

Housing Needs Assessment Summary

What is the Housing Needs Assessment for?

Our Housing Needs Assessment helps us to make informed and evidenced based decisions when planning for the future. It gives us a clear picture of how much affordable housing is required to meet rising demand in Sandwell. The findings guide how we plan new housing builds and prioritise housing applications. The Housing Needs Assessment 2025 expands on the 2022 version, reflecting on the changes observed over the last 3 years.

What information is included in the Housing Needs Assessment?

The Housing Needs Assessment examines local population trends, the economy, housing supply and demand, and looks at our housing register and what properties we currently have in our housing stock. It also explores the needs of specific groups in Sandwell, such as older people, migrants, disabled residents, young people, and those from different ethnic minority backgrounds. This helps us to understand where and what types of housing is needed across the borough.

Key points from the Housing Needs Assessment 2025

- Since publication of the previous Housing Needs Assessment in 2022, the number of households on the register has significantly increased, almost doubling from 10,591 in 2022 to 20,423 in March 2025.
- 5,476 households on the housing register are current Sandwell Council tenants.
- The most common age of individuals on the housing register is between 26-40, a total 9,506 households are between these ages.
- The vast majority of households on the housing register are currently in band 5. 15,389 households are in band 5, accounting for 75% of the housing register. 25% of households on the housing register are in bands 1-4 (a priority band). The majority of these households are in band 3 (14%).



- The majority of households (52%) on the housing register, require a one bedroom property.
- Single person households are the largest household type on the housing register (8,267 households). They account for 40% of the housing register.
- In total, there are 27,781 properties in Sandwell Council's housing stock. 53% of these are houses and 39% are flats. 41% of properties have 3 bedrooms, 29% have 2 bedrooms and 27% have 1 bedroom.
- 26% of the council's social housing stock is within West Bromwich, the highest amount of any town. However, for the relative population size, Tipton has the highest overall percentage of social housing properties.
- The average number of weeks from the 1st bid to let, is significantly higher in band 3 than it is in bands 4 and 5. This is likely due to households in band 3 requiring specific property types that are currently in high demand.
- The average number of weeks before a property is let, is higher for 3 and 4 bedroom properties. The average waiting time for households in band 3 for a 4 bedroom property is significantly high (468 weeks).
- Future projections indicate that by 2041, 39,726 social housing and affordable housing units for renting will be required. This is an increase of 4,609 properties. Projections indicate that of these 4,609, 34.5% should have four bedrooms or more.

What does this data mean for a new allocations policy?

This data highlights the urgent need for a revised allocations policy that responds to the growing demand and evolving profile of households on the housing register. The housing register has nearly doubled since 2022, indicating increasing pressure on the system, with 75% of applicants in band 5, a non priority band. Future projections show a need for thousands more affordable homes, including a significant proportion of larger, 4 bedroom properties to cope with the increasing demand.

