



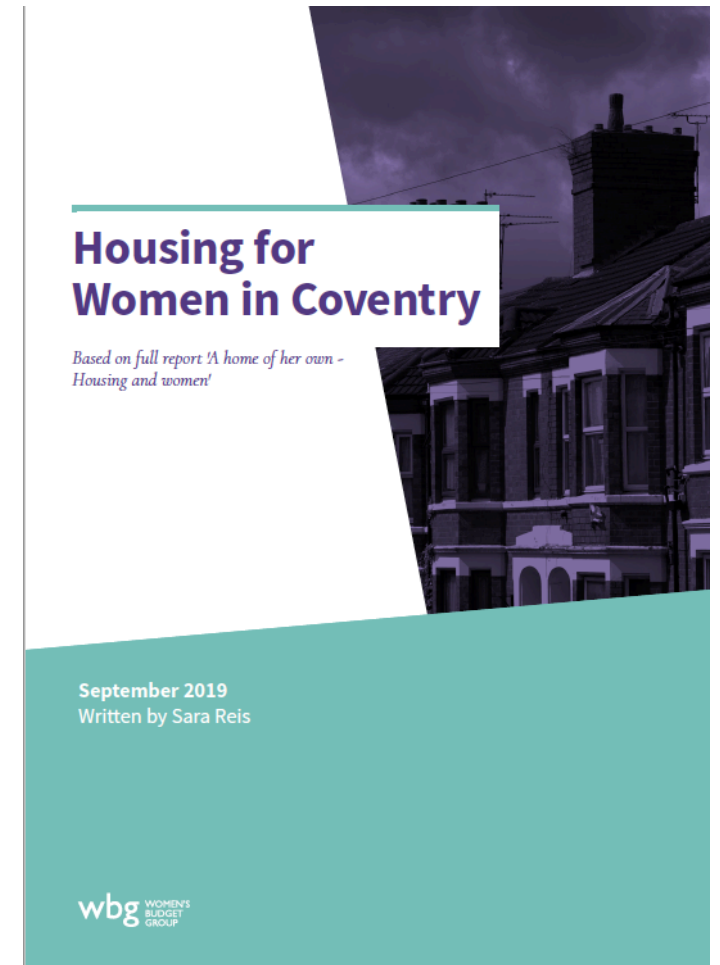
# A Home of Her Own

## Women and Housing in Coventry

### Briefing Launch

Coventry City Council

27 September 2019

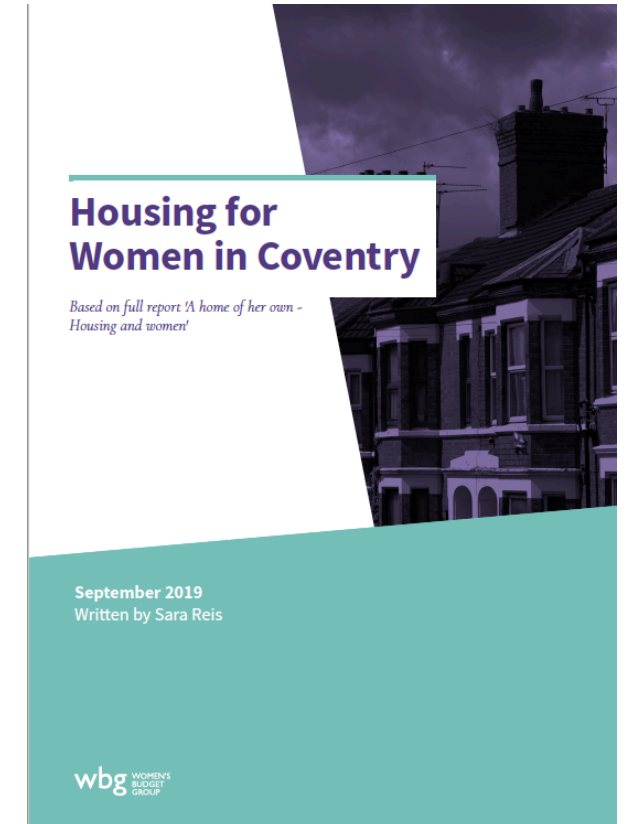


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# A Home of Her Own Women and Housing in Coventry

Chair: Mary-Ann Stephenson (WBG)

Sara Reis | **UK Women's Budget Group**  
Rosie Hart | **Kairos WWT**  
Jaime Richards | **Coventry Haven Women's Aid**  
Cllr Kindy Sandhu | **Coventry City Council**  
Jim Crawshaw | **Coventry City Council**

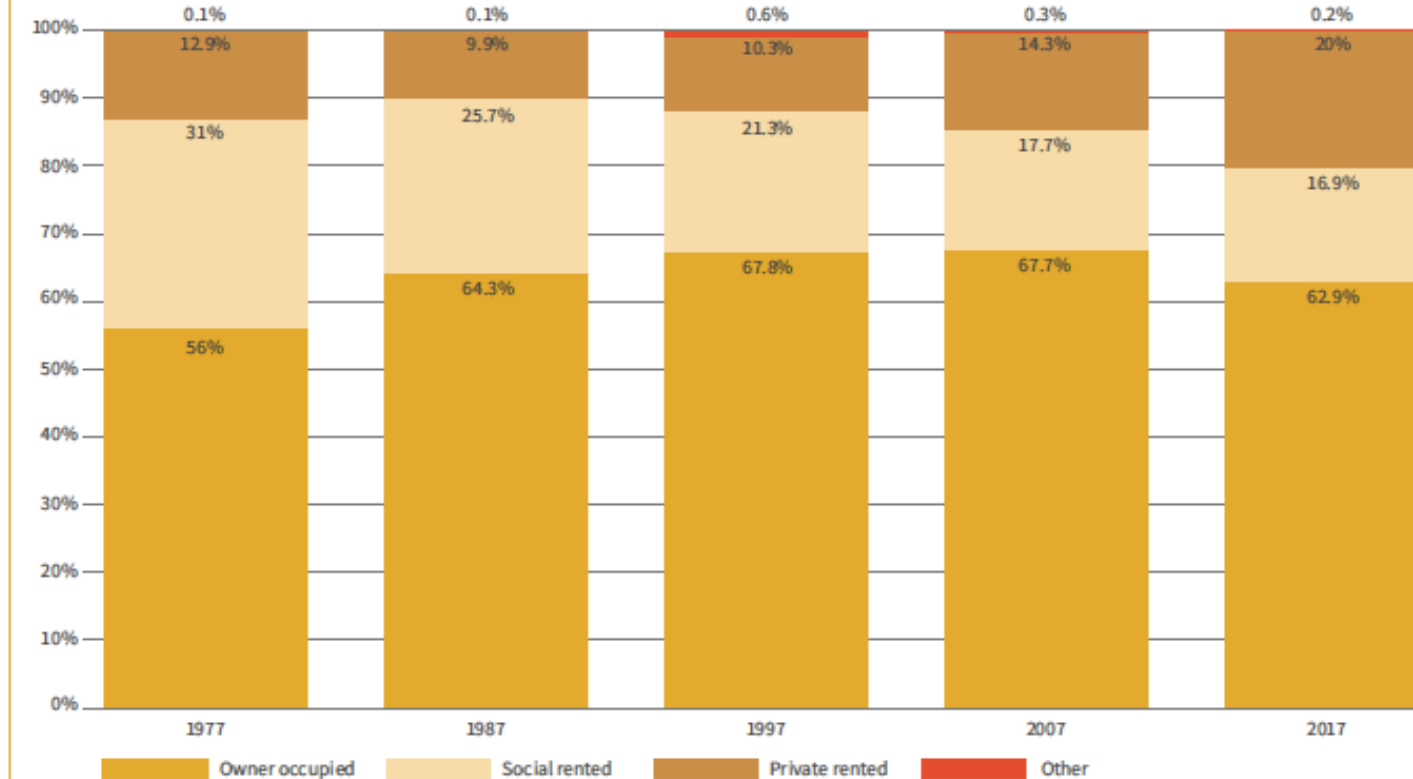


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## Housing tenure

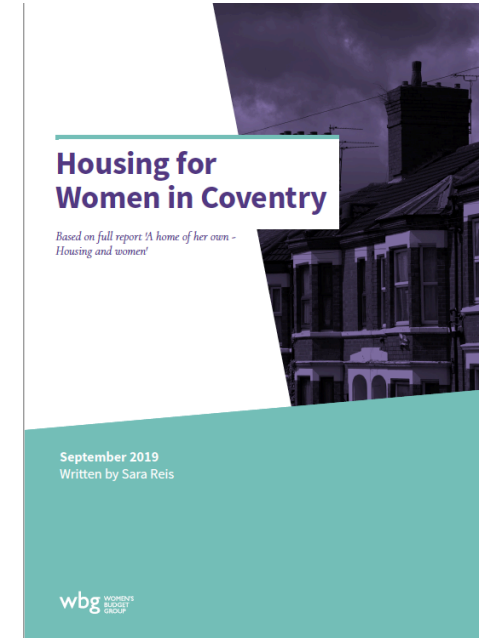
Figure 2: Dwelling stock % by tenure, England, 1977, 1987, 1997, 2007 and 2017

Dwelling stock: by tenure, England (1977-2017)



Source: Author's own calculations based on MHCLG (2019) English Housing Survey 2017-18 – Live tables on dwelling stock (including vacants).

Table 104. Dwelling stock: by tenure, England (historical series) (<http://bit.ly/2UdYrDF>)



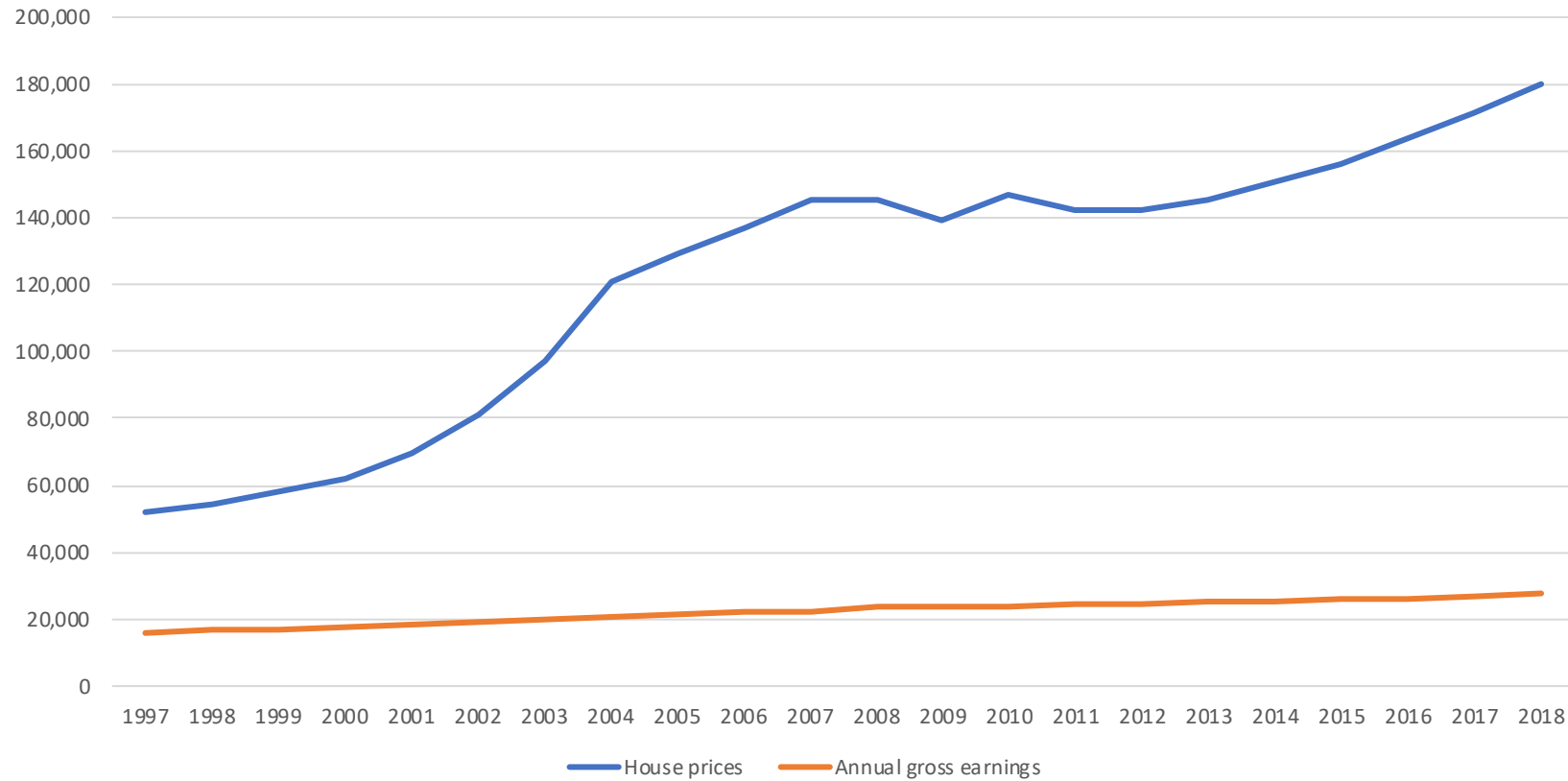
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## Housing affordability

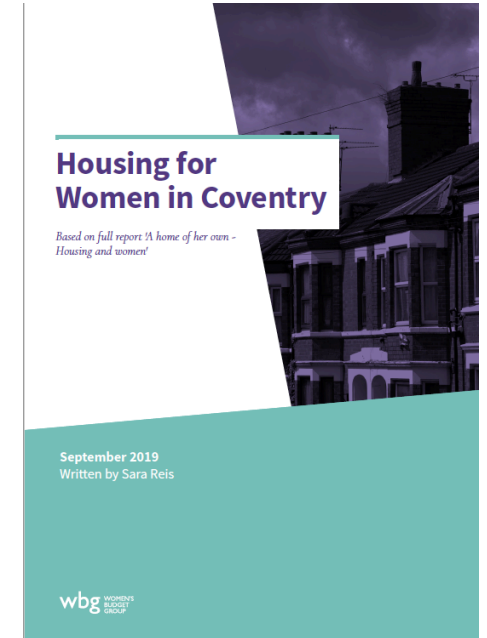
### House prices and annual earnings in West Midlands, 1997-2018



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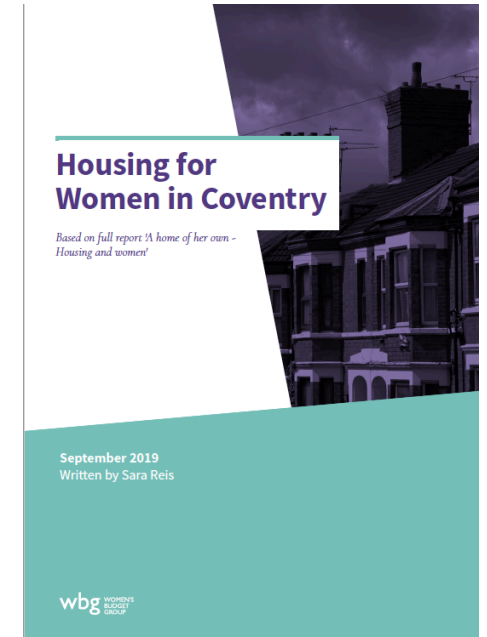


## Housing affordability for women

Region	Median house price in 2018 £	Ratio of house prices to earnings			
		All	Women	Men	Gender Gap
England	235,000	9.7	12.2	8.0	4.1
West Midlands	190,000	8.3	10.9	6.8	4.1
<b>Coventry</b>	<b>179,950</b>	<b>7.0</b>	<b>8.5</b>	<b>5.6</b>	<b>2.9</b>
Coventry North East	168,995	7.2	8.2	6.0	2.2
Coventry North West	180,000	7.5	n/a*	n/a*	
Coventry South	195,000	6.7	8.7	5.7	2.9

Sources: Author's calculations based on ONS (2019) Median house prices for administrative geographies: HPSSA dataset 9; ONS (2019) Annual Survey of Hours and Earnings, Table 7.7a; Commons Library (2019) Constituency data: house prices, December 2018 (<http://bit.ly/2Y8rAkj>); ONS (2019) Annual Survey of Hours and Earnings, Table 9.7a

\* No data on sex-disaggregated earnings available for this constituency



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## Housing affordability for women – private rents

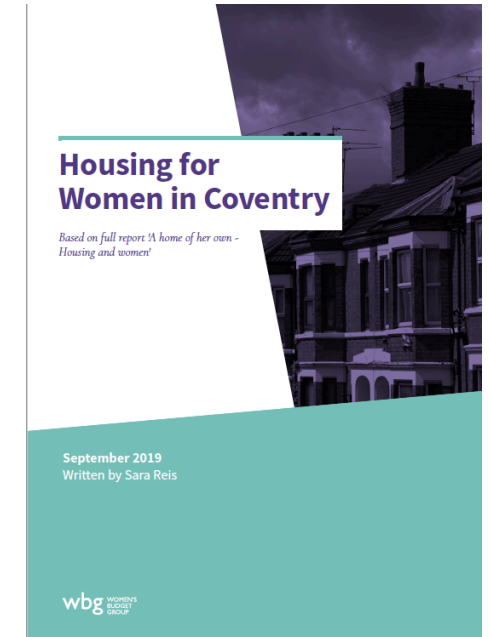
Region	Average private sector rents in 2018 £	How much of median earnings would be absorbed by average private rent?		
		All	Women	Men
England	844	42%	52%	35%
North East	539	30%	37%	24%
North West	605	32%	39%	27%
Yorks & Humber	587	32%	40%	26%
East Midlands	616	33%	42%	27%
West Midlands	643	34%	42%	28%
East	859	41%	53%	34%
London	1,679	67%	77%	60%
South East	984	46%	58%	37%
South West	796	43%	55%	35%

Source: Author's calculations based on Valuation Office Agency (2018) Private rental market summary statistics: October 2017 to September 2018, Table 1.7; ONS (2019) Annual Survey of Hours and Earnings, Table 8.

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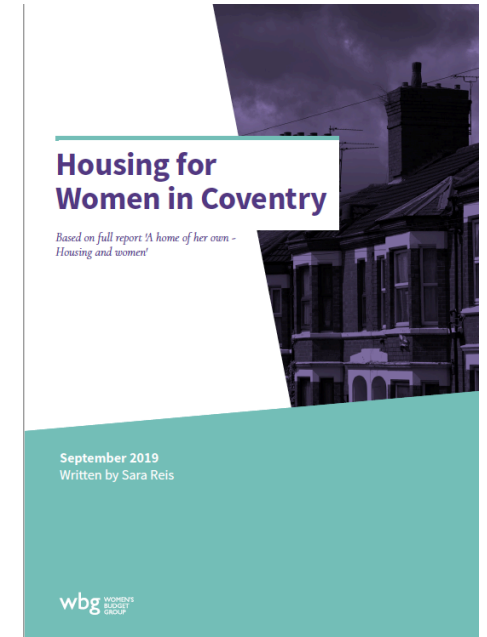
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## Housing affordability for women – private rents

Coventry average rents 2018 (£)		Coventry median monthly earnings 2018 (£)			% earnings absorbed by monthly rent (Women)	% earnings absorbed by monthly rent (Men)
		All	Women	Men		
All	649	2,002	1,276	2,562	41%	25%
Room	368				23%	14%
Studio	455				29%	18%
1-bedroom	572				36%	22%
2-bedroom	683				43%	27%
3-bedroom	765				49%	30%
4+bedroom	1,255				80%	49%

Source: Author's calculations based on Valuation Office Agency (2018) Private rental market summary statistics: October 2017 to September 2018, Table 2; ONS (2019) Annual Survey of Hours and Earnings, Table 8.



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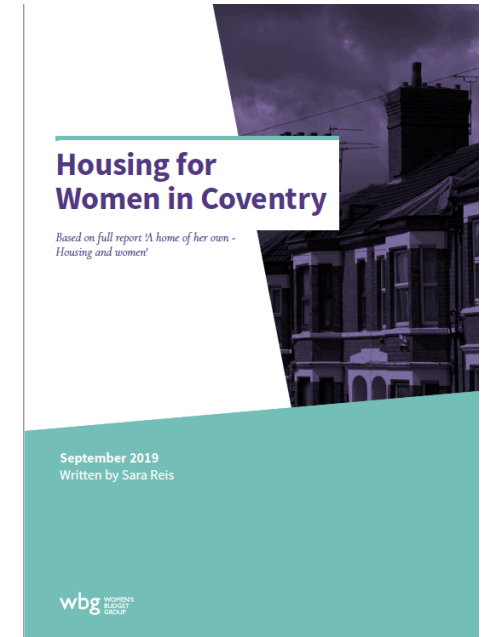
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## Housing affordability for women – LHAs and housing benefit

Figure 8. Local Housing Allowance compared to lower quartile and average rents in Coventry, September 2018

LHA bedroom Entitlement	LHA weekly rate	LHA monthly equivalent	Lower Quartile rent	Average rent	Difference LHA & LQ rent	Difference LHA & Average rent
Room in shared accommodation	65.65	284.48	347	364	62.52	79.52
One bedroom	92.05	398.88	495	572	96.12	173.2
Two bedrooms	111.48	483.08	575	683	91.92	199.92
Three bedrooms	128.19	555.49	650	765	94.51	209.51
Four or more bedrooms	170.67	739.57	900	1255	160.43	515.43

Source: Valuation Office Agency (2018) Private rental market summary statistics: October 2017 to September 2018, Table 2



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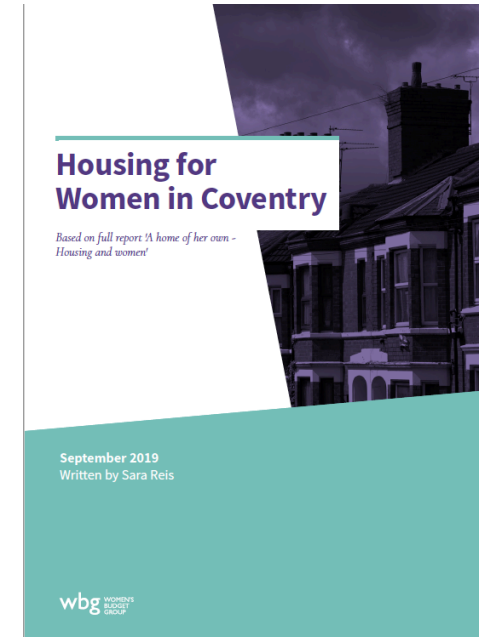
## Recommendations

- Government to seriously **invest in social and affordable housing**
- **Local housing allowance rates** to match rents more closely
- Increase provision of **women-only accommodation**
- More **supported accommodation** for women with complex needs
- Councils need to **link their VAWG and homelessness strategies**, as the two issues are very often linked for women

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# Thank you!

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