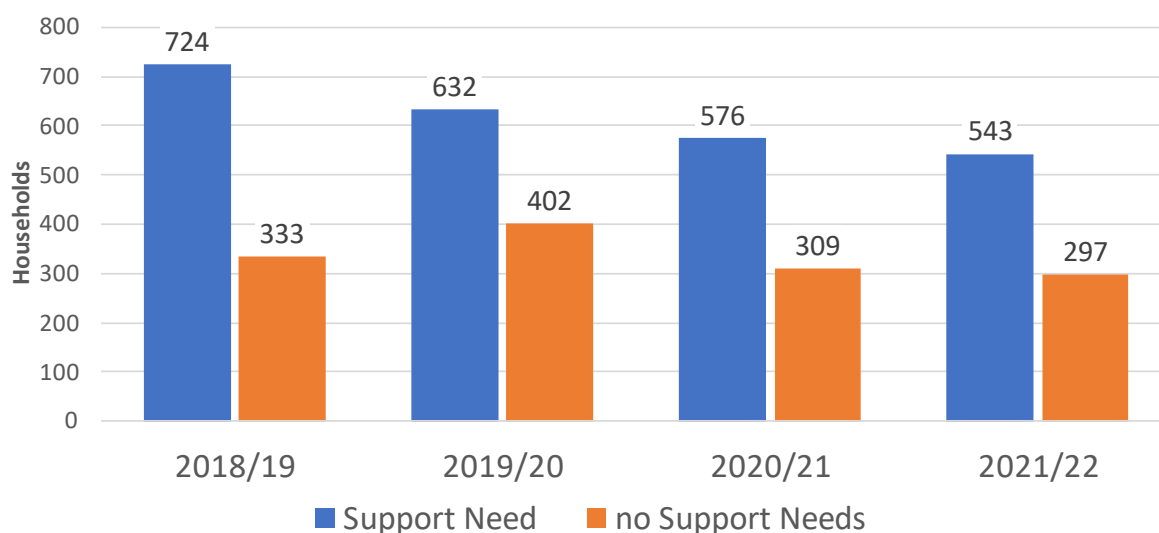
Between 2018/19 and 2021/22 the proportion of Solihull households with support needs fell sharply (-25%, -181 households). This contrasts with England where the number with support needs increased by +21%. The number of Solihull homeless households with no support needs also fell (-11%), although this happened in other benchmarks too.

Change in Homeless Households by Household Type 2018/19 to 2021/22					
Support Needs	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Support Needs	-181	-25%	+21%	+33%	-2%
No Support Needs	-36	-11%	-15%	-21%	-16%

Source: MCLG Live Tables on Homelessness

The number of homeless Solihull households with a support need fell in each year from 2018/19. The number with no support needs increased between 2018/19 and 2019/20 but has trended downwards in the subsequent two years.

Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

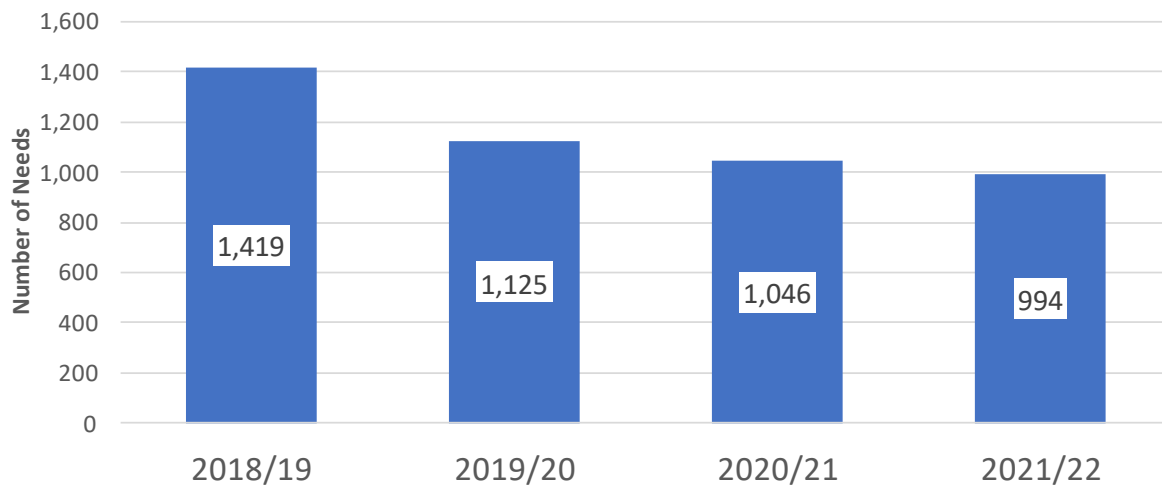
The total number of support needs of Solihull households owed a homeless duty fell by -30% between 2018/19 and 2021/22 in contrast to increases for all benchmarks, including a rise of +25% in England's total support needs. In 2018/19 the number of support needs per 1,000 households in Solihull (15.7 per 1,000) was higher than the England (10.8 per 1,000) or similar LA (12 per 1,000 averages). However, by 2021/22 Solihull (10.8 per 1,000) was lower than both.

Total Number of Support Needs of Households Owed a Homeless Duty			
	Support Needs per 1,000 Household		Change 2018/19 - 2021/22
	2018/19	2021/22	
Solihull	15.7	10.8	-30%
England	10.8	13.2	25%
West Midlands	6.4	9.7	55%
Similar LAs	12.0	12.7	8%

Source: MCLG Live Tables on Homelessness

The total number of support needs of Solihull households owed a homeless duty fell in each year from 2018/19 through to 2021/22.

Number of Support Needs of Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

In 2021/22 27% of Solihull households owed a homeless duty have a history of mental health problems, with domestic abuse accounting for 16%, young people aged 18-25 years requiring support 12% and those with physical ill health or disability 11%. Compared to England mental health problems are more common as are young people requiring support and those at risk of or experiencing abuse. Drug dependency, offending, rough sleeping and repeat homelessness are proportionally less common in Solihull than England.

Type of Needs 2021/22			
	Solihull Households	Solihull	England
Young person aged 16-17 years	27	3%	1%
Young person aged 18-25 years requiring support to manage independently	115	12%	3%
Young parent requiring support to manage independently	6	1%	1%
Care leaver aged 18-20 years	13	1%	1%
Care leaver aged 21+ years	8	1%	1%
Physical ill health and disability	113	11%	15%
History of mental health problems	267	27%	23%
Learning disability	49	5%	5%
At risk of / has experienced sexual abuse / exploitation	20	2%	2%
At risk of / has experienced domestic abuse	161	16%	10%
At risk of / has experienced abuse (non-domestic abuse)	48	5%	3%
Drug dependency needs	31	3%	6%
Alcohol dependency needs	27	3%	4%
Offending history	42	4%	8%
History of repeat homelessness	27	3%	6%

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History of rough sleeping	19	2%	5%
Former asylum seeker	0	0%	1%
Old age	4	0%	1%
Served in HM Forces	6	1%	1%
Access to education, employment or training	11	1%	3%
Total	994		
<i>Source: MCLG Live Tables on Homelessness</i>			

Between 2018/19 and 2021/22 there were significant falls in the number of Solihull households owed a homeless duty with needs relating to mental health problems and with physical ill health or disability. There were also fewer recorded needs relating to young people requiring support to live independently. By contrast, the number of needs relating to risk of non-domestic abuse increased from 31 to 48. Although it is notable that domestic abuse needs in Solihull fell slightly over this period (from 167 to 161).

Change in Number of Needs of Solihull Households Owed a Homeless Duty			
Type of Need	Number of Households		Change 2018/19 to 2021/22
	2018/19	2021/22	
Young person aged 16-17 years	51	27	-24
Young person aged 18-25 years requiring support to manage independently	200	115	-85
Young parent requiring support to manage independently	15	6	-9
Care leaver aged 18-20 years	18	13	-5
Care leaver aged 21+ years	25	8	-17
Physical ill health and disability	160	113	-47
History of mental health problems	366	267	-99
Learning disability	61	49	-12
At risk of / has experienced sexual abuse / exploitation	18	20	2
At risk of / has experienced domestic abuse	167	161	-6
At risk of / has experienced abuse (non-domestic abuse)	31	48	17
Drug dependency needs	85	31	-54
Alcohol dependency needs	49	27	-22
Offending history	47	42	-5
History of repeat homelessness	35	27	-8
History of rough sleeping	26	19	-7
Former asylum seeker	3	0	-3
Old age	3	4	1
Served in HM Forces	5	6	1
Access to education, employment or training	54	11	-43
<i>Source: MCLG Live Tables on Homelessness</i>			

In 2021/22 a larger proportion of Solihull households owed a homeless duty had previously lived with family or friends (44%) than the benchmarks (35% England, 37% similar LAs), with social rented housing also more common (20% Solihull, 11% England, 11% similar LAs). Private rented

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accommodation was less common in Solihull (19% of households owed a duty) compared to elsewhere (27% England, 25% similar LAs).

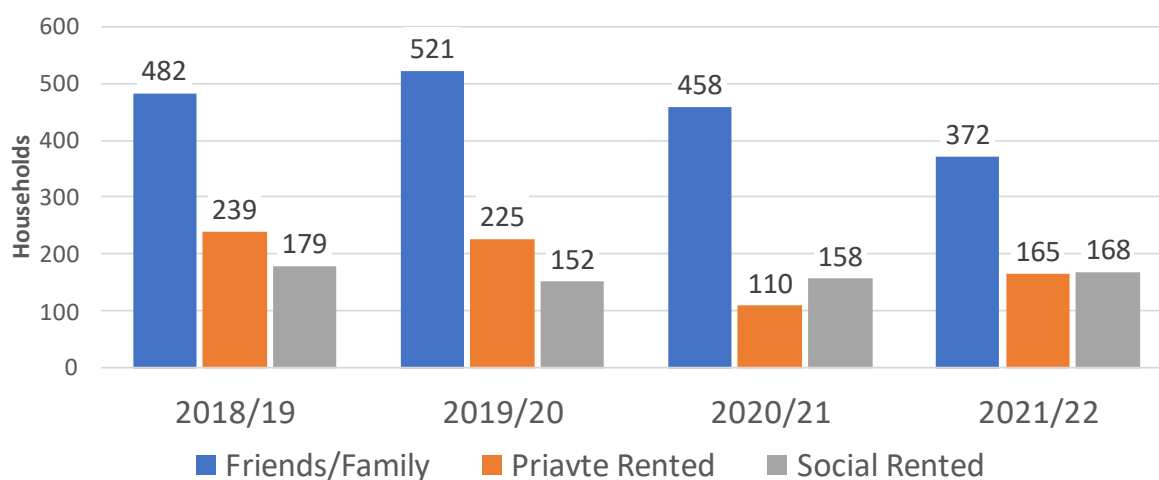
Previous Accommodation of Households Owed a Duty 2021/22					
Accommodation	Solihull Households	% Total Needs Known			
		Solihull	England	West Midlands	Similar LAs
Family/Friends	372	43.8%	34.7%	35.8%	36.7%
Private Rented	165	19.4%	26.9%	26.2%	24.5%
Social Rented	168	19.8%	10.6%	12.6%	10.8%
Owner	14	1.6%	1.2%	1.5%	1.3%
Temporary Accommodation	0	0.0%	2.0%	1.5%	1.8%
No Fixed Abode	28	3.3%	9.2%	9.4%	10.1%
Rough Sleeping	5	0.6%	4.0%	2.2%	3.6%
Refuge	9	1.1%	1.2%	1.6%	1.7%
Asylum Seeker Accommodation	1	0.1%	1.3%	1.6%	0.3%
Left Institution	11	1.3%	4.7%	2.5%	4.5%
Other/not known	77	9.1%	4.1%	5.0%	4.7%
<i>Source: MCLG Live Tables on Homelessness</i>					

Between 2018/19 and 2021/22 there was a sharp fall in the number of Solihull households owed a duty who had previously lived in private rented housing (-31%, -74 households) or who had lived with family or friends (-23%, -110 households). There was a smaller decline in the number of Solihull households owed a duty who had previously lived in social rented housing (-6%, -11 households). This pattern was replicated, although was less pronounced in, the group of similar LAs. However, across England and the West Midlands there were increases in the numbers previously accommodated by friends/family or who lived in social rented housing.

Change in Previous Accommodation of Homeless Households 2018/19 to 2021/22					
Accommodation	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Friends/Family	-110	-23%	+7%	+14%	-8%
Private Rented	-74	-31%	0%	+3%	-18%
Social Rented	-11	-6%	+6%	+9%	-2%
<i>Source: MCLG Live Tables on Homelessness</i>					

The number of Solihull households owed a duty who had previously lived with friends/family increased in 2019/20 but has fallen in the two subsequent years. Previous accommodation in rented housing particularly private rented stock increased in the 2021/22.

Previous Accommodation of Solihull Households Owed a Homeless Duty



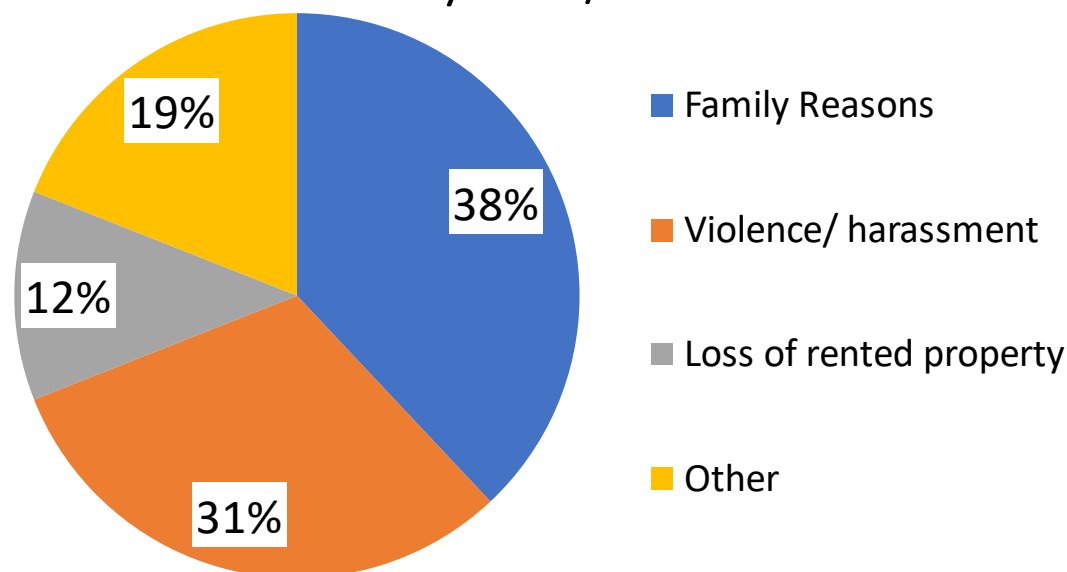
Source: Ministry Housing, Communities & Local Government

In 2021/22 the most common reasons for Solihull households owed a homeless duty no longer being able to live in their previous accommodation related to the family (38%, 323 households). This was consistent with the benchmarks. However, violence or harassment was a far more frequent reason for loss of previous accommodation in Solihull (31%, 263 households) than elsewhere (16% England, 17% similar LAs). Loss of rented property was less common in Solihull (12%, 105 households) than elsewhere (28% England, 26% similar LAs).

Reason for Loss of Housing of Households Owed a Duty 2021/22					
Accommodation	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Family Reasons	323	38%	35%	36%	38%
Violence/harassment	263	31%	16%	19%	17%
Loss of Rented Property	105	12%	28%	24%	26%
Other	159	19%	21%	21%	19%

Source: MCLG Live Tables on Homelessness

Reason for Loss of Home for Solihull Households Owed a Duty 2021/22



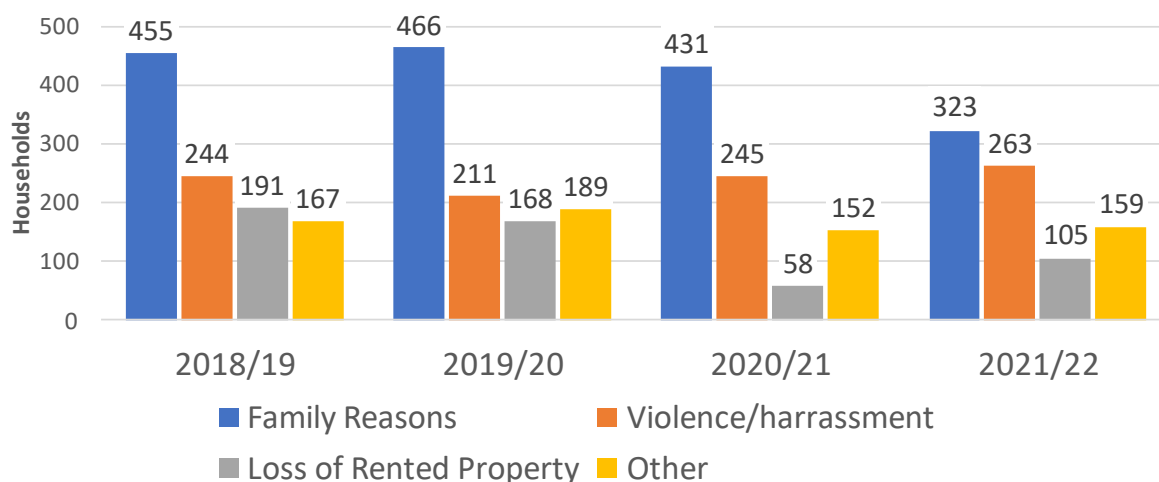
Between 2018/19 and 2021/22 the number of Solihull households who lost their previous accommodation due to family reasons fell by -29% compared to an increase of +13% for England. Violence/harassment was more common in Solihull than elsewhere but increased less sharply than in the benchmarks (+8% Solihull, +53% England, +36% similar LAs). Similarly loss of rented property fell by more in Solihull than elsewhere (-45% Solihull, +1% England, -21% similar LAs).

Change in Homeless Households by Reason for Loss of Previous Accommodation 2018/19 to 2021/22					
Accommodation	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Family Reasons	-132	-29%	+13%	+15%	-4%
Violence/harassment	+19	+8%	+53%	+57%	+36%
Loss of Rented Property	-86	-45%	+1%	-7%	-21%
Other	-8	-5%	-24%	+3%	-17%

Source: MCLG Live Tables on Homelessness

In Solihull the loss of previous accommodation due to family reasons fell sharply between 2020/21 and 2021/22 from 431 to 323 households. Violence/harassment has increased as a reason for loss of housing in both 2020/21 and 2021/22.

Reason for Loss of Previous Accommodation of Solihull Households Owed a Homeless Duty



Source: Ministry Housing, Communities & Local Government

Prevention Duty

Of the 430 Solihull households who ended prevention duty in 2021/22 264 secured accommodation for six months or more and were deemed to have successfully ended their prevention duty. This equates to a prevention duty success rate of 61% in Solihull higher than the prevention success rate in the benchmarks.

Successfully Ended Prevention Duty by Securing Accommodation 2021/22					
Prevention	Solihull Households	% Total Needs Known			
		Solihull	England	West Midlands	Similar LAs
Success	264	61%	56%	52%	50%

Source: MCLG Live Tables on Homelessness

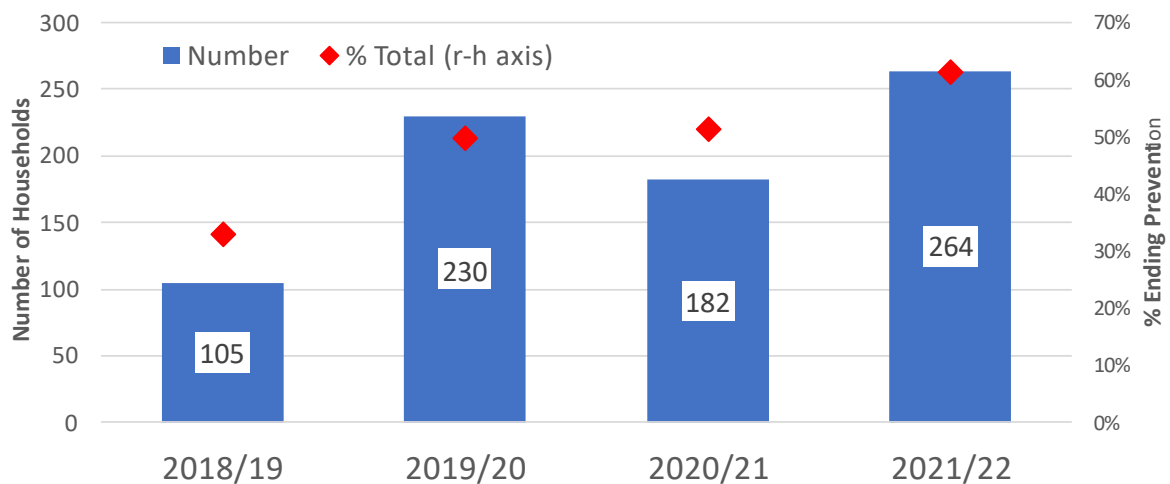
Between 2018/19 the number of Solihull households successfully ending prevention by securing accommodation for six months or more increased by +151% from 105 to 264 households. The increase in the number successfully ending prevention was less pronounced across England (+16%) and declined among the group of similar LAs (-11%).

Change in Number of Households Successfully Ending Prevention Duty by Securing Accommodation 2018/19 to 2021/22					
Prevention	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Success	+159	+151%	+16%	+32%	-11%

Source: MCLG Live Tables on Homelessness

The number and percentage of Solihull households successfully exiting prevention duty increased sharply in 2019/20 (from 105 to 230 and from 33% to 50%). It has remained at this more elevated level, but with a notable uptick in the latest year 2021/22.

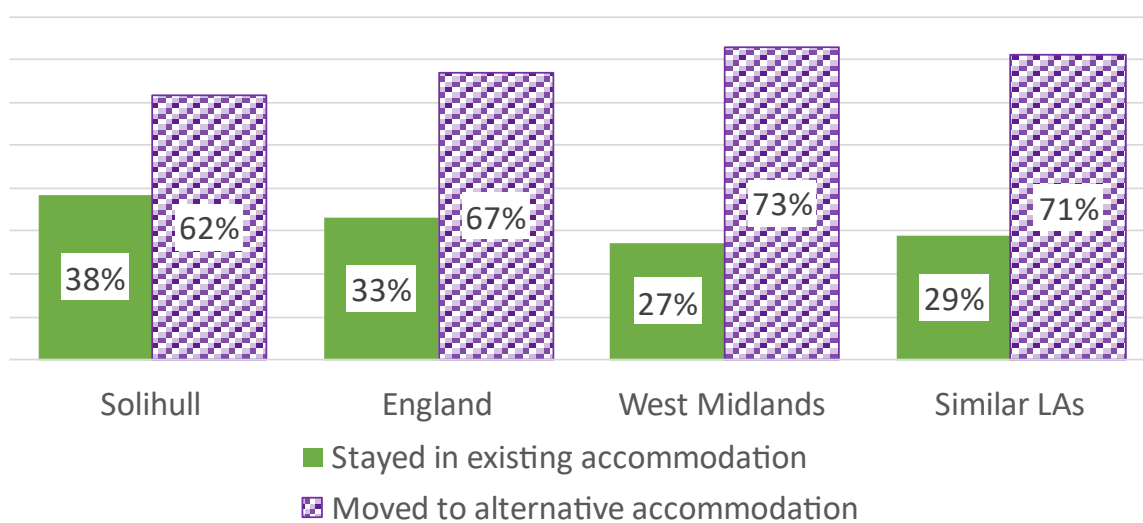
Solihull Households Successfully Ending Prevention Duty by Securing Accommodation



Source: Ministry Housing, Communities & Local Government

Of the 264 Solihull households that secured long-term accommodation at the end of prevention duty in 2021/22 38% stayed in existing accommodation and 62% moved to alternative housing. This is a similar split to England as a whole (33%, 67%), but households in Solihull were much more likely than those in similar LAs to remain in their existing accommodation.

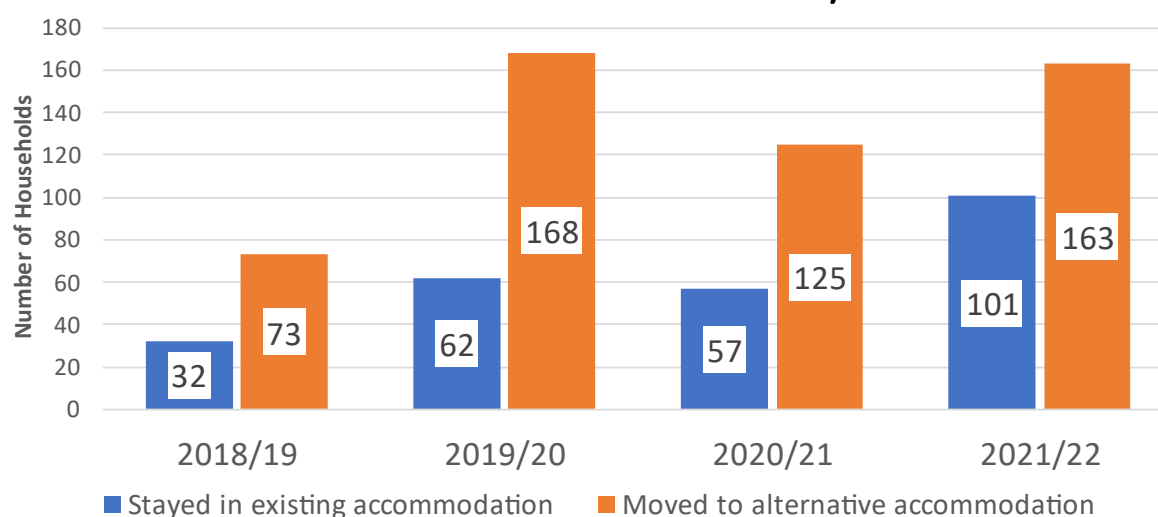
Successful Prevention Duty Outcomes 2021/22



Source: Ministry Housing, Communities & Local Government

In absolute terms the large increase in Solihull households successfully securing accommodation at the end of prevention duty in 2019/20 was driven by those moving to different housing. In 2021/22 there was a significant increase in the number of households that remained in their existing housing (from 57 to 101 households).

Solihull Households Securing Accommodation at End of Prevention Duty



Source: Ministry Housing, Communities & Local Government

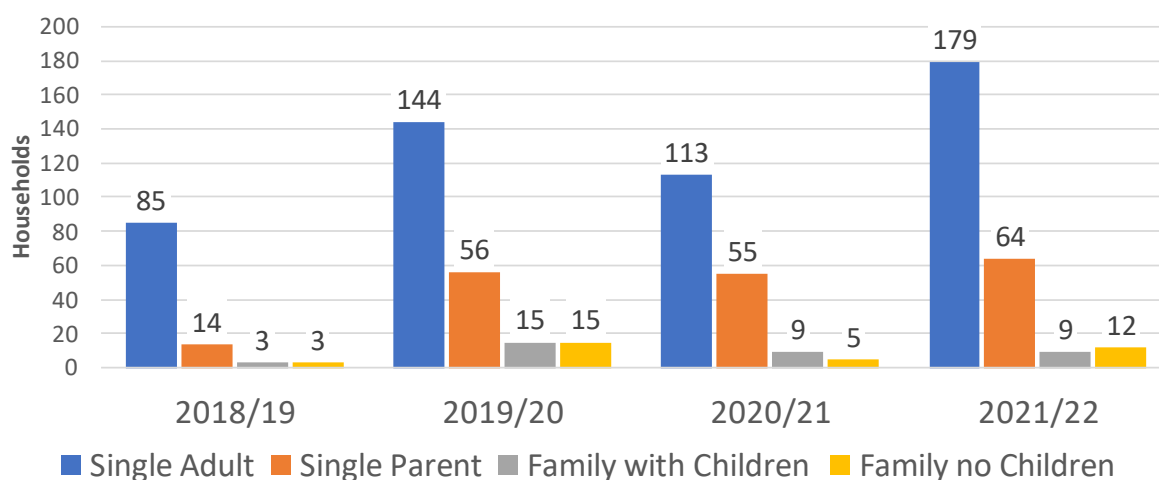
68% of Solihull households finding long-term housing at the end of prevention were single adults with single parents comprising 24% of the total. Single adults were more common than the benchmarks and single parents and families with children less common.

Type of Family Securing Accommodation at End of Prevention Duty 2021/22					
Family Type	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Single Parent	64	24%	27%	28%	31%
Single Adult	179	68%	52%	49%	50%
Family with Children	9	3%	14%	15%	11%
Family Without Children	12	5%	7%	8%	8%

Source: MCLG Live Tables on Homelessness

The increases in the number of Solihull households securing long-term housing options at the end of prevention in 2019/20 and then again in 2021/22 were both driven in absolute terms by single adults. The number of single parents securing housing increased in 2019/20 (from 14 to 56) but has subsequently remained at a similar level.

Solihull Households Securing Accommodation at End of Prevention Duty by Family Type



Source: Ministry Housing, Communities & Local Government

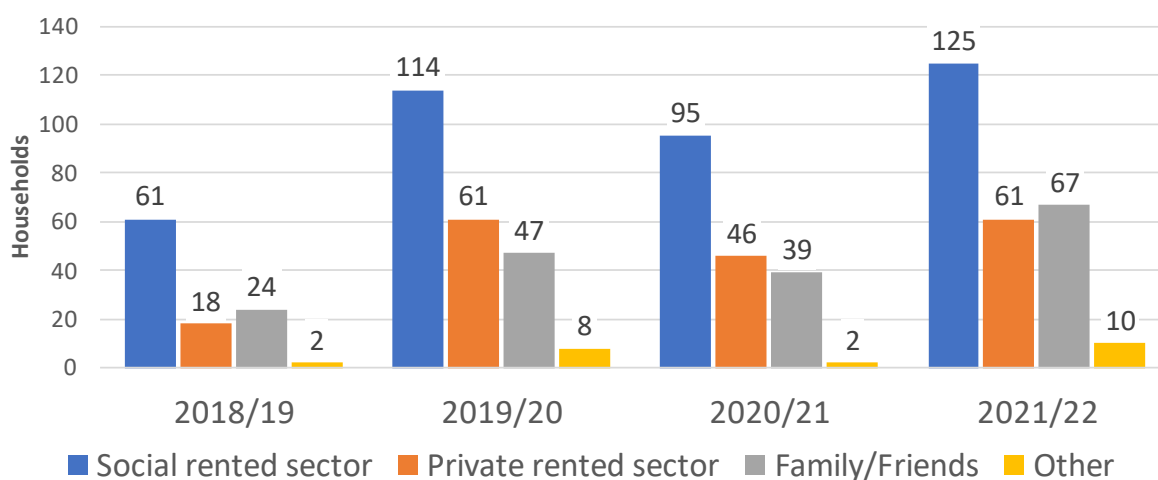
In 2021/22 48% of Solihull households securing housing at the end of prevention did so through the socially rented sector. This is in-line with England but is proportionally less than across similar LAs. Family and friends are more significant options for Solihull households than the benchmarks (25% Solihull vs 12% England), but the private rented sector is less important (23% Solihull vs 40% England).

Type of Accommodation Secured at End of Prevention Duty 2021/22					
Family Type	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Social rented sector	125	48%	46%	61%	60%
Private rented sector	61	23%	40%	27%	34%
Family/Friends	67	25%	12%	7%	5%
Other	10	4%	3%	4%	1%

Source: MCLG Live Tables on Homelessness

In Solihull the socially rented sector has been the driving force behind the increase in the number of households successfully securing housing at the end of prevention in 2019/20 and then again in 2021/22. However, finding accommodation in the private rented sector and with friends or family have also seen upticks in these years.

Type of Accommodation Secured by Solihull Households at End of Prevention Duty



Source: Ministry Housing, Communities & Local Government

Relief Duty

Of the 558 Solihull households who ended relief duty in 2021/22 235 secured accommodation for six months or more and were deemed to have successfully ended their relief duty. This equates to a relief duty success rate of 42% in Solihull higher than the relief success rate in the benchmarks.

Successfully Ended Relief Duty by Securing Accommodation 2021/22					
Relief	Solihull Households	% Total Needs Known			
		Solihull	England	West Midlands	Similar LAs
Success	235	42%	39%	39%	35%

Source: MCLG Live Tables on Homelessness

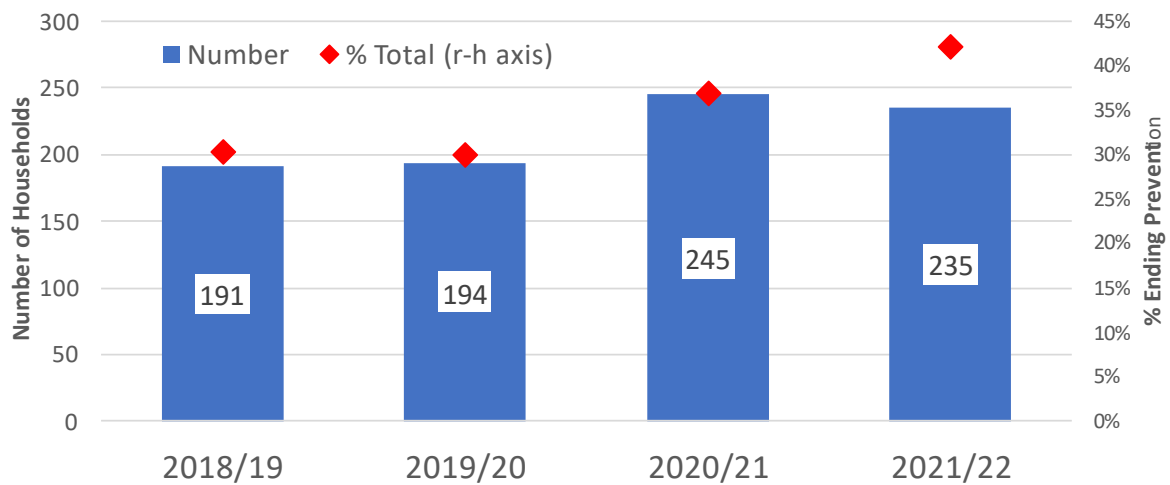
Between 2018/19 the number of Solihull households successfully ending relief by securing accommodation for six months or more increased by +23% from 191 to 235 households. The increase in the number successfully ending prevention was higher across England (+54%) and similar LAs (+42%).

Change in Number of Households Successfully Ending Relief Duty by Securing Accommodation 2018/19 to 2021/22					
Relief	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Success	+44	+23%	+54%	+91%	+42%

Source: MCLG Live Tables on Homelessness

The number and percentage of Solihull households successfully exiting relief duty increased in 2020/21 (from 194 to 245 and from 30% to 37%). In absolute terms it was largely unchanged in 2021/22 but in percentage terms successful relief duty increased from 37% to 42% in 2021/22.

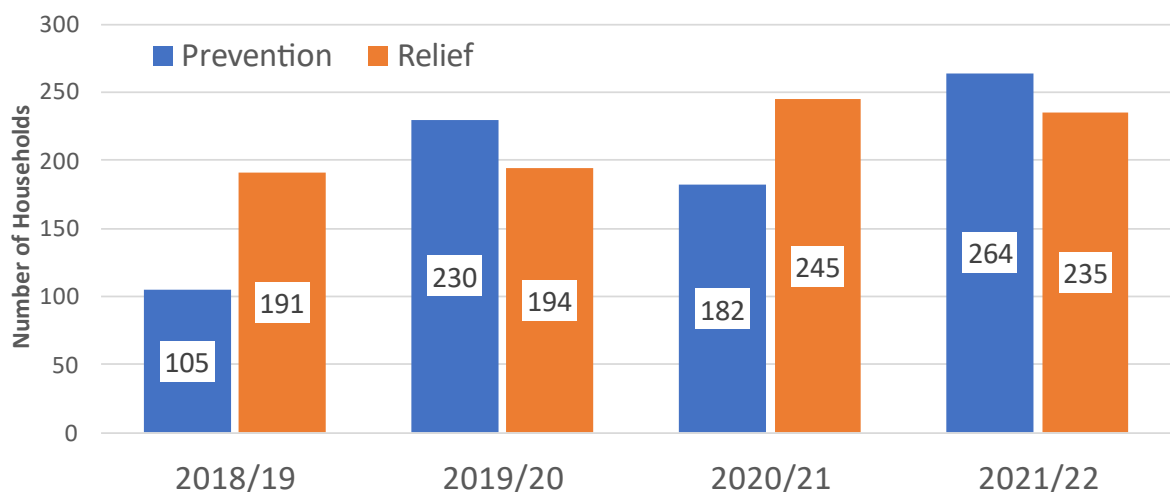
Solihull Households Successfully Ending Relief Duty by Securing Accommodation



Source: Ministry Housing, Communities & Local Government

The number of Solihull households successfully securing housing at the end of prevention and relief were both higher in 2021/22 than in 2018/19. The increase in successful prevention outcomes happened in both 2019/20 and 2021/20 whereas the uptick in relief happened in 2020/21. More Solihull households successfully exited prevention duty in 2019/20 and 2021/22, whereas a successful resolution at the end of relief duty was more common in 2018/19 and 2020/21.

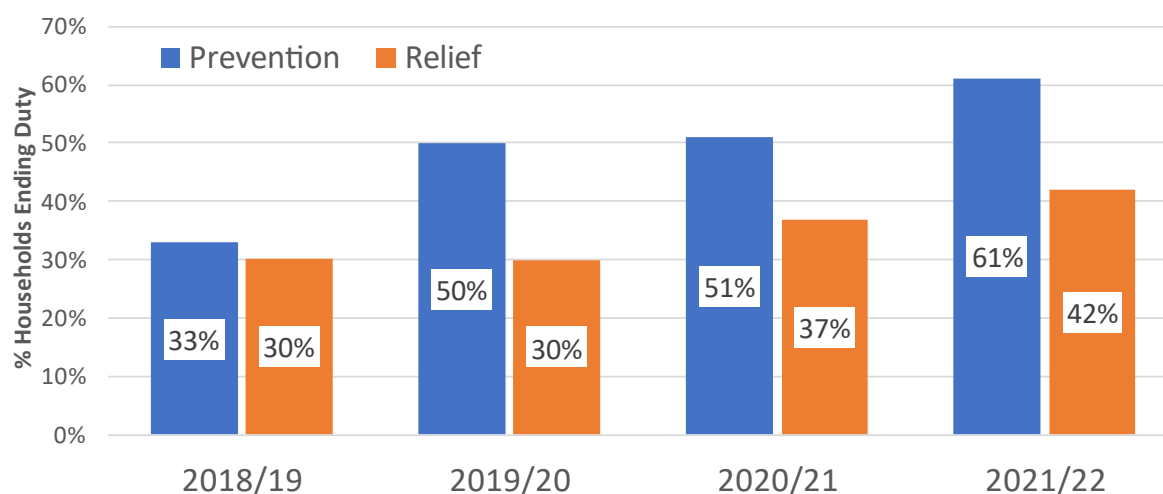
Solihull Households Securing Accommodation at End of Prevention or Relief Duty



Source: Ministry Housing, Communities & Local Government

In percentage terms the Solihull prevention success rate has been higher than the successful relief rate in each of the last four years, although only marginally so in 2018/19. However, it should be noted that the Solihull relief success rate has trended upwards in successive years from 2019/20.

% Solihull Households Securing Accommodation at End of Prevention or Relief Duty



Source: Ministry Housing, Communities & Local Government

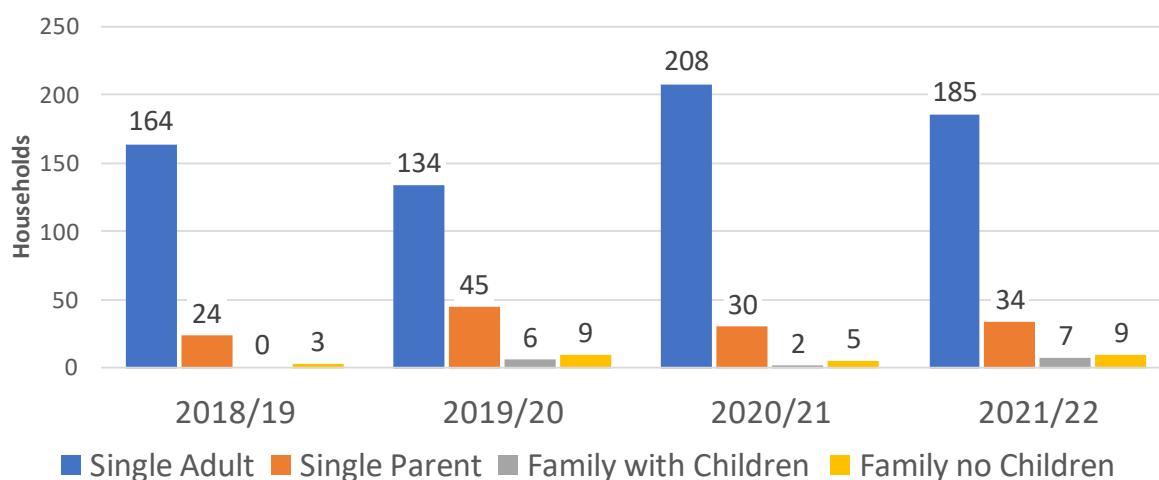
79% of Solihull households finding long-term housing at the end of relief were single adults with single parents comprising 14% of the total. Single adults were more common than the benchmarks and single parents and families with children less common.

Type of Family Securing Accommodation at End of Relief Duty 2021/22					
Family Type	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Single Parent	34	14%	18%	20%	16%
Single Adult	185	79%	72%	68%	74%
Family with Children	7	3%	6%	6%	5%
Family Without Children	9	4%	4%	5%	4%

Source: MCLG Live Tables on Homelessness

The big increase in the number of Solihull households securing a long-term housing option at the end of relief in 2020/21 was driven by single adults.

Solihull Households Securing Accommodation at End of Relief Duty by Family Type



Source: Ministry Housing, Communities & Local Government

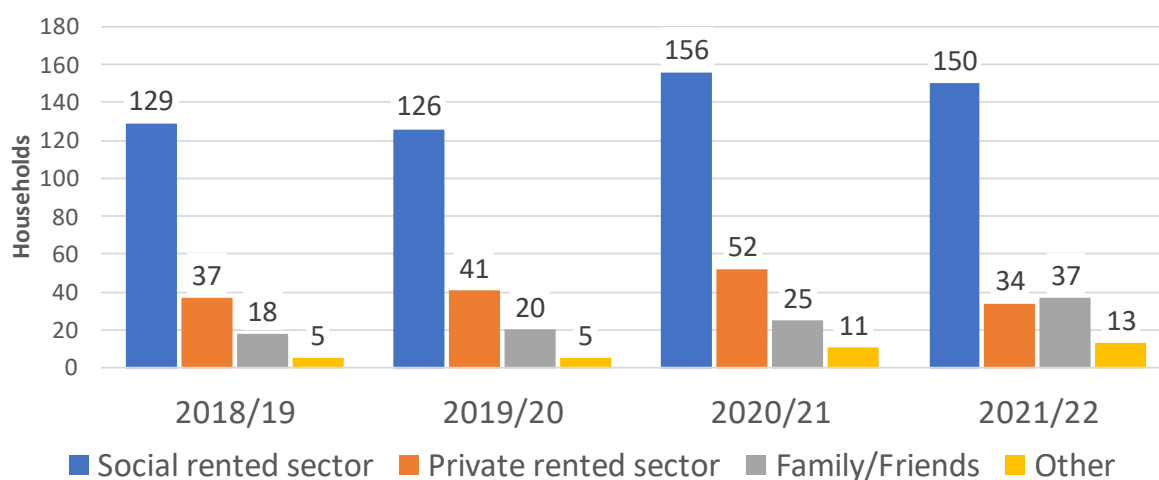
In 2021/22 64% of Solihull households securing housing at the end of relief did so through the socially rented sector. This is broadly in-line with the benchmarks albeit a bit higher. Family and friends are more significant options for Solihull households than the benchmarks (16% Solihull vs 7% England), but the private rented sector is less important (15% Solihull vs 31% England).

Type of Accommodation Secured at End of Relief Duty 2021/22					
Family Type	Solihull Households	% Total			
		Solihull	England	West Midlands	Similar LAs
Social rented sector	150	64%	57%	61%	53%
Private rented sector	34	15%	31%	26%	35%
Family/Friends	37	16%	7%	8%	8%
Other	13	6%	5%	5%	5%

Source: MCLG Live Tables on Homelessness

In Solihull the socially rented sector was the driving force behind the increase in the number of households successfully securing housing at the end of prevention in 2020/21 with an increase from 126 to 156 households.

Type of Accommodation Secured by Solihull Households at End of Relief Duty



Source: Ministry Housing, Communities & Local Government

Main Duty Decisions

In 2021/22 240 Solihull households were accepted as homeless equating to a rate of 2.6 households per 1,000. This is a higher rate than England (1.76), the West Midlands (2.19) and similar Local Authorities (1.77). A larger proportion of main duty decisions in Solihull are accepted as being homeless (87%) than the benchmarks, with a notably smaller proportion found to have no priority need (10% vs 25% for England).

Main Duty Decisions 2021/22					
	Acceptance Rate per 1,000	% Decisions			
		Accepted	Intentionally Homeless	No Priority Need	Not homeless
Solihull	2.60	87%	3%	10%	0%
England	1.76	68%	5%	25%	2%
West Midlands	2.19	71%	3%	23%	2%
Similar LAs	1.77	71%	5%	24%	1%

Source: MCLG Live Tables on Homelessness

The number of Solihull households accepted as homeless went from 165 in 2018/19 to 240 in 2021/22 an increase of +75 households. This equates to an increase of 45% in Solihull larger than either England (+38%) or the West Midlands (+40%) but less than a group of similar Local Authorities (+64%).

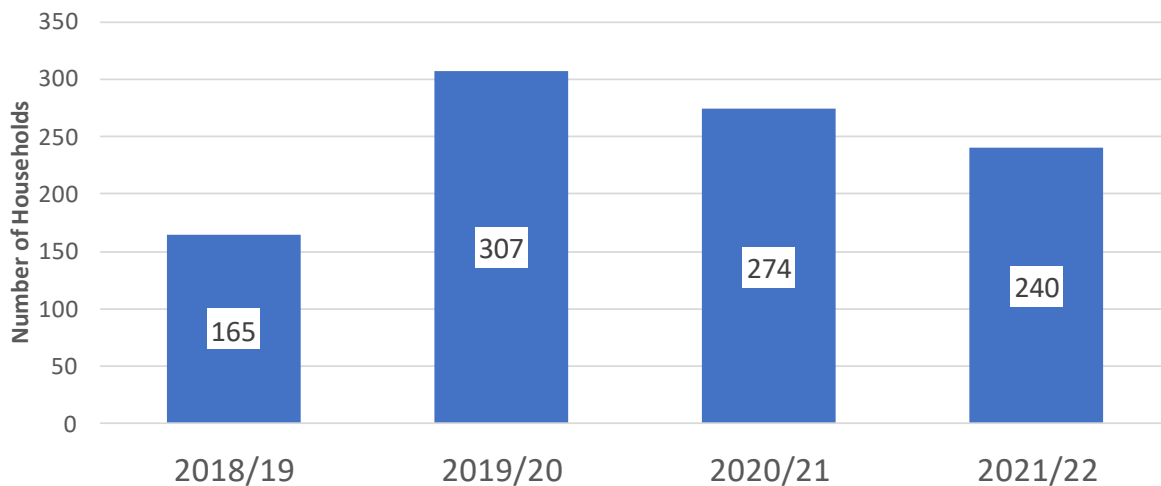
Change in Number of Households Accepted as Homeless 2018/19– 2021/22



Source: Ministry Housing, Communities & Local Government

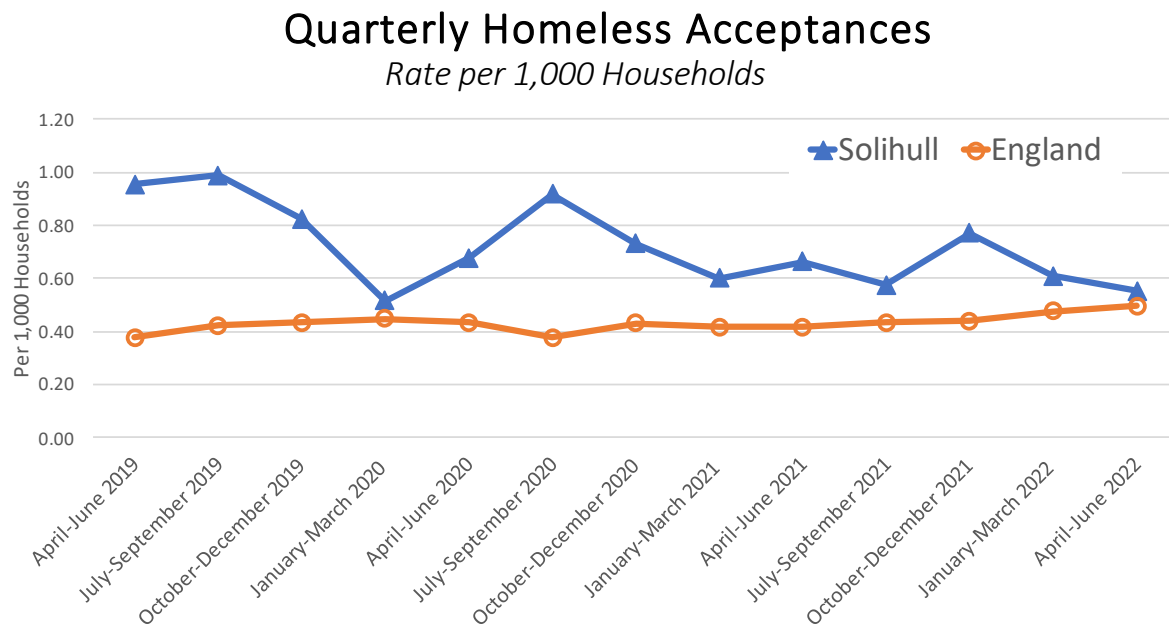
The trend in Solihull shows a large increase in acceptances between 2018/19 and 2019/20 (+142 households). It has edged downwards over the most recent two years but remains much higher than in 2018/19.

Number of Solihull Households Accepted as Homeless



Source: Ministry Housing, Communities & Local Government

On a quarterly basis the homeless acceptance rate across England trended upwards in the second half 2021 and into early 2022. The rate in Solihull has fluctuated more but has been higher in 2019 and 2020 than in 2021 and 2022.



Source: Ministry Housing, Communities & Local Government

In 2021/22 60% of Solihull households were accepted as homeless because they had dependent children, the second most common primary reason was mental ill health accounting for 15%. The Solihull profile is similar to that of England.

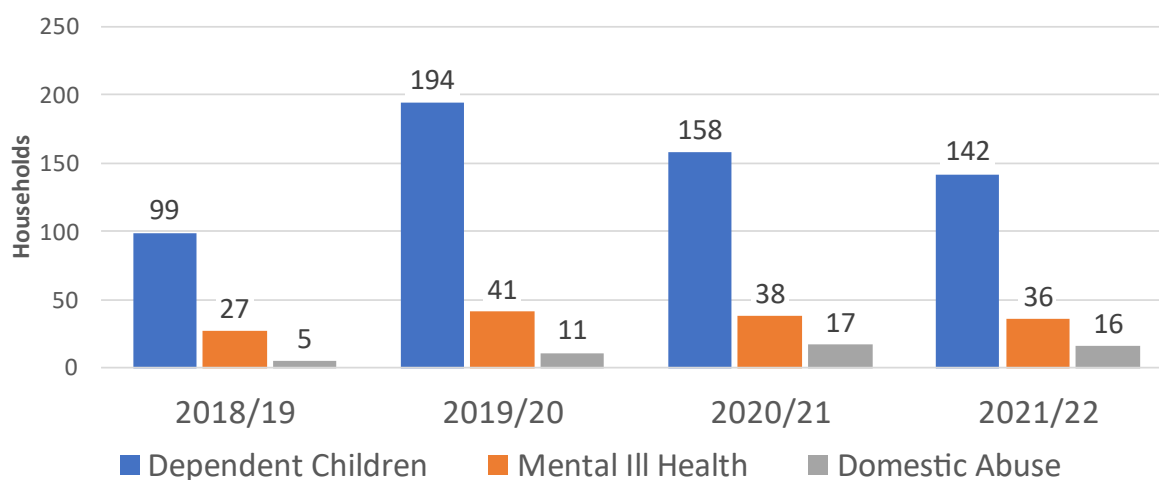
Primary Reason for Households Accepted as Homeless 2021/22			
Primary Reason	Solihull Households	% Acceptances	
		Solihull	England
Dependent Children	142	60%	52%
Other Children	14	6%	6%
Mental health problems	36	15%	12%
Domestic abuse	16	7%	6%
Physical disability / ill health	12	5%	11%
Pregnant Woman	6	3%	4%
Old age	2	1%	1%
Other	10	4%	8%

Source: MCLG Live Tables on Homelessness

Households containing dependent children have been the main reason for homeless acceptances in each of the last four years, with a substantial increase in 2019/20 (from 99 to 194 households) followed by a gradual downward trend.

August 18, 2023

Primary Reason of Solihull Households Accepted as Homeless (Select Reasons)



Source: Ministry Housing, Communities & Local Government

Temporary Accommodation

At the end of June 2022 there were 160 Solihull households in Temporary Accommodation equating to 1.74 per 1,000 households. This is a substantially lower rate than the England average (3.97), but also lower than the West Midlands (2.42) and similar LAs (2.04).

Households in Temporary Accommodation June 2022

Rate per 1,000 Households

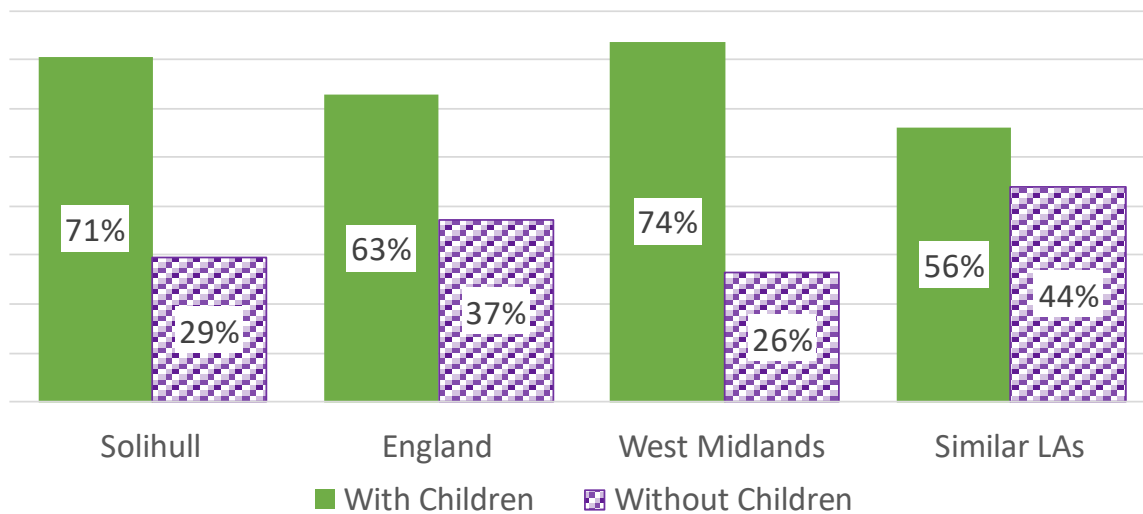


Source: Ministry Housing, Communities & Local Government

There were 113 Solihull households with children in TA at the end of June 2022. This represents 71% of all Solihull households in TA, above the average for England (63%). However, on a comparative basis the rate in Solihull is less than half England's (1.23 vs 2.49 per 1,000).

August 18, 2023

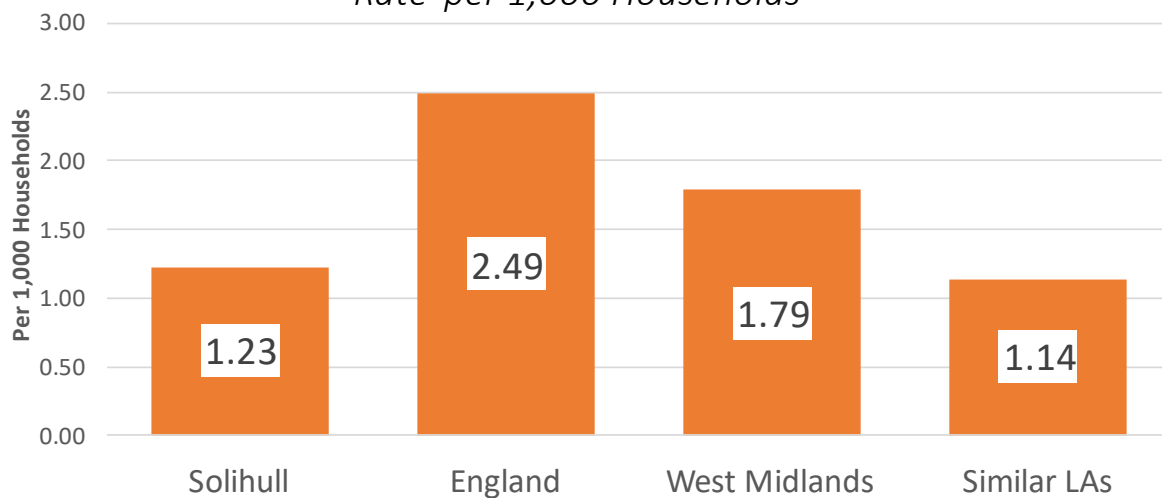
Households in Temporary Accommodation June 2022



Source: Ministry Housing, Communities & Local Government

Households with Children in Temporary Accommodation June 2022

Rate per 1,000 Households

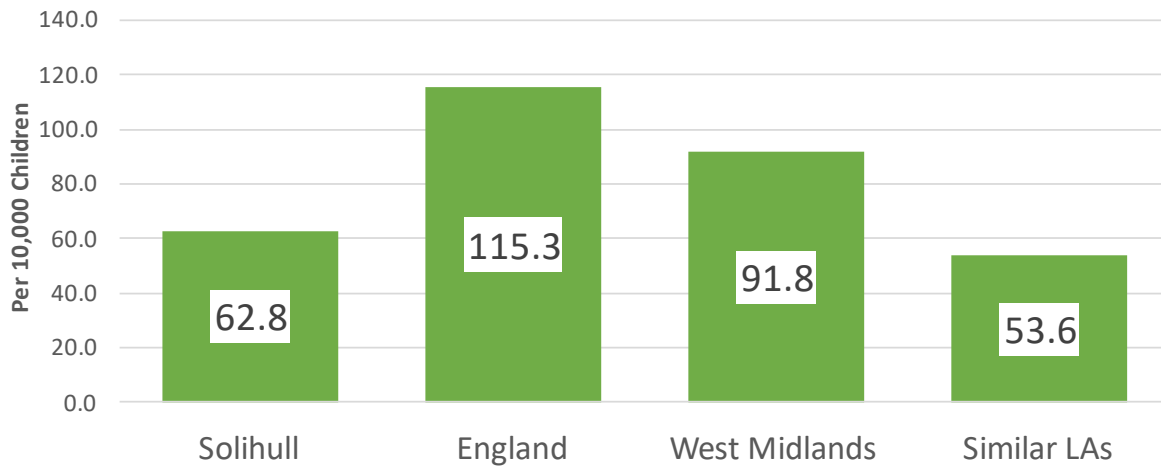


Source: Ministry Housing, Communities & Local Government

A total of 262 Solihull children were in TA at the end of June 2022 this equates to 62.8 per 10,000 children aged 0-15 years. This is lower than the England (115.3) and West Midlands (91.8) averages, but higher than the rate for similar LAs (53.6).

Children in Temporary Accommodation End June 2022

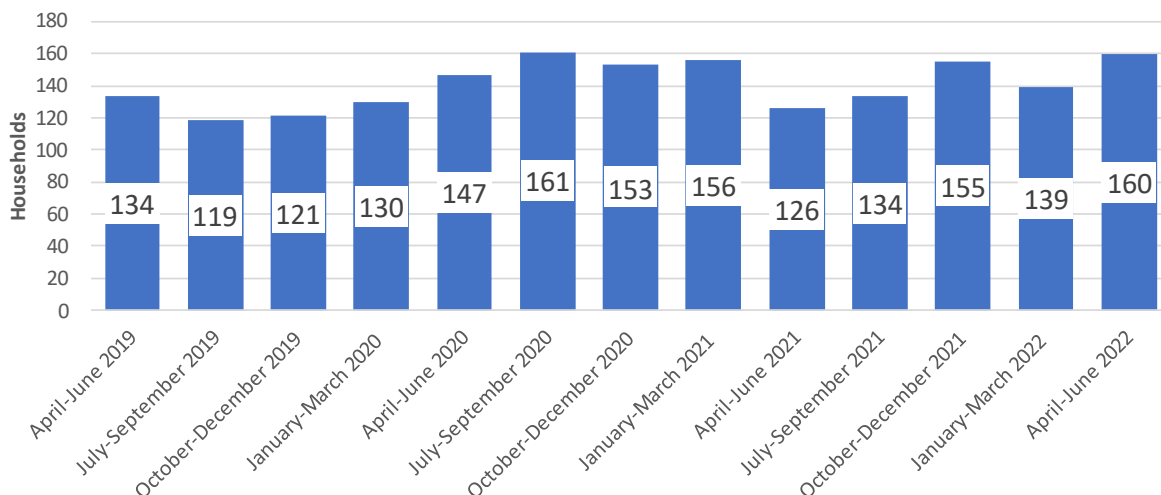
Rate per 10,000 Children Aged 0 - 15



Source: Ministry Housing, Communities & Local Government

The number of Solihull households in TA increased in the first half of 2020 peaking at the end of September 2020 (161 households). It edged down through 2021 but there are signs of a renewed increase in the first half of 2022 with 160 households now in TA.

Solihull Households in Temporary Accommodation

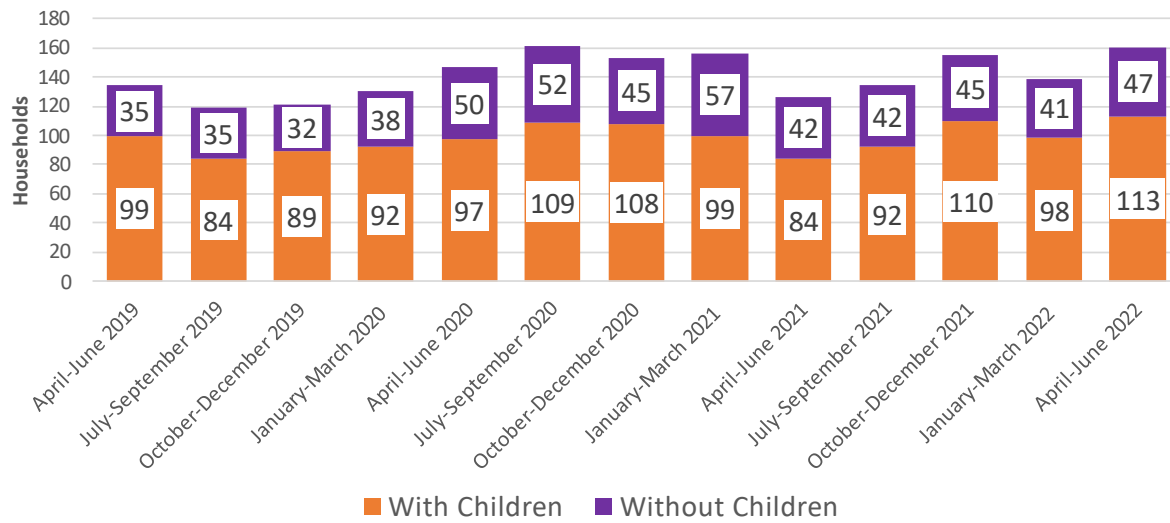


Source: Ministry Housing, Communities & Local Government

The decline in the number of Solihull households in TA from late 2020 through to late 2021 followed by the early signs of an increase in the first half of 2022 is evident in relation to both households with and without children.

August 18, 2023

Solihull Households in Temporary Accommodation

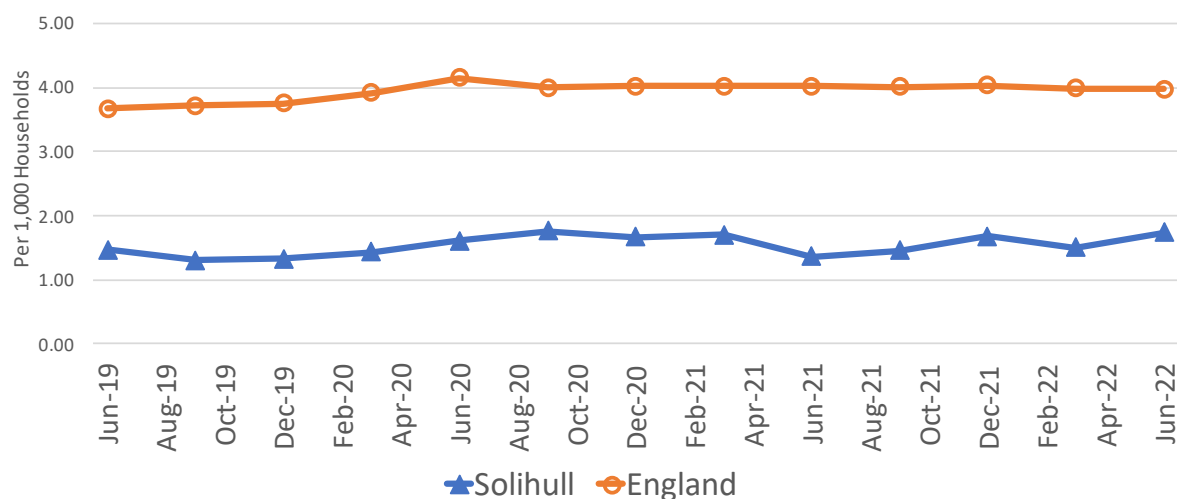


Source: Ministry Housing, Communities & Local Government

Nationally, the TA rate increased through 2019 and the first half of 2020 and has been edging downwards since. In Solihull the number of households increased from 126 to 160 between June 2021 and June 2022 and the rate from 1.37 to 1.74 per 1,000. However, the rate in Solihull remains 56% lower than the England average.

Quarterly Households in Temporary Accommodation

Rate per 1,000 Households



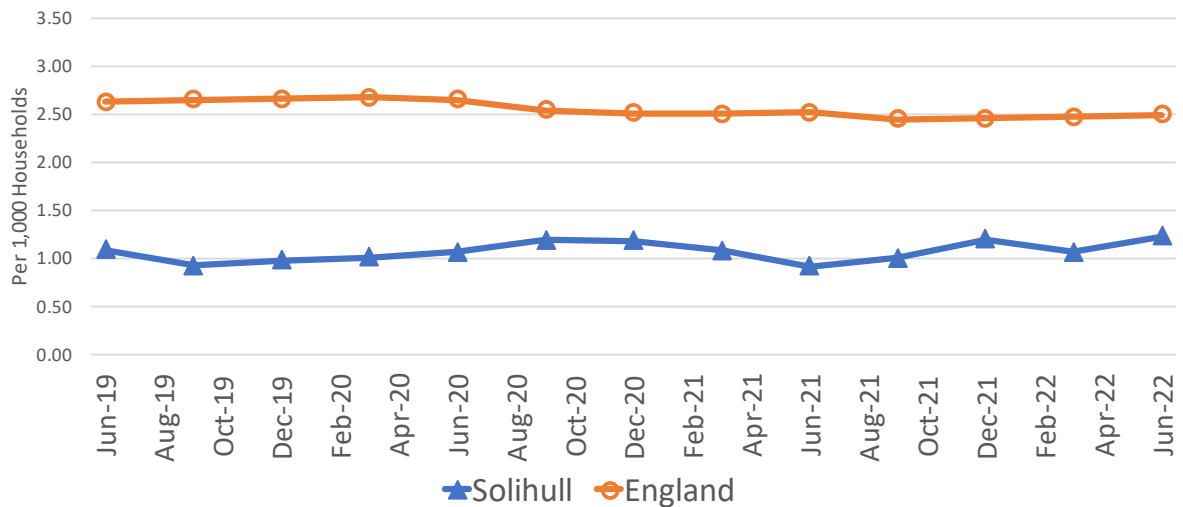
Source: Ministry Housing, Communities & Local Government

Across England rate of households with children trended down slightly from the summer of 2020 through to mid-2022. In Solihull the rate has increased markedly from June 2021 to June 2022 (from 0.91 to 1.23 per 1,000). However, the Solihull rate remains around 50% lower than the England average.

August 18, 2023

Quarterly Households with Children in Temporary Accommodation

Rate per 1,000 Households

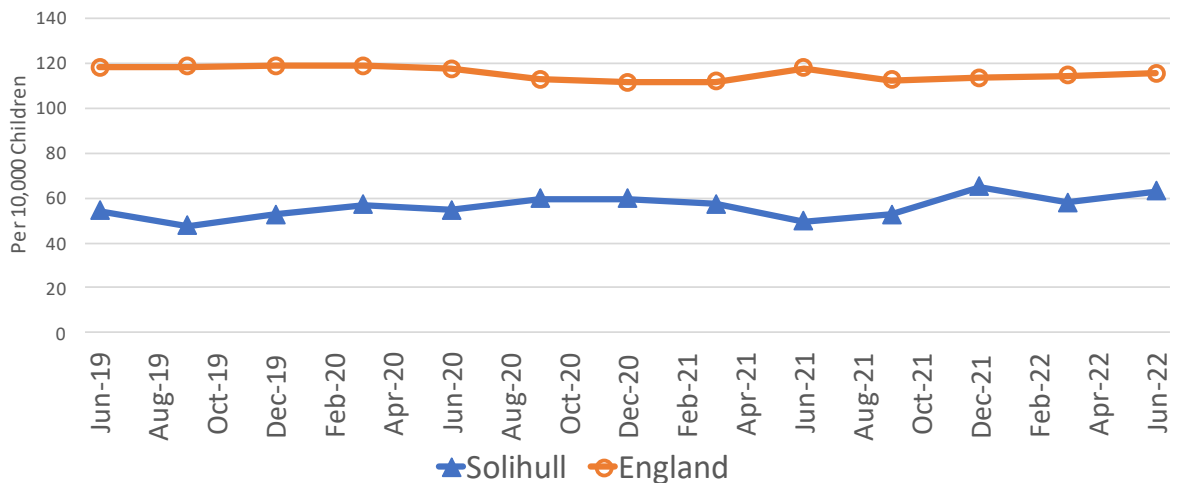


Source: Ministry Housing, Communities & Local Government

The rise in the number of Solihull households with children in the year to June 2022 is replicated by a rise in the total number of children in TA from 206 to 262. However, just 62.8 children per 10,000 resident 0–15-year-old is in TA compared to 115.3 per 10,000 across England, a 45% differential.

Number of Children in Temporary Accommodation

Rate per 10,000 0-15 Years



Source: Ministry Housing, Communities & Local Government

At the end of June 2022 60% of Solihull households in TA were in LA stock with a further 25% in private sector housing leased by the LA. The use of B&Bs, hostels and nightly paid accommodation for TA was far less common in Solihull than in the benchmarks (15% Solihull vs 42% England, 37% similar LAs).

August 18, 2023

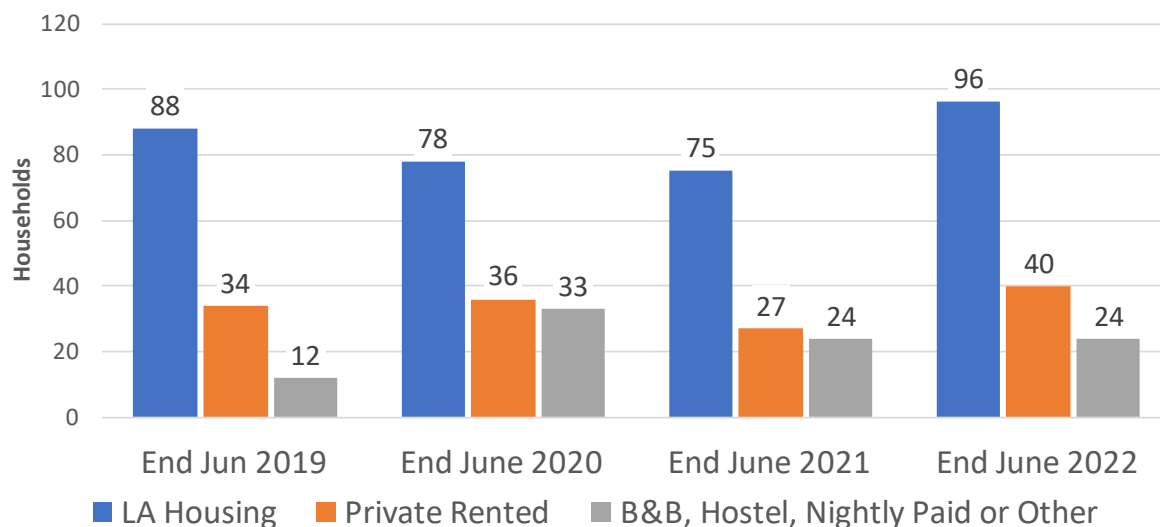
Households in Temporary Accommodation June 2022					
Type of TA	Solihull Households	% All in TA			
		Solihull	England	West Midlands	Similar LAs
B&B	8	5%	11%	20%	18%
Nightly Paid	14	9%	25%	5%	11%
Hostels	1	1%	6%	7%	8%
Private	40	25%	24%	6%	12%
LA Housing	96	60%	26%	40%	46%
Other	1	1%	8%	21%	4%
Source: MCLG Live Tables on Homelessness					

Between 2018/19 and 2021/22 the number of Solihull households in TA living in local authority or private housing leased by the local authority (which accounts for 85% of TA in the borough) increased by 14 households. This equates to an 11% increase in TA in Solihull in this type of housing compared to an increase of 3% in England and 8% in similar LAs. Collectively, the use of B&Bs, hostel and nightly paid accommodation in Solihull for TA increased by 12 households over this period.

Change in Households in Temporary Accommodation June 2019 to June 2022					
Type of TA	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
B&B	+2	+33%	+41%	+34%	+98%
Nightly Paid	+13	+1300%	+7%	-11%	+78%
Hostels	-1	-50%	-15%	+24%	+17%
Private	+6	+18%	-17%	-64%	-17%
LA Housing	+8	+9%	+34%	+32%	+18%
Other	-2	-67%	+86%	+3000%	+126%
Source: MCLG Live Tables on Homelessness					

The use of LA housing stock and leased private sector stock to provide TA in Solihull increased significantly between June 2021 and June 2022.

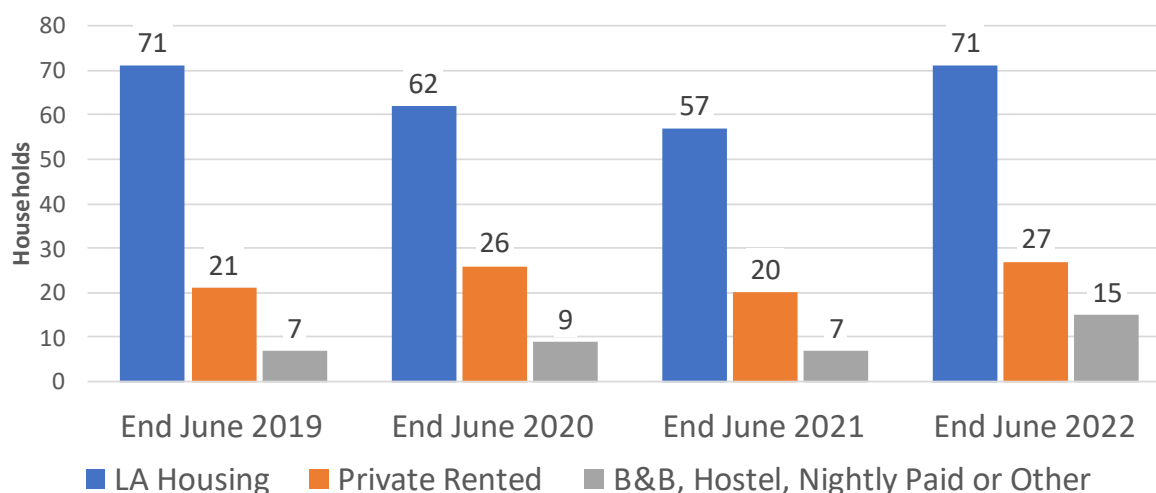
Solihull Households in Temporary Accommodation



Source: Ministry Housing, Communities & Local Government

In the year to June 2022 there was increasing use of LA and leased private sector rented housing to accommodate Solihull households with children requiring TA. The number of Solihull households with children in TA in a B&B, hostel or nightly paid accommodation more than doubled from 7 to 15 households but remains a small minority of all households in TA and less frequently used to house children than in the benchmarks.

Solihull Households with Children in Temporary Accommodation



Source: Ministry Housing, Communities & Local Government

Single parents were the most common household type in TA in Solihull at the end of June 2022, with this group representing 54% of all households in TA compared to the England (38%) and similar LA (39%) averages. Single adults and couples with children accounted for smaller amounts of households in TA than the England average.

Households in Temporary Accommodation June 2022					
Type of Family	Solihull Households	% All in TA			
		Solihull	England	West Midlands	Similar LAs
Couple with Children	21	13%	19%	28%	13%
Single Parent	86	54%	38%	39%	39%
Single Adult	40	25%	30%	21%	39%
All other household types	13	8%	12%	13%	9%

Source: MCLG Live Tables on Homelessness

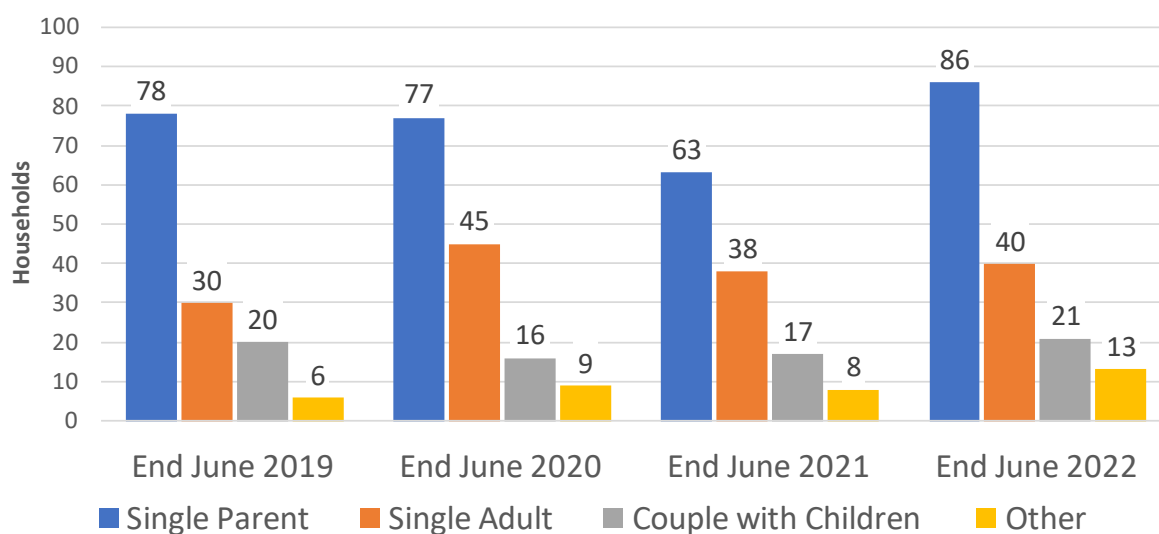
Between June 2019 and June 2022 The number of single parent households in TA increased by 10% in Solihull compared to falls across England and among the similar group of LAs. 10 additional single adult Solihull households needed TA in June 2022 than in June 2019 although proportionally this increase was less than for England or similar LAs.

Change in Households in Temporary Accommodation June 2019 to June 2022					
Type of Family	Solihull Households	% Change			
		Solihull	England	West Midlands	Similar LAs
Couple with Children	+1	+5%	-2%	+46%	+10%
Single Parent	+8	+10%	-11%	+18%	-18%
Single Adult	+10	+33%	+50%	+9%	+50%
All other household types	+7	+117%	+49%	+245%	+22%

Source: MCLG Live Tables on Homelessness

There was a significant increase in the number of Solihull single parent households in TA between June 2021 and June 2022 (from 63 to 86 households). The number of single adult households increased between the end of June 2019 and June 2020 but has remained largely static since.

Solihull Households in Temporary Accommodation



Source: Ministry Housing, Communities & Local Government

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Appendix A: Benchmarking Statutory Homelessness

Overall Approach

The underlying concept of this exercise is that there are a number of key determinants of homelessness and appropriate benchmark local authority areas will share these characteristics with Solihull.

The key determinants are:

- A relatively small rental market (including a small private rented sector);
- A relatively expensive housing market;
- A predominately urban population with approximately one in five people aged 18-35 years;
- A relatively affluent population, albeit with a fairly significant concentration of higher deprivation.

It is considered that local area characteristics including property market conditions and deprivation levels are a better basis for identifying similar local authority areas than homelessness statistics which are in themselves outcome measures. Nevertheless, the volume of total homelessness approaches has been considered as a secondary measure.

Identifying Local Authority Areas

As a first stage all upper tier local authorities in England were measured against Solihull on the basis of the key determinants described above.

This identified a number of similar Unitary and County Council Authorities.

It was considered that County Councils cover too wide a geographic area and include constituent Borough Councils with a predominately rural population. Therefore, a second stage was introduced to identify clusters of lower tier urban Borough Councils that form part of wider County Councils. In these cases only geographically contiguous areas were considered.

Benchmarks

As a result of this process the following six benchmark Local Authority areas were identified:

Area	Type	Borough Councils
Bexley	Unitary	Not Applicable
North Somerset	Unitary	Not Applicable
Trafford	Unitary	Not Applicable
South Essex	Part of Essex County Council	Basildon, Brentwood, Castle Point, Chelmsford
South Hampshire	Part of Hampshire County Council	Eastleigh, Fareham, Gosport, Havant
North Worcestershire	Part of Worcestershire County Council	Bromsgrove, Redditch, Wyre Forest

A further six Local Authority areas could be included if a wider benchmark group is required, although these do not mirror Solihull as closely as those above:

Area	Type	Borough Councils
Cheshire East	Unitary	Not Applicable
Stockport	Unitary	Not Applicable
Warrington	Unitary	Not Applicable
Poole	Unitary	Not Applicable
Cheshire West & Chester	Unitary	Not Applicable
South West Nottinghamshire	Part of Nottinghamshire County Council	Ashfield, Broxstowe, Gedling

Characteristics of Benchmark Local Authorities

The following measures were used to identify similar local authority areas.

Overall Size of Rental Sector – The proportion of households living in social rented or private rented housing as at the 2011 Census.

The Size of Private Rented Sector – The proportion of households living in private rented housing as at the 2011 Census.

Housing Affordability – The ratio of lower quartile house prices to lower quartile incomes (closest available proxy for the cost of rented sector).

Population – The proportion of the population that live in an urban area (Census) and the proportion aged 18-35 years (the group most at risk of homelessness).

Affluence – Average Gross Disposable Household Income per Head.

Deprivation – The overall deprivation rank of the area as measured by the 2019 IMD and the rank of deprivation “extent” (the proportion of population in the most deprived 30% of neighbourhoods).

Homelessness Demand – The number of households per 1,000 receiving an initial homelessness assessment in 2018/19.

All of the chosen benchmark areas have a smaller rental market than the England average and lower quartile prices are relatively less affordable than across the country as a whole.

All benchmarks have a predominately urban population with a smaller proportion aged 18-35 than the England average.

Income levels are similar across the benchmark areas and all are close to the average for England.

All benchmark areas are in the 2nd or 3rd least deprived quintiles in England. For each area the rank of extent is less favourable than the overall rank, demonstrating that the area includes a concentration of more deprived neighbourhoods.

Homelessness Needs Assessment

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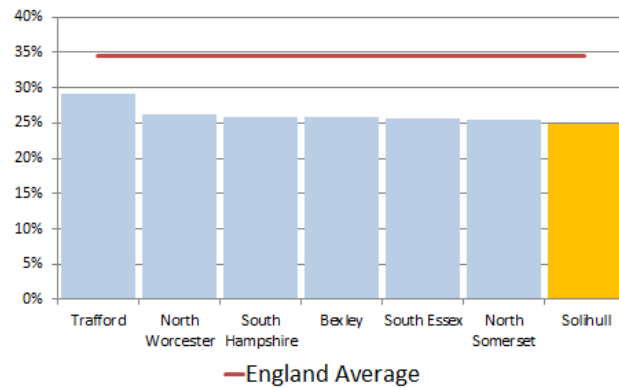
Benchmark Characteristics

	Size of Rental Market		Affordability	Population		Affluence	Deprivation		Homeless Demand
	% All Rented	% Private Rented	Lower Quartile Prices to Incomes	% Urban	% 18-35	GDHI	Overall Percentile	Extent Percentile	Homeless Assessments
Solihull	25%	10%	8.89	90%	20%	£21,782	2	4	11.9
Bexley	26%	11%	11.8	100%	23%	£21,661	3	3	9.9
North Somerset	25%	16%	9.4	82%	18%	£19,425	2	3	11.8
Trafford	29%	13%	7.58	100%	19%	£19,242	2	3	9.9
South Essex	26%	11%	11.47	89%	21%	£21,103	2	3	10.1
South Hampshire	26%	12%	9.83	97%	20%	£20,033	2	3	8.7
North Worcestershire	26%	11%	8.24	84%	20%	£20,062	3	3	9.3

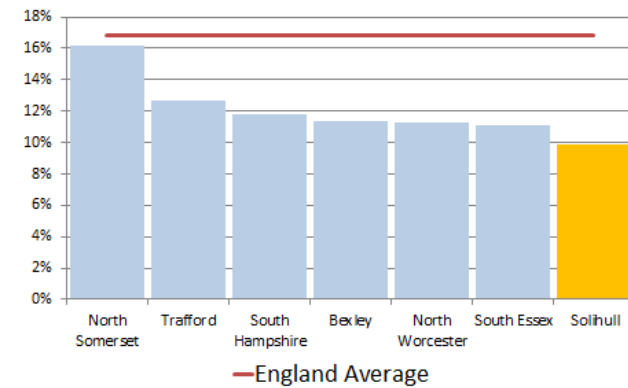
See charts overpage.

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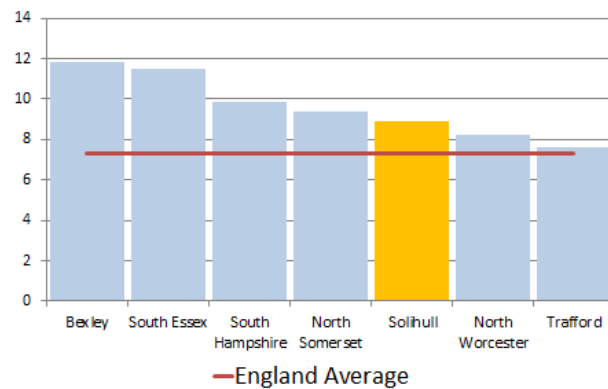
Households Living in Rented Accommodation



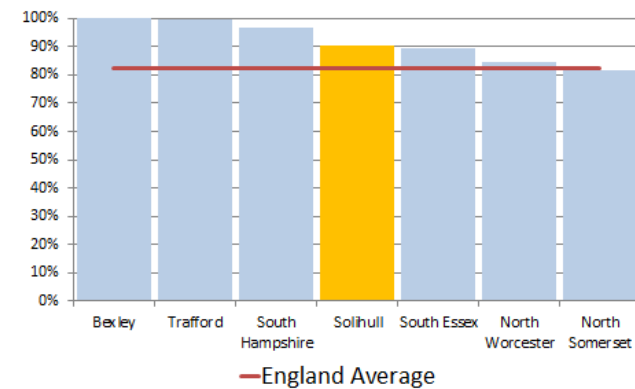
Households Living in Private Rented Accommodation



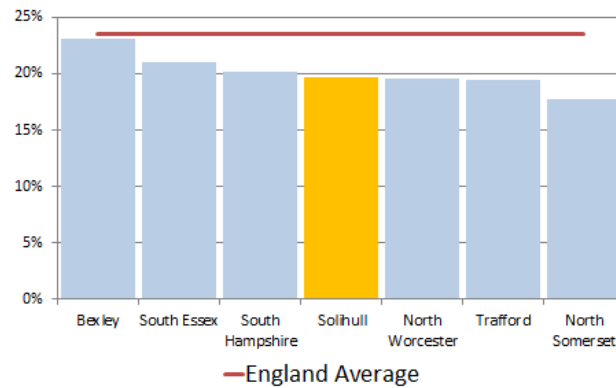
Housing Affordability
Lower Quartile Price and Income Ratio



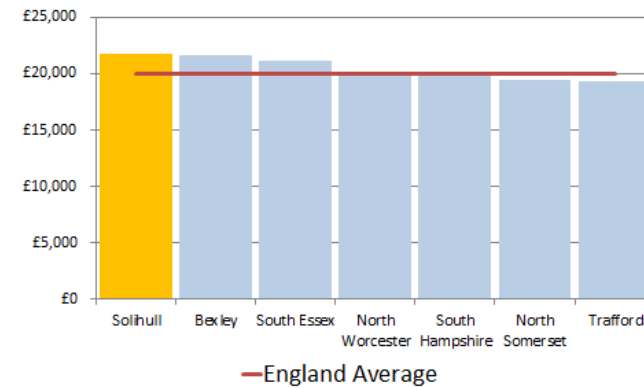
Proportion of Population Living in Urban Area



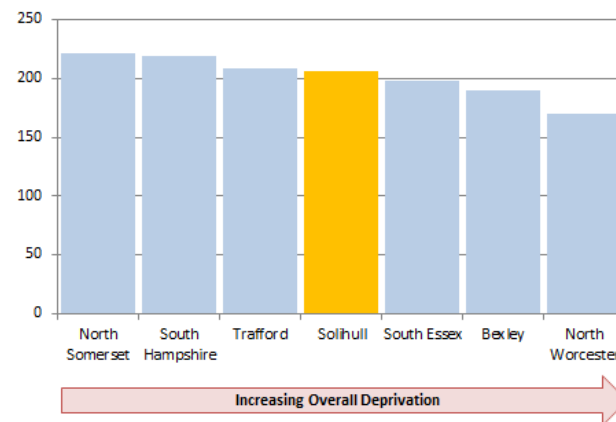
Proportion of Population Aged 18-35



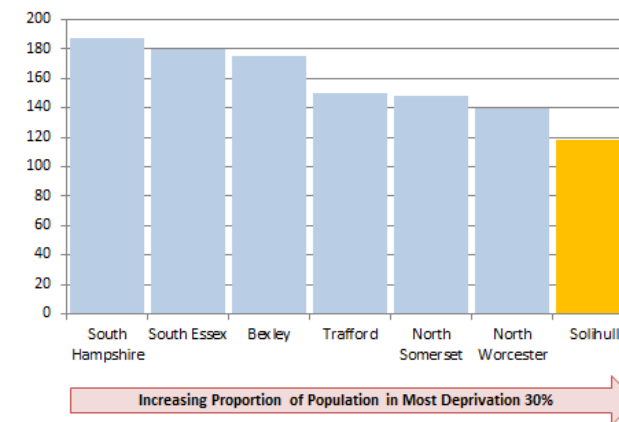
Gross Disposable Household Income per Head



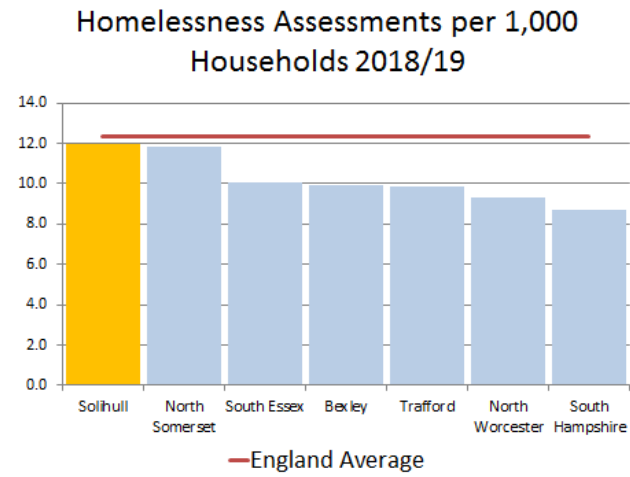
Average IMD Deprivation Rank



IMD Deprivation Extent Rank



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