

Birmingham's Approach to Housing Delivery

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Birmingham headlines

- 156,000 population growth by 2031
- 89,000 housing need
- 46% population below 30 years old
- 100 languages spoken
- 13,000 on housing wait list
- responding to air quality and climate change challenges

Birmingham's plans for growth

- 51,100 homes new homes
- 1.5m sqm office, leisure, retail floorspace
- 400ha employment land
- £4bn infrastructure investment
- Commonwealth Games 2022 and HS2 in 2026
- 37,900 housing shortfall

Birmingham Municipal Housing Trust



Delivering housing to meet the needs of local communities



What we build



Homes completed to date

- 1,849 homes for rent
- 1,363 homes for sale



Funding a new home

	'Right to Buy' Model	Grant Model
Borrowing from rent stream	£50,000	£50,000
'Right to Buy' receipts	£35,000 capped	-
'Homes England' grant	-	max 22,000-25,000
Total	£85,000	£75,000
Funding Gap	£45,000	£55,000
Grand Total required	£130,000	£130,000

Sales model 1

Birmingham Municipal Housing Trust
'Build now – Pay later'



Sales Model 2

Forward Homes
'Council as developer'

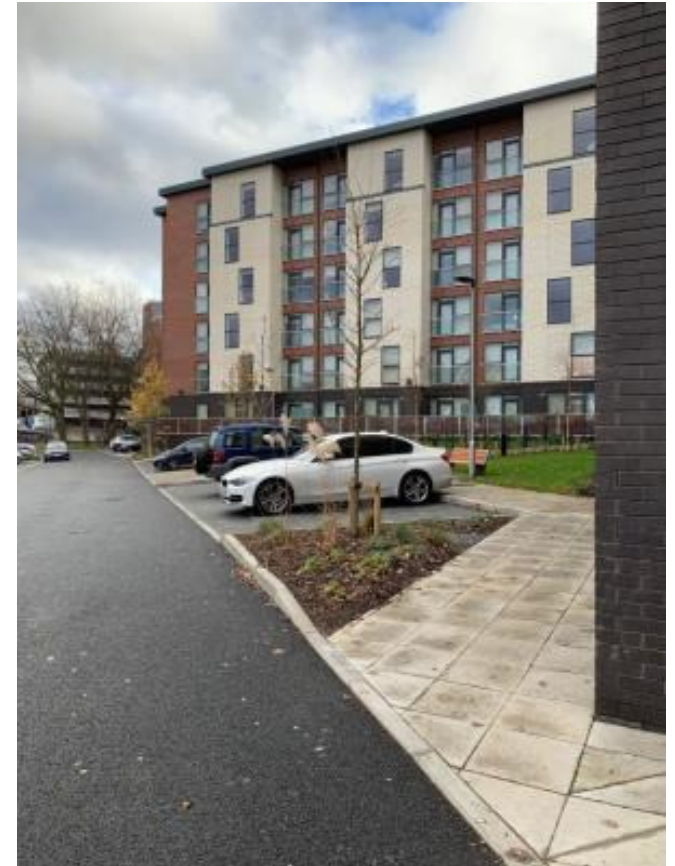


Working with 'SME's

Small and Medium Sized Enterprises
building out our smaller sites



InReach Living



Going modular



