

# Annex A – Housing Options



**Table A1.1 Option 1 (371,400 houses)**

Local Authority	Baseline households 2001	Option 1 Proposals		Households requiring rehousing from demolitions	Number of houses to be demolished	Net housing increase	Annual net housing increase	Households increase (net housing increase minus 3% vacancy rate)	Total households 2026	Households increase on 2001 baseline
		Total gross housing completions	Annual gross housing completion rate							
Birmingham	390,792	70,800	2,832	34,129	35,153	35,647	1,426	33,585	424,377	8.6%
Dudley	124,988	21,000	840	4,828	4,973	16,027	641	15,415	140,403	12.3%
Sandwell	115,426	23,600	944	13,379	13,780	9,820	393	9,133	124,559	7.9%
Walsall	101,333	17,400	696	4,842	4,987	12,413	497	11,906	113,239	11.7%
Wolverhampton	97,122	17,400	696	3,364	3,465	13,935	557	13,428	110,550	13.8%
Coventry	122,353	19,000	760	6,098	6,281	12,719	509	12,165	134,518	9.9%
Solihull	80,930	11,000	440	1,764	1,817	9,183	367	8,862	89,792	11.0%
Newcastle-under-Lyme	50,738	7,200	288	920	948	6,252	250	6,042	56,780	11.9%
Stoke-on-Trent	103,196	15,000	600	10,872	11,198	3,802	152	3,365	106,561	3.3%
<b>MUAs</b>	<b>1,186,878</b>	<b>202,400</b>	<b>8,096</b>	<b>80,198</b>	<b>82,604</b>	<b>119,796</b>	<b>4,792</b>	<b>113,901</b>	<b>1,300,779</b>	<b>9.6%</b>
Herefordshire	74,282	16,000	640	693	714	15,286	611	14,820	89,102	20.0%
Bridgnorth	20,925	4,300	172	19	20	4,280	171	4,155	25,080	19.9%
North Shropshire	23,149	3,900	156	58	59	3,841	154	3,727	26,876	16.1%
Oswestry	15,656	2,900	116	18	19	2,881	115	2,797	18,453	17.9%
Shrewsbury & Atcham	40,308	10,800	432	93	96	10,704	428	10,390	50,698	25.8%
South Shropshire	17,262	2,900	116	81	84	2,816	113	2,732	19,994	15.8%
Cannock Chase	37,104	6,000	240	176	181	5,819	233	5,644	42,748	15.2%
East Staffordshire	42,717	7,700	308	337	347	7,353	294	7,129	49,846	16.7%
Lichfield	37,501	6,500	260	46	48	6,452	258	6,263	43,764	16.7%
South Staffordshire	41,971	5,000	200	209	215	4,785	191	4,639	46,610	11.1%
Stafford	50,025	9,500	380	151	156	9,344	374	9,067	59,092	18.1%
Staffordshire Moorlands	37,796	5,500	220	65	67	5,433	217	5,272	43,068	13.9%
Tamworth	29,382	3,900	156	16	17	3,883	155	3,770	33,152	12.8%
Telford and Wrekin	63,738	24,000	960	727	748	23,252	930	22,553	86,291	35.4%
North Warwickshire	25,176	3,100	124	212	219	2,881	115	2,791	27,967	11.1%
Nuneaton and Bedworth	48,683	10,000	400	60	62	9,938	398	9,647	58,330	19.8%
Rugby	36,483	7,100	284	2	2	7,098	284	6,891	43,374	18.9%
Stratford-on-Avon	47,202	7,200	288	531	546	6,654	266	6,444	53,646	13.7%
Warwick	53,356	11,600	464	195	201	11,399	456	11,061	64,417	20.7%
Bromsgrove	35,167	3,800	152	213	219	3,581	143	3,470	38,637	9.9%
Malvern Hills	30,070	3,600	144	339	349	3,251	130	3,146	33,216	10.5%
Redditch	31,652	4,300	172	74	76	4,224	169	4,099	35,751	12.9%
Worcester	39,060	7,200	288	121	124	7,076	283	6,866	45,926	17.6%
Wychavon	46,819	7,600	304	427	440	7,160	286	6,939	53,758	14.8%
Wyre Forest	40,280	4,600	184	375	386	4,214	169	4,080	44,360	10.1%
<b>Other areas</b>	<b>965,764</b>	<b>179,000</b>	<b>7,160</b>	<b>5,239</b>	<b>5,396</b>	<b>173,604</b>	<b>6,944</b>	<b>168,390</b>	<b>1,134,154</b>	<b>17.4%</b>
<b>West Midlands Region</b>	<b>2,152,642</b>	<b>381,400</b>	<b>15,256</b>	<b>85,437</b>	<b>88,000</b>	<b>293,400</b>	<b>11,736</b>	<b>282,291</b>	<b>2,434,933</b>	<b>13.1%</b>

**Table A1.2 Option 2 (491,200 houses)**

Local Authority	Baseline households 2001	Option 1 Proposals		Households requiring rehousing from demolitions	Number of houses to be demolished	Net housing increase	Annual net housing increase	Households increase (net housing increase minus 3% vacancy rate)	Total households 2026	Households increase on 2001 baseline
		Total gross housing completions	Annual gross housing completion rate							
Birmingham	390,792	83,600	3,344	44,390	45,722	37,878	1,515	36,742	427,534	9.4%
Dudley	124,988	23,800	952	6,280	6,468	17,332	693	16,812	141,800	13.5%
Sandwell	115,426	34,900	1,396	17,401	17,923	16,977	679	16,468	131,894	14.3%
Walsall	101,333	21,000	840	6,298	6,487	14,513	581	14,078	115,411	13.9%
Wolverhampton	97,122	20,200	808	4,376	4,507	15,693	628	15,222	112,344	15.7%
Coventry	122,353	24,400	976	7,932	8,170	16,230	649	15,743	138,096	12.9%
Solihull	80,930	15,000	600	2,295	2,364	12,636	505	12,257	93,187	15.1%
Newcastle-under-Lyme	50,738	7,500	300	1,197	1,233	6,267	251	6,085	56,823	12.0%
Stoke-on-Trent	103,196	21,000	840	14,141	14,565	6,435	257	6,247	109,443	6.1%
<b>MUAs</b>	<b>1,186,878</b>	<b>251,400</b>	<b>10,056</b>	<b>104,310</b>	<b>107,439</b>	<b>143,961</b>	<b>5,758</b>	<b>139,642</b>	<b>1,326,520</b>	<b>11.8%</b>
Herefordshire	74,282	20,500	820	901	928	19,572	783	19,002	93,284	25.6%
Bridgnorth	20,925	3,200	128	25	26	3,174	127	3,082	24,007	14.7%
North Shropshire	23,149	7,000	280	75	77	6,923	277	6,721	29,870	29.0%
Oswestry	15,656	4,200	168	24	25	4,175	167	4,054	19,710	25.9%
Shrewsbury & Atcham	40,308	9,700	388	121	125	9,575	383	9,296	49,604	23.1%
South Shropshire	17,262	5,000	200	106	109	4,891	196	4,748	22,010	27.5%
Cannock Chase	37,104	7,000	280	229	236	6,764	271	6,567	43,671	17.7%
East Staffordshire	42,717	15,000	600	438	451	14,549	582	14,125	56,842	33.1%
Lichfield	37,501	11,000	440	60	62	10,938	438	10,620	48,121	28.3%
South Staffordshire	41,971	5,000	200	272	280	4,720	189	4,582	46,553	10.9%
Stafford	50,025	12,900	516	197	203	12,697	508	12,327	62,352	24.6%
Staffordshire Moorlands	37,796	5,500	220	85	88	5,412	216	5,255	43,051	13.9%
Tamworth	29,382	4,000	160	21	22	3,978	159	3,862	33,244	13.1%
Telford and Wrekin	63,738	30,000	1,200	945	973	29,027	1,161	28,181	91,919	44.2%
North Warwickshire	25,176	3,900	156	276	284	3,616	145	3,510	28,686	13.9%
Nuneaton and Bedworth	48,683	13,100	524	78	80	13,020	521	12,640	61,323	26.0%
Rugby	36,483	13,100	524	3	3	13,097	524	12,715	49,198	34.9%
Stratford-on-Avon	47,202	9,300	372	690	711	8,589	344	8,339	55,541	17.7%
Warwick	53,356	13,100	524	254	262	12,838	514	12,464	65,820	23.4%
Bromsgrove	35,167	4,700	188	277	285	4,415	177	4,286	39,453	12.2%
Malvern Hills	30,070	6,300	252	441	454	5,846	234	5,676	35,746	18.9%
Redditch	31,652	8,200	328	96	99	8,101	324	7,865	39,517	24.8%
Worcester	39,060	11,800	472	157	162	11,638	466	11,299	50,359	28.9%
Wychavon	46,819	11,600	464	555	572	11,028	441	10,707	57,526	22.9%
Wyre Forest	40,280	4,700	188	488	503	4,197	168	4,075	44,355	10.1%
<b>Other areas</b>	<b>965,764</b>	<b>239,800</b>	<b>9,592</b>	<b>6,814</b>	<b>7,018</b>	<b>232,782</b>	<b>9,311</b>	<b>226,002</b>	<b>1,191,766</b>	<b>23.4%</b>
<b>West Midlands Region</b>	<b>2,152,642</b>	<b>491,200</b>	<b>19,648</b>	<b>111,124</b>	<b>114,458</b>	<b>376,742</b>	<b>15,070</b>	<b>365,440</b>	<b>2,518,082</b>	<b>17.0%</b>

**Table A1.3 Option 3 (575,000 houses)**

Local Authority	Baseline households 2001	Option 1 Proposals		Households requiring rehousing from demolitions	Number of houses to be demolished	Net housing increase	Annual net housing increase	Households increase (net housing increase minus 3% vacancy rate)	Total households 2026	Households increase on 2001 baseline
		Total gross housing completions	Annual gross housing completion rate							
Birmingham	390,792	92,000	3,680	44,390	45,722	46,278	1,851	44,890	435,682	11.5%
Dudley	124,988	25,400	1,016	6,280	6,468	18,932	757	18,364	143,352	14.7%
Sandwell	115,426	36,400	1,456	17,401	17,923	18,477	739	17,923	133,349	15.5%
Walsall	101,333	22,400	896	6,298	6,487	15,913	637	15,436	116,769	15.2%
Wolverhampton	97,122	22,500	900	4,376	4,507	17,993	720	17,453	114,575	18.0%
Coventry	122,353	44,000	1,760	7,932	8,170	35,830	1,433	34,755	157,108	28.4%
Solihull	80,930	18,000	720	2,295	2,364	15,636	625	15,167	96,097	18.7%
Newcastle-under-Lyme	50,738	7,500	3,680	1,197	1,233	6,267	251	6,085	56,823	12.0%
Stoke-on-Trent	103,196	21,000	1,016	14,141	14,565	6,435	257	6,247	109,443	6.1%
<b>MUAs</b>	<b>1,186,878</b>	<b>289,200</b>	<b>11,568</b>	<b>104,310</b>	<b>107,439</b>	<b>181,761</b>	<b>7,270</b>	<b>176,308</b>	<b>1,363,186</b>	<b>14.9%</b>
Herefordshire	74,282	20,500	820	901	928	19,572	783	19,002	93,284	25.6%
Bridgnorth	20,925	3,200	128	25	26	3,174	127	3,082	24,007	14.7%
North Shropshire	23,149	7,000	280	75	77	6,923	277	6,721	29,870	29.0%
Oswestry	15,656	4,200	168	24	25	4,175	167	4,054	19,710	25.9%
Shrewsbury & Atcham	40,308	9,700	388	121	125	9,575	383	9,296	49,604	23.1%
South Shropshire	17,262	5,000	200	106	109	4,891	196	4,748	22,010	27.5%
Cannock Chase	37,104	7,000	280	229	236	6,764	271	6,567	43,671	17.7%
East Staffordshire	42,717	15,000	600	438	451	14,549	582	14,125	56,842	33.1%
Lichfield	37,501	16,000	640	60	62	15,938	638	15,474	52,975	41.3%
South Staffordshire	41,971	5,000	200	272	280	4,720	189	4,582	46,553	10.9%
Stafford	50,025	12,900	516	197	203	12,697	508	12,327	62,352	24.6%
Staffordshire Moorlands	37,796	5,500	220	85	88	5,412	216	5,255	43,051	13.9%
Tamworth	29,382	9,000	360	21	22	8,978	359	8,717	38,099	29.7%
Telford and Wrekin	63,738	36,000	1,440	945	973	35,027	1,401	34,006	97,744	53.4%
North Warwickshire	25,176	3,900	156	276	284	3,616	145	3,510	28,686	13.9%
Nuneaton and Bedworth	48,683	15,600	624	78	80	15,520	621	15,068	63,751	31.0%
Rugby	36,483	23,100	924	3	3	23,097	924	22,424	58,907	61.5%
Stratford-on-Avon	47,202	9,300	372	690	711	8,589	344	8,339	55,541	17.7%
Warwick	53,356	15,600	624	254	262	15,338	614	14,892	68,248	27.9%
Bromsgrove	35,167	7,200	288	277	285	6,915	277	6,713	41,880	19.1%
Malvern Hills	30,070	6,300	252	441	454	5,846	234	5,676	35,746	18.9%
Redditch	31,652	13,200	528	96	99	13,101	524	12,720	44,372	40.2%
Worcester	39,060	16,800	672	157	162	16,638	666	16,154	55,214	41.4%
Wychavon	46,819	14,100	564	555	572	13,528	541	13,134	59,953	28.1%
Wyre Forest	40,280	4,700	188	488	503	4,197	168	4,075	44,355	10.1%
<b>Other areas</b>	<b>965,764</b>	<b>285,800</b>	<b>11,432</b>	<b>6,814</b>	<b>7,018</b>	<b>278,782</b>	<b>11,151</b>	<b>270,662</b>	<b>1,236,426</b>	<b>28.0%</b>
<b>West Midlands Region</b>	<b>2,152,642</b>	<b>575,000</b>	<b>23,000</b>	<b>111,124</b>	<b>114,458</b>	<b>460,542</b>	<b>18,422</b>	<b>446,726</b>	<b>2,599,368</b>	<b>20.8%</b>