

## Appendix 2 – Technical Report



Local Government Boundary Commission for England

**Sandwell Metropolitan Borough Council**

*Technical Report*

**March 2024**

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## 1. Introduction

This Technical Report is intended to provide details of the approach and methodology applied by Sandwell Council for purposes of forecasting population and electorate change and to in turn inform requirements for democratic representation at a local level as well as the pattern of Wards and geopolitical boundary locations within the area of the borough.

Population and Electorate forecasts for 2030 have been calculated using the methodology detailed within this report on the basis that the number and distribution of both population and electors in the borough will continue to change during the six-year period 2024-2030, based on previous demographic patterns and future projected housing developments.

Wards and Polling District data are presented as follows –

- (i) Current Population (December 2023);
- (ii) Current Electorate (December 2023);
- (iii) Future Population (June 2030); and
- (iv) Future Electorate (June 2030).

Wards and polling district forecasts are presented as current for December 2023 (published January 2024) and future Electorate (as at June 2030), the population aged 18 plus (to show potential Electorate) and the total population (to show potential Councillor caseload).

An explanation of how these figures have been derived is provided within this report, covering –

- ONS Mid-Year Estimate Data
- Electorate patterns;
- HMO population distribution and impacts;
- Individual Electoral Registration (IER) impacts and required adjustments; and
- Housing development projections, the latter reflecting already permissioned developments as well as development areas formally identified in the emergent Sandwell Local Plan and which are projected to have been constructed and in occupation by June 2030, and excluding any development areas which will either not be constructed or in occupation by that stage.

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## 2. Background

### a) ONS Population Data 2007-2022

ONS Mid-Year Estimates for the period 2007 to 2022 show a consistent trend of population growth as detailed below in Table (a) (i)

Table (a) (i) – ONS Mid-Year Estimates & % Change 2007-2022

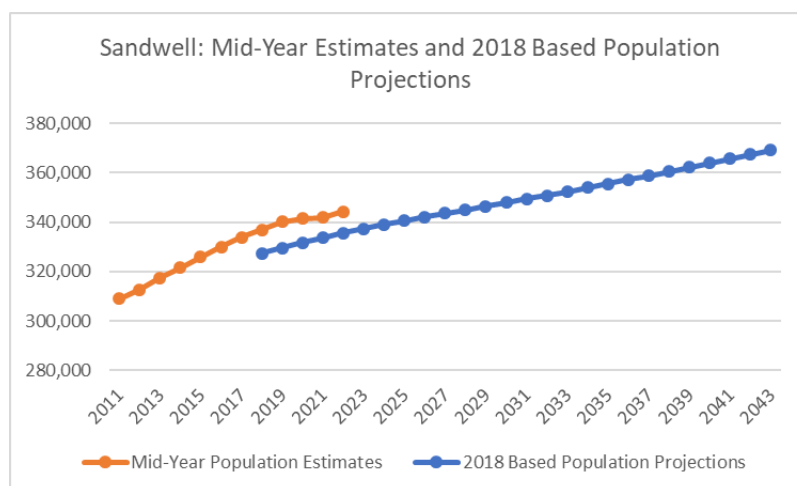
	MYE 2022	MYE 2021	MYE 2020	MYE 2019	MYE 2018	MYE 2017	MYE 2016	MYE 2015
Sandwell	344,210	341,895	341,436	340,198	336,977	333,826	330,051	325,911
% Change to previous	0.7%	0.1%	0.4%	1.0%	0.9%	1.1%	1.3%	1.3%

	MYE 2014	MYE 2013	MYE 2012	MYE 2011	MYE 2010	MYE 2009	MYE 2008	MYE 2007
Sandwell	321,610	317,499	312,710	309,042	306,181	302,303	298,358	294,603
% Change to previous	1.3%	1.5%	1.2%	0.9%	1.3%	1.3%	1.3%	0.7%

### b) Calculating Population – Post 2021 mid-year ONS Projections

Mid-year estimates released by Office for National Statistics (ONS) since the 2021 Census have given Sandwell a lower growth trajectory than expected, based on the previous decade’s growth and administrative data.

The main figures for Sandwell have just been recalibrated 2011 to 2021 and latest ONS Population Projections are 2018 based figures.



The factors detailed below all impact directly on population growth and distribution within Sandwell but are not reflected within the ONS mid-year projections thereby exacerbating the variance between ONS mid-year estimate and actual population. This in turn results in an artificially low electorate base calculation.

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### Multi Occupancy Residential Conversions (HMOs)

These typically comprise the conversion of an ordinary dwelling house of a single household to become a dwelling occupied by multiple households with shared communal kitchen, bathroom, and amenity space. These conversions are described under the planning process as Houses in Multiple Occupation (HMOs).

Over the past decade, Sandwell has seen a significant rise in the number of HMOs in certain parts of the Borough. In part this reflects a demand for accommodation for single person households but is also driven by current national Government welfare changes as well as the lucrative potential yield such conversions may offer landlords (a private landlord can readily generate an income of £450-500 per week through a 5 or 6 bedroom HMO).

Whilst HMOs provide a necessary part of Sandwell's housing market, they can cause significant problems from both a housing and neighbourhood point of view including –

- removing family homes from the housing market;
- creating street level management problems such as car parking and waste collection;
- generating both actual and perceived neighbourhood problems such as anti-social behaviour; and
- creating poor quality and poorly managed living environments for some of the Borough's most vulnerable residents.

All the above issues require the ongoing intervention and actions of Councillors and results in significant casework and intervention responsibilities falling across large areas of the borough. These place more demands on the limited capacity of the existing cohort of Councillors. Critically, the prevalence of conversions results in upwards pressure on population and associated electorates for concentrated geographic areas whilst not being captured within ONS mid-year estimates. This results in inaccuracies in terms of both population size and distribution across the entire borough.

An analysis of planning applications and completions and building control notifications combined with data from the borough's Selective Landlord Licensing Scheme has been utilised for purposes of this report. This has identified that whilst conversions are evident across all areas of the borough, these are concentrated predominantly in the existing wards detailed below –

Ward	Estimated additional population due to HMO's developments by 2030	HMO's minus 30%
Abbey	128	90
Soho and Victoria	128	90
St Pauls	53	37
Smethwick	50	35
Oldbury	48	33
Blackheath	46	32
Great Bridge	46	32

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Ward	Estimated additional population due to HMO's developments by 2030	HMO's minus 30%
Greets Green and Lyng	46	32
West Bromwich Central	46	32

Evidence also demonstrates significant conversion rates but at a lower order of magnitude in areas of covered by several polling districts across the borough. This forecast model therefore incorporates adjustment factors to quantify the impacts of conversions on population and electorate based on a robust analysis of existing data as detailed below.

### c) Sandwell Forecast Model (SFM)

To provide robust projections for purposes of the Boundary Review process, Sandwell Council has developed and utilised a Forecast Model, which combined ONS Mid-Year Estimates data with qualitative and quantitative data analysis and projections taking into consideration the following factors –

- Housing & Residential Development Projections;
- Multi-Occupancy Residential Development & Conversions; and
- Population Distribution.

The above factors are explained in detail below and in the accompanying Annexes to this Technical Report, including data sources and methodology applied.

In relation to the above factors, these are included to take realistic account of administrative change at neighbourhood level during the period using established ONS data projection models combined with specific local considerations. This is because:

- ONS projections are only at district level and there are significant differences in demography across Sandwell;
- Sandwell's population was undercounted in the 2021 Census (acknowledged by ONS);
- The methodology that undercounted Sandwell before the 2021 Census has been used nationally on estimates and subnational population projections since 2011. Without adjustment this consistently underestimates actual population and in turn exacerbates statistical discrepancy year on year; and
- Combined with the pull-factor of established Black and Minority Ethnic (BAME) communities, the actual population of the borough is adversely affected by the current ONS methodology.

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## 3. Methodology

### a) Overview

Subnational population projections are released at district level only, for the purposes of electoral boundary calculations this is inadequate. Using ONS ward distribution from mid-year estimates projected forward would not take account of specific local factors influencing population distribution and growth, as detailed below.

Sandwell Council's forecasting model for purposes of this review uses the ONS Mid-Year Estimates (MYE) as a base reference point, to which factor adjustments as detailed below are applied. All factor adjustments have been developed and informed using historic local data from a wide range of sources, to inform, enhance or change the likely future population at polling district and ward levels.

### b) Calculating the 2030 Population & Electorate

For purposes of the Boundary Review process, the SFM has been used to estimate the 2030 total population and the 2030 population aged 18 and over by polling district, as well as by Ward using current boundaries.

#### **Electorate**

A comparison between the December 2023 electorate (published January 2024) and the 2021 ONS mid-year population estimate proportion of registered electors to population aged 18 and over has been used as a starting point for calculating the expected 2030 electorate.

ONS mid-year estimates have been used because these represent a consistent baseline methodology utilised across the UK and is therefore beneficial for purposes of the review process in aiding the work of both LGBCE and the Borough Council in quantifying specific local adjustment factors and how these translate into more accurate population and electorate forecasts.

#### **(i) Housing Development Projections**

The Council's Residential Development Pipeline figures derived from the Council's emergent Local Plan and population forecast have been compared to confirm the two are aligned throughout the timeline modelled. This approach recognises that growth in the borough – both economic and population – will not be distributed evenly. This is borne out by the current inequality in electorate per Ward, which has developed since the last review of 2004.

Future approved housing development have informed the distribution of residents in wards from 2023 up to 2030 by redistributing migration within wards in relation to the expected average household size and type of proposed units (as detailed in this methodology. As part of this comparison, an allowance is made for unimplemented approved Planning, which is fixed at 30% reflecting an analysis of Planning Applications submitted for the period 2017 to 2023.

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## Population Distribution, Adjustment Factors & Methodology

The following factors have been taken into consideration when modelling population and electorate projections across the borough –

### (ii) Conversions to Multi Occupancy Dwellings (HMOs)

An analysis of the public register of HMOs of premises in multiple occupation (up to 6 individual occupiers) based on the Council’s Selective Landlord Licensing Scheme covering the period 2018 to 2023.

Analysis identifies that whilst most Wards present as having seen some conversions, the following Wards offer the most demonstrable ongoing trend of conversions –

- Abbey and Soho & Victoria wards

Further population numbers were therefore incorporated using unit development numbers (Sandwell Local Plan - 2025) and projected occupancy rates, for new conversions to Houses of Multiple Occupation (HMOs). This is addressed in the adjustment methodology set out below.

### Adjustment Methodology

An analysis of licences recorded issued through the Selective Landlord Licensing Scheme register was made using data from both 2018 and 2023.

This identifies the following existing Wards as detailed below anticipated to see further conversions and estimated population change.

Ward	Estimated additional population due to HMO's developments by 2030	HMO's minus 30%
Abbey	128	90
Soho and Victoria	128	90
St Pauls	53	37
Smethwick	50	35
Oldbury	48	33
Blackheath	46	32
Great Bridge	46	32
Greets Green and Lyng	46	32
West Bromwich Central	46	32
Wednesbury South	25	17
Hateley Heath	22	16
Old Warley	16	11
Tividale	15	11
Great Barr with Yew Tree	14	10
Bristnall	13	9
Langley	13	9
Rowley	11	7



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Ward	Estimated additional population due to HMO's developments by 2030	HMO's minus 30%
Cradley Heath and Old Hill	7	5
Charlemont with Grove Vale	0	0
Friar Park	0	0
Princes End	0	0
Tipton Green	0	0
Newton	-8	-6
Wednesbury North	-26	-18

The data was processed to identify properties marked as established, new and removed depending in which dataset they appeared. Nine properties records did not include a maximum occupancy rate, in these instances the rate was set to 6 persons. This is then supported by quantitative analysis of the numbers of conversions already extant and number of households in each multi-occupancy dwelling.

Further population numbers were incorporated using unit development numbers (Sandwell Local Plan - 2025) and projected occupancy rates, for new conversions to Houses of Multiple Occupation (HMOs). A 70% occupancy was applied to these additions.

Combining data produced through the above analysis processes has been used to inform a lineal projection forecast up to 2030. Noting the impacts of policy change, a deduction on the percentage rate of conversion of 30% has also been applied, further details of which are given below.

Note that each bedroom within a multi-occupancy dwelling is occupied by an adult of aged 18 and over.

For example, the conversion of an existing 3-bedroom single dwelling occupied by 2 adults and 2 children. A conversion to a 6-bedroom HMO will see a net gain of 2 in terms of population, but a net gain of 4 in terms of electorate.

In terms of the distribution of projected conversions within existing Wards and polling districts, this has been applied to dwellings on roads where conversions have already taken place.

### **Polling District level**

Polling district geographies are operational in the delivery of elections and do not align to any statistical boundaries used by ONS. To enable polling district allocations as required by the Boundary Commission, the analysis conducted at ward level has been extended to polling district level. This is a two-stage process –

1. estimating the current population aged 18 and over at polling district level; then

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2. estimating the 2030 electorate and population at polling district level.

The count of a polling district's electorate as a proportion of the overall count in its ward has been calculated as of December 2023. These proportions have then been applied to the 2023 Ward population aged 18 and over to establish a population at polling district level, assuming a direct relationship between electorate size and underlying population size.

Future growth in population and electorate, however, will not be evenly distributed within a ward so using 2023 proportions for 2030 will not produce realistic results.

The predominant factor in changing the distribution of electorate and the underlying population will be the location and types of residential housing development (including the conversions of existing housing stock to multiple occupancy use), assuming that polling districts with additional housing are more likely to increase in population.

To calculate the expected electorate and population at polling district level in 2030, the total number of additional proposed housing units in each polling district from 2023 to 2030 has been identified using spatial analysis and worked out as a percentage within each ward. The results have been used as a proxy for population distribution, applying them to the increase in electors and increase in population aged 18 and over in each ward to establish the spread of a ward's growth within its polling districts.

### c) Methodology

The purpose of this process was to produce population projections to 2030 for small geographies in Sandwell – Ward and Polling District. It is noted that the process of forecasting is impacted by the following limitations in currently available population data:

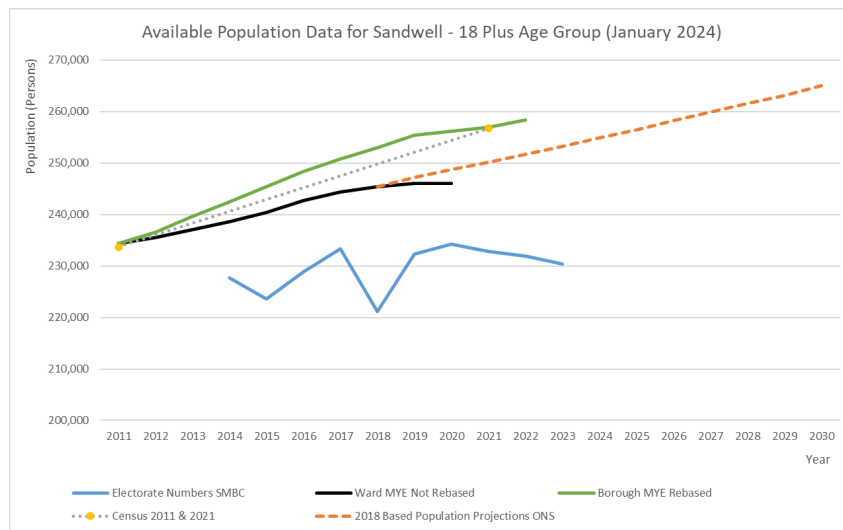
1. **Sandwell MBC's Electorate data** – This is regularly updated, providing population numbers for people registered to vote in Sandwell. However, this only provides a partial picture, as not all Sandwell residents who are eligible to vote register. (Dates: to 2023)
2. **Office for National Statistics (ONS) Mid-Year Population Estimates (MYE)** – Currently the National Population datasets are in a state of flux. The Office for National Statistics (ONS) are currently undertaking carrying out a reconciliation and rebasing of the Mid-Year Population Estimates (MYE). This process happens every ten years and comprises the recalibration of population estimates figures in comparison to 2021 Census data. Currently only the recalibrated Local Authority level geographies have been published. Lower level geographies currently remain based on projecting forwards the previous 2011 Census results.

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The Council in producing its initial population projection has relied on the following data sources -

1. **Borough Level Mid-Year Population Estimates** (Recalibrated Borough MYE) – Recalibrated following the 2021 Census (Dates: 2011 to 2022)
2. **Ward Level Mid-Year Population Estimates** (Uncalibrated Ward MYE) – Not currently recalibrated – 2011 Census based (Dates: 2011 to 2020)

The chart below illustrates the limitations of each dataset currently available.



The most accurate data available is the recalibrated mid-year population estimates. These figures align to the 2021 Census results.

It can be seen, in the chart on the previous page, that all other datasets present lower population numbers. However, the recalibrated mid-year estimates, currently do not provide lower level geography data, only data at borough level.

### d) Conversion process – borough to ward level disaggregation methodology

Population projections were based on the uncalibrated Ward Mid-Year Estimate data, to which projected forecast figures were projected using a linear model proportionally to match the recalibrated Borough level figures and in turn calculate a linear ward population projection covering the period 2024-2030. These ward level figures were then proportionally allocated to Polling District areas. Finally, estimated population numbers from future residential developments and estimates of conversions to Houses of Multiple Occupation were then incorporated using the methodology described earlier in this report.

A mismatch between the end dates for the uncalibrated Ward MYE data (Data: to 2020) and the recalibrated Borough level data (Data: to 2022) was observed. An adjustment was applied through the addition of the projected figures to the uncalibrated Ward data producing a recalibrated data set for 2014 to 2020.

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Annual percentage differences between the two datasets were then calculated each at a Borough level geography. The annual percentage differences were then applied uniformly across all wards to the Uncalibrated Ward MYE dataset. This provided derived Ward figures with annual Borough totals matching the calibrated Borough level MYE dataset.

The figures for each Ward were then proportionally distributed across Polling Districts, applying residential property proportions at Ward to Polling District geographies from Sandwell's Local Land and Property Gazetteer.

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## 4. Summary & Recommendation

The distribution of Sandwell’s electors and population aged 18 and over at ward and polling district levels in 2024 and 2030 are detailed in the Annexes to this Technical Report.

The methodology used should provide estimates that are timely and improve on those that are available nationally at borough level. Ward level population has been derived using software designed specifically for forecasting and has been subject to a peer review.

It is recommended that Sandwell Forecast Model outputs and methodology are used in this electoral review and extend an invitation to the Local Government Boundary Commission for England to discuss this further if this approach needs clarification.

Headline findings using this methodology are summarised below –

### Current data

(i)	Current Population (All Age Groups) (2023)	345,792
(ii)	Current Potential Electorate (18+) (2023)	259,693
(iii)	Current Electorate (December 2023)	230,408

### Forecasts

(i)	Future Population (All Age Groups) (2030)	361,389
(ii)	Future Potential Electorate (18+) (2030)	271,636
(iii)	Future Electorate (2030)	247,060

## Annex A

### 2021 Population & Electorate

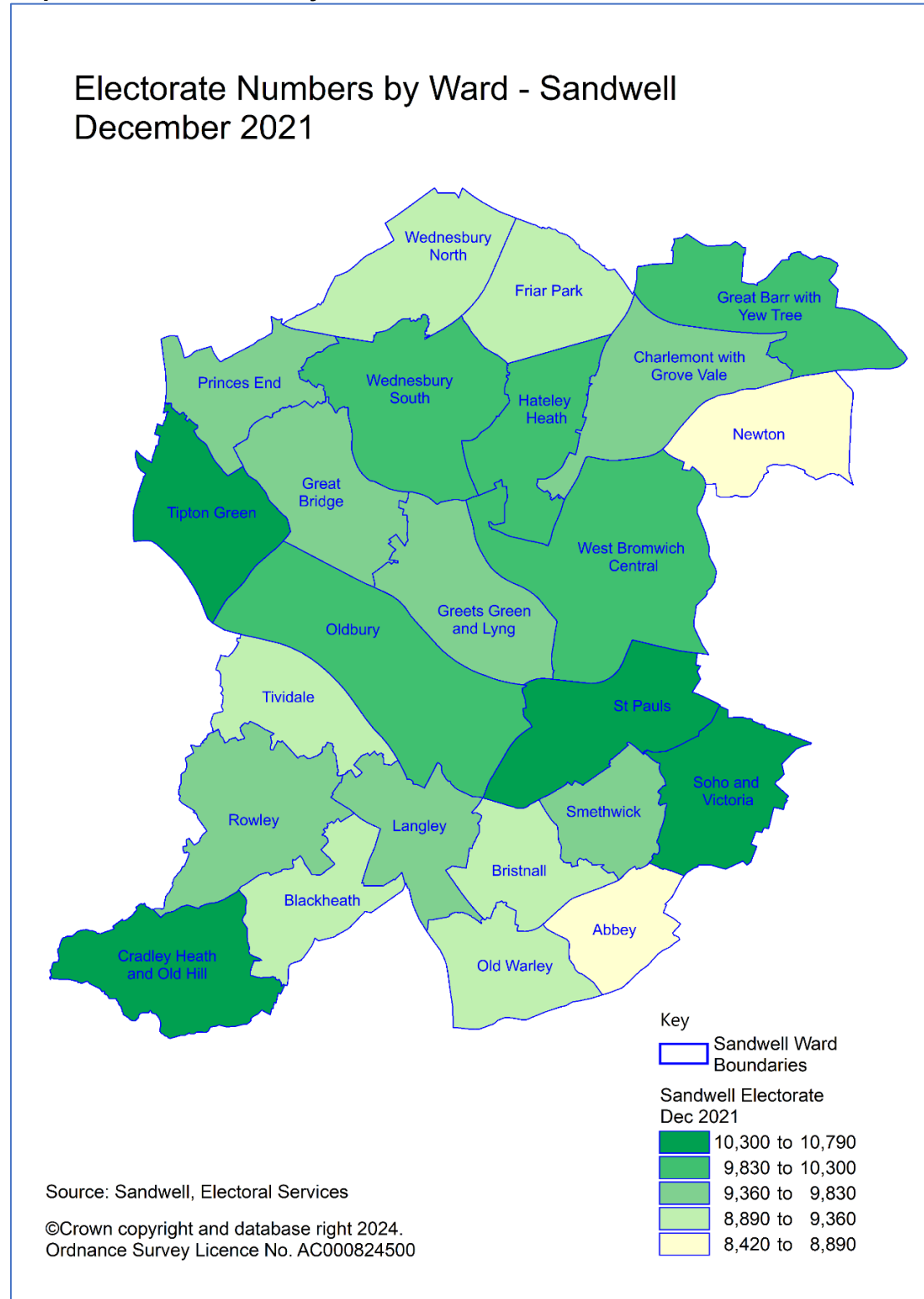
The estimated 2021 total population and the population aged 18 and over are shown in **Table A1** alongside the published electorate for December 2021. The average 2023 ward population is 14,242, an average population aged 18 and over of 10,695, and the average ward electorate is 9,700. This gives a ratio of around 9.7 electors to every 10.7 residents aged 18 and over.

**Table A1: 2021 populations by ward and registration rates**

Ward	Population 2021 Census- All Ages	Population 2021 Census - 18+ years	December 2021 Electorate	% Variance between Electorate and 18+ Census Population
Abbey	12,186	9,471	8,428	1,043
Blackheath	12,060	9,545	9,236	309
Bristnall	12,519	9,621	9,137	484
Charlemont with Grove Vale	12,710	10,108	9,419	689
Cradley Heath and Old Hill	14,961	11,429	10,360	1,069
Friar Park	12,790	9,340	8,946	394
Great Barr with Yew Tree	13,509	10,412	9,931	481
Great Bridge	14,426	10,850	9,795	1,055
Greets Green and Lyng	14,723	10,648	9,489	1,159
Hateley Heath	15,120	11,321	10,280	1,041
Langley	14,085	10,674	9,532	1,142
Newton	12,146	9,434	8,816	618
Old Warley	12,721	9,767	9,212	555
Oldbury	15,604	11,613	10,210	1,403
Princes End	14,140	10,332	9,464	868
Rowley	13,669	10,398	9,755	643
Smethwick	15,472	11,192	9,817	1,375
Soho and Victoria	19,629	13,476	10,790	2,686
St Pauls	16,720	11,922	10,479	1,443
Tipton Green	15,559	11,599	10,735	864
Tividale	13,082	9,835	9,194	641
Wednesbury North	13,318	10,032	9,328	704
Wednesbury South	15,227	11,711	10,262	1,449
West Bromwich Central	15,426	11,953	10,194	1,759
<b>Sandwell</b>	<b>341,802</b>	<b>256,683</b>	<b>232,809</b>	<b>23,874</b>

The electorate and the population aged 18 and over are mapped to illustrate the concentration of more populated wards (**Map A2**) compared to the Wards with higher numbers of electorate (**Map A3**).

**Map A2: 2021 Electorate by Ward**



## Annex B

### Variance from the Average Electorate December 2023

According to the Boundary Commission's definition, variance from average is significant if more than 30% of an authority's Wards have an electoral imbalance of more than 10% from the average for that authority; and/or it has one Ward with an electoral imbalance of more than 30%. Sandwell had a Ward average of 9,600.3 electors in December 2023 but there were three Wards that were either above or below average.

**Figure B1** shows the variance from the borough's Ward average for Sandwell's electorate at December 2023. There is imbalance in three Wards. The current Abbey Ward has the greatest variance from the average electorate in 2023 and as such meets the definition of variance from average set out by the Boundary Commission.

**Figure B1: Electoral imbalance by Ward (December 2023)**

Electoral Imbalance in Sandwell (Electorate December 2023)			
Ward	Electorate Dec 2023	Variance from Sandwell Ward Average	Electoral Imbalance
Abbey	8,311	-1,289.3	13.43% Y
Blackheath	9,178	-422.3	4.40%
Bristnall	8,875	-725.3	7.56%
Charlemont with Grove Vale	9,235	-365.3	3.81%
Cradley Heath and Old Hill	10,433	832.7	8.67%
Friar Park	8,729	-871.3	9.08%
Great Barr with Yew Tree	9,627	26.7	0.28%
Great Bridge	9,752	151.7	1.58%
Greets Green and Lyng	9,498	-102.3	1.07%
Hateley Heath	10,281	680.7	7.09%
Langley	9,376	-224.3	2.34%
Newton	8,620	-980.3	10.21% Y
Old Warley	9,049	-551.3	5.74%
Oldbury	10,185	584.7	6.09%
Princes End	9,277	-323.3	3.37%
Rowley	9,735	134.7	1.40%
Smethwick	9,666	65.7	0.68%
Soho and Victoria	10,779	1,178.7	12.28% Y
St. Paul's	10,498	897.7	9.35%
Tipton Green	10,559	958.7	9.99%
Tividale	9,088	-512.3	5.34%
Wednesbury North	9,183	-417.3	4.35%
Wednesbury South	10,225	624.7	6.51%
West Bromwich Central	10,249	648.7	6.76%
Total	230,408		
Sandwell Ward Average	9,600.3		



## Annex C

### Sandwell Forecasting Model (SFM) – 2030 Population Projection & Electorate Projection (Ward & Polling District Level)

Table C1 shows the estimated population in 2030, the population aged 18 and over and an estimated electorate. These figures include HMOs and New Housing.

**Table C1: 2030 populations by Ward**

Ward	2030 Estimated Total Population	2030 Estimated final 18+ Population	2030 Estimated Electorate
Abbey	13,793	10,772	9,216
Blackheath	11,900	9,526	8,952
Bristnall	12,567	9,586	9,082
Charlemont with Grove Vale	12,949	9,975	9,363
Cradley Heath and Old Hill	14,467	11,142	10,369
Friar Park	13,338	9,524	8,902
Great Barr with Yew Tree	13,604	10,622	10,320
Great Bridge	14,518	11,089	10,199
Greets Green and Lyng	17,049	12,460	11,288
Hateley Heath	16,599	12,389	10,763
Langley	15,516	11,893	10,247
Newton	12,631	10,230	8,870
Old Warley	12,576	9,726	9,137
Oldbury	17,068	12,845	11,149
Princes End	14,116	10,073	9,189
Rowley	13,322	10,053	10,053
Smethwick	17,004	12,551	10,806
Soho and Victoria	22,056	15,357	13,164
St Pauls	19,199	13,885	12,572
Tipton Green	16,712	12,753	12,089
Tividale	13,767	10,027	9,245
Wednesbury North	13,535	10,194	9,193
Wednesbury South	15,531	11,955	11,287
West Bromwich Central	17,576	13,007	11,604
<b>Sandwell</b>	<b>361,389</b>	<b>271,636</b>	<b>247,060</b>

Source: SFM

The forecast electorate for 2030 is 247,060. The average 2030 ward population for all ages is estimated at 361,389 and the ward average for those aged 18 and over is 271,636. The average ward size of the electorate by 2030 is 10,294 based on the current 24 wards.

The ward distribution of the population aged 18 and over and the electorate at 2030 (with uplift) are illustrated in **Maps C1 and C2**, highlighting that wards (pre- review boundaries) around the extended Borough Centre are significantly above average.

**Table C1 previous page above** shows the 2023 population and electorate for each Ward and Polling District together with the associated projected population and electorate (aged 18 and over) as at 2030. The electorate and population aged 18 and over at polling district level in 2030 are calculated using the distribution of new housing and conversions as well as housing type factors in each polling district, as outlined earlier in this Technical Report.

**Table C2: Published electorate by polling district in 2023 and estimated for 2030**  
(Note - the 2030 figures include HMOs and New Housing)

Ward	Polling District	2023		2030	
		Age 18+	Electorate	Estimated final 18+ Population	Estimate Electorate
Abbey	ABA	814	755	846	723
Abbey	ABB	1,460	1,383	1,517	1,296
Abbey	ABC	1,080	798	1,123	959
Abbey	ABD	2,383	1,692	2,493	2,132
Abbey	ABE	2,005	1,442	2,149	1,845
Abbey	ABF	1,500	1,227	1,557	1,330
Abbey	ABG	1,038	1,014	1,087	930
Blackheath	BLA	2,591	2,424	2,529	2,377
Blackheath	BLB	537	549	521	490
Blackheath	BLC	534	395	518	487
Blackheath	BLD	1,649	1,735	1,600	1,504
Blackheath	BLE	2,140	1,862	2,077	1,952
Blackheath	BLF	929	814	915	860
Blackheath	BLG	629	579	615	578
Blackheath	BLH	773	820	750	705
Bristnall	BRA	1,231	1,002	1,226	1,162
Bristnall	BRB	710	660	732	695
Bristnall	BRC	1,210	1,194	1,200	1,137
Bristnall	BRD	662	683	657	622
Bristnall	BRE	2,017	1,852	2,001	1,896
Bristnall	BRF	1,336	1,247	1,325	1,255
Bristnall	BRG	1,328	1,238	1,322	1,252
Bristnall	BRH	1,131	999	1,123	1,063
Charlemont with Grove Vale	CHA	2,809	2,912	2,798	2,627
Charlemont with Grove Vale	CHB	2,691	1,819	2,662	2,499
Charlemont with Grove Vale	CHC	693	698	685	643

Ward	Polling District	2023		2030	
		Age 18+	Electorate	Estimated final 18+ Population	Estimate Electorate
Charlemont with Grove Vale	CHD	949	1,041	939	882
Charlemont with Grove Vale	CHE	1,013	1,045	1,002	941
Charlemont with Grove Vale	CHF	773	702	765	718
Charlemont with Grove Vale	CHG	1,135	1,018	1,123	1,054
Cradley Heath and Old Hill	CRA	1,448	1,234	1,452	1,351
Cradley Heath and Old Hill	CRB	817	594	820	763
Cradley Heath and Old Hill	CRC	1,374	1,201	1,378	1,282
Cradley Heath and Old Hill	CRD	1,237	989	1,241	1,155
Cradley Heath and Old Hill	CRE	1,124	1,081	1,132	1,054
Cradley Heath and Old Hill	CRF	797	756	800	744
Cradley Heath and Old Hill	CRG	2,144	2,340	2,150	2,001
Cradley Heath and Old Hill	CRH	2,164	2,238	2,170	2,020
Friar Park	FPA	3,435	3,202	3,496	3,272
Friar Park	FPB	3,055	2,877	3,016	2,817
Friar Park	FPC	1,200	1,098	1,183	1,105
Friar Park	FPD	1,823	1,552	1,829	1,709
Great Bridge	GBA	3,550	3,363	3,621	3,327
Great Bridge	GBB	2,563	2,444	2,635	2,422
Great Bridge	GBC	2,625	1,956	2,759	2,541
Great Bridge	GBD	2,004	1,989	2,074	1,908
Greets Green and Lyng	GGA	2,546	2,221	3,039	2,767
Greets Green and Lyng	GGB	1,868	1,662	2,077	1,878
Greets Green and Lyng	GGC	1,910	1,651	2,150	1,947
Greets Green and Lyng	GGD	1,474	1,214	1,639	1,482
Greets Green and Lyng	GGE	809	739	899	813
Greets Green and Lyng	GGF	1,453	1,210	1,615	1,460
Greets Green and Lyng	GGG	936	801	1,041	941
Great Barr with Yew Tree	GYA	4,038	3,584	4,136	4,018
Great Barr with Yew Tree	GYB	921	863	943	916
Great Barr with Yew Tree	GYC	641	626	657	638
Great Barr with Yew Tree	GYD	948	913	971	943
Great Barr with Yew Tree	GYE	925	901	957	930
Great Barr with Yew Tree	GYF	1,033	843	1,058	1,028
Great Barr with Yew Tree	GYG	1,855	1,897	1,900	1,846
Hateley Heath	HHA	1,586	1,297	1,638	1,421
Hateley Heath	HHB	924	834	954	828
Hateley Heath	HHC	1,077	766	1,112	965
Hateley Heath	HHD	1,130	1,015	1,167	1,013
Hateley Heath	HHE	1,097	849	1,133	983
Hateley Heath	HHF	2,078	1,781	2,206	1,922
Hateley Heath	HHG	2,746	2,512	2,841	2,466
Hateley Heath	HHH	1,286	1,227	1,339	1,164
Langley	LAA	2,575	1,934	2,691	2,318

Ward	Polling District	2023		2030	
		Age 18+	Electorate	Estimated final 18+ Population	Estimate Electorate
Langley	LAB	1,849	1,457	1,933	1,665
Langley	LAC	903	708	944	813
Langley	LAD	2,359	1,989	2,466	2,124
Langley	LAE	1,607	1,440	1,680	1,447
Langley	LAF	1,011	862	1,060	914
Langley	LAG	1,067	986	1,120	966
Newton	NEA	2,388	2,097	2,390	2,073
Newton	NEB	1,272	1,025	1,268	1,098
Newton	NEC	2,248	1,959	2,250	1,951
Newton	NED	1,308	1,118	1,309	1,135
Newton	NEE	3,010	2,421	3,013	2,613
Oldbury	OLA	2,736	2,271	2,909	2,524
Oldbury	OLB	2,142	2,038	2,278	1,977
Oldbury	OLC	1,391	1,119	1,481	1,286
Oldbury	OLD	2,536	1,836	2,712	2,355
Oldbury	OLE	1,767	1,517	1,883	1,634
Oldbury	OLF	1,481	1,404	1,582	1,373
Old Warley	OWA	1,674	1,465	1,657	1,557
Old Warley	OWB	665	588	658	618
Old Warley	OWC	1,505	1,436	1,482	1,392
Old Warley	OWD	1,642	1,581	1,631	1,532
Old Warley	OWE	1,881	1,717	1,867	1,754
Old Warley	OWF	767	609	764	718
Old Warley	OWG	1,061	1,065	1,056	992
Old Warley	OWH	618	588	612	575
Princes End	PEA	2,321	2,177	2,295	2,094
Princes End	PEB	2,053	2,149	2,030	1,852
Princes End	PEC	615	553	608	555
Princes End	PED	1,145	1,136	1,132	1,033
Princes End	PEE	2,199	1,634	2,175	1,984
Princes End	PEF	1,007	900	996	908
Princes End	PEG	848	728	838	765
Rowley	ROA	957	929	988	988
Rowley	ROB	1,774	1,855	1,866	1,866
Rowley	ROC	1,551	1,650	1,640	1,640
Rowley	ROD	981	1,052	1,012	1,012
Rowley	ROE	1,073	1,036	1,107	1,107
Rowley	ROF	1,891	1,828	1,951	1,951
Rowley	ROG	1,436	1,385	1,489	1,489
Smethwick	SMA	592	541	629	541
Smethwick	SMB	940	853	1,007	868
Smethwick	SMC	1,696	1,383	1,807	1,556
Smethwick	SMD	1,522	1,070	1,620	1,395

Ward	Polling District	2023		2030	
		Age 18+	Electorate	Estimated final 18+ Population	Estimate Electorate
Smethwick	SME	1,085	852	1,160	999
Smethwick	SMF	2,691	2,112	2,862	2,464
Smethwick	SMG	1,159	871	1,235	1,063
Smethwick	SMH	2,101	1,984	2,231	1,920
St Pauls	SPA	1,689	1,581	1,884	1,701
St Pauls	SPB	1,961	1,445	2,184	1,972
St Pauls	SPC	603	609	1,051	986
St Pauls	SPD	1,809	1,354	2,006	1,811
St Pauls	SPE	1,562	1,509	1,727	1,558
St Pauls	SPF	2,413	1,991	2,697	2,436
St Pauls	SPG	2,108	2,009	2,337	2,109
Soho and Victoria	SVA	1,570	1,065	1,748	1,486
Soho and Victoria	SVB	1,148	963	1,374	1,182
Soho and Victoria	SVC	2,165	1,785	2,972	2,611
Soho and Victoria	SVD	1,078	784	1,187	1,008
Soho and Victoria	SVE	984	987	1,095	931
Soho and Victoria	SVF	2,810	2,399	3,121	2,651
Soho and Victoria	SVG	1,733	1,408	1,979	1,690
Soho and Victoria	SVH	1,649	1,388	1,880	1,605
Tipton Green	TGA	1,235	1,117	1,361	1,291
Tipton Green	TGB	1,016	1,057	1,089	1,032
Tipton Green	TGC	1,772	1,717	1,899	1,799
Tipton Green	TGD	2,646	2,422	2,836	2,687
Tipton Green	TGE	2,345	1,964	2,538	2,406
Tipton Green	TGF	2,763	2,282	3,030	2,875
Tividale	TIA	1,260	1,271	1,256	1,158
Tividale	TIB	3,399	3,045	3,399	3,134
Tividale	TIC	1,775	1,643	1,769	1,631
Tividale	TID	1,981	1,728	1,974	1,820
Tividale	TIE	1,634	1,401	1,629	1,502
West Bromwich Central	WBA	2,829	2,526	3,095	2,753
West Bromwich Central	WBB	1,629	1,601	1,694	1,497
West Bromwich Central	WBC	1,475	1,388	1,542	1,363
West Bromwich Central	WBD	939	762	962	849
West Bromwich Central	WBE	485	428	502	443
West Bromwich Central	WBF	1,095	1,022	1,142	1,009
West Bromwich Central	WBG	2,270	1,750	3,169	2,894
West Bromwich Central	WBH	875	772	902	796
Wednesbury North	WNA	1,146	1,032	1,138	1,027
Wednesbury North	WNB	1,987	1,942	1,971	1,778
Wednesbury North	WNC	2,633	2,190	2,591	2,336
Wednesbury North	WND	3,009	2,823	2,967	2,675
Wednesbury North	WNE	1,542	1,196	1,526	1,377

Ward	Polling District	2023		2030	
		Age 18+	Electorate	Estimated final 18+ Population	Estimate Electorate
Wednesbury South	WSA	991	1,015	1,053	993
Wednesbury South	WSB	713	683	762	719
Wednesbury South	WSC	1,963	1,647	2,155	2,037
Wednesbury South	WSD	1,397	1,262	1,484	1,400
Wednesbury South	WSE	2,710	2,527	2,878	2,716
Wednesbury South	WSF	530	520	568	536
Wednesbury South	WSG	2,877	2,571	3,056	2,884
	<b>Sandwell</b>	259,693	230,408	271,636	247,060
		1,603	1,422	1,677	1,525
	<b>Average PD Population</b>				
	<b>Range: High</b>	4,038	3,584	4,136	4,018
	<b>Range: Low</b>	485	395	502	443

## Annex D

### Multi Occupancy Residential Conversions Projections 2023-2030 (Ward & Polling District Level)

Table E1 – Polling Districts additional population due to HMO developments 2024-2030 (cumulative)

Ward	Polling District	Estimated additional population due to HMO's developments by 2030	HMO's minus 30% (rounded)
Abbey	ABA	0	0
Abbey	ABB	0	0
Abbey	ABC	0	0
Abbey	ABD	25	17
Abbey	ABE	93	65
Abbey	ABF	-2	-2
Abbey	ABG	13	9
Blackheath	BLA	20	14
Blackheath	BLB	0	0
Blackheath	BLC	0	0
Blackheath	BLD	0	0
Blackheath	BLE	0	0
Blackheath	BLF	19	13
Blackheath	BLG	7	5
Blackheath	BLH	0	0
Bristnall	BRA	7	5
Bristnall	BRB	0	0
Bristnall	BRC	0	0
Bristnall	BRD	0	0
Bristnall	BRE	0	0
Bristnall	BRF	0	0
Bristnall	BRG	6	4
Bristnall	BRH	0	0
Charlemont with Grove Vale	CHA	0	0
Charlemont with Grove Vale	CHB	0	0
Charlemont with Grove Vale	CHC	0	0
Charlemont with Grove Vale	CHD	0	0
Charlemont with Grove Vale	CHE	0	0
Charlemont with Grove Vale	CHF	0	0
Charlemont with Grove Vale	CHG	0	0
Cradley Heath and Old Hill	CRA	0	0
Cradley Heath and Old Hill	CRB	0	0
Cradley Heath and Old Hill	CRC	0	0
Cradley Heath and Old Hill	CRD	0	0
Cradley Heath and Old Hill	CRE	7	5

<b>Ward</b>	<b>Polling District</b>	<b>Estimated additional population due to HMO's developments by 2030</b>	<b>HMO's minus 30% (rounded)</b>
Cradley Heath and Old Hill	CRF	0	0
Cradley Heath and Old Hill	CRG	0	0
Cradley Heath and Old Hill	CRH	0	0
Friar Park	FPA	0	0
Friar Park	FPB	0	0
Friar Park	FPC	0	0
Friar Park	FPD	0	0
Great Bridge	GBA	0	0
Great Bridge	GBB	0	0
Great Bridge	GBC	0	0
Great Bridge	GBD	46	32
Greets Green and Lyng	GGA	7	5
Greets Green and Lyng	GGB	0	0
Greets Green and Lyng	GGC	39	27
Greets Green and Lyng	GGD	0	0
Greets Green and Lyng	GGE	0	0
Greets Green and Lyng	GGF	0	0
Greets Green and Lyng	GGG	0	0
Great Barr with Yew Tree	GYA	0	0
Great Barr with Yew Tree	GYB	0	0
Great Barr with Yew Tree	GYC	0	0
Great Barr with Yew Tree	GYD	0	0
Great Barr with Yew Tree	GYE	14	10
Great Barr with Yew Tree	GYF	0	0
Great Barr with Yew Tree	GYG	0	0
Hateley Heath	HHA	0	0
Hateley Heath	HHB	0	0
Hateley Heath	HHC	0	0
Hateley Heath	HHD	0	0
Hateley Heath	HHE	0	0
Hateley Heath	HHF	0	0
Hateley Heath	HHG	7	5
Hateley Heath	HHH	15	11
Langley	LAA	0	0
Langley	LAB	0	0
Langley	LAC	0	0
Langley	LAD	0	0
Langley	LAE	0	0
Langley	LAF	6	4
Langley	LAG	7	5
Newton	NEA	0	0
Newton	NEB	-8	-6
Newton	NEC	0	0



<b>Ward</b>	<b>Polling District</b>	<b>Estimated additional population due to HMO's developments by 2030</b>	<b>HMO's minus 30% (rounded)</b>
Newton	NED	0	0
Newton	NEE	0	0
Oldbury	OLA	6	4
Oldbury	OLB	6	4
Oldbury	OLC	7	5
Oldbury	OLD	7	5
Oldbury	OLE	9	7
Oldbury	OLF	13	9
Old Warley	OWA	0	0
Old Warley	OWB	0	0
Old Warley	OWC	-11	-7
Old Warley	OWD	7	5
Old Warley	OWE	7	5
Old Warley	OWF	6	4
Old Warley	OWG	7	5
Old Warley	OWH	0	0
Princes End	PEA	0	0
Princes End	PEB	0	0
Princes End	PEC	0	0
Princes End	PED	0	0
Princes End	PEE	0	0
Princes End	PEF	0	0
Princes End	PEG	0	0
Rowley	ROA	0	0
Rowley	ROB	0	0
Rowley	ROC	0	0
Rowley	ROD	0	0
Rowley	ROE	0	0
Rowley	ROF	0	0
Rowley	ROG	11	7
Smethwick	SMA	0	0
Smethwick	SMB	13	9
Smethwick	SMC	8	6
Smethwick	SMD	6	4
Smethwick	SME	12	8
Smethwick	SMF	6	4
Smethwick	SMG	6	4
Smethwick	SMH	0	0
St Pauls	SPA	15	11
St Pauls	SPB	14	10
St Pauls	SPC	0	0
St Pauls	SPD	0	0
St Pauls	SPE	-8	-6

Ward	Polling District	Estimated additional population due to HMO's developments by 2030	HMO's minus 30% (rounded)
St Pauls	SPF	32	22
St Pauls	SPG	0	0
Soho and Victoria	SVA	0	0
Soho and Victoria	SVB	9	7
Soho and Victoria	SVC	13	9
Soho and Victoria	SVD	-18	-12
Soho and Victoria	SVE	0	0
Soho and Victoria	SVF	-12	-8
Soho and Victoria	SVG	71	50
Soho and Victoria	SVH	64	45
Tipton Green	TGA	0	0
Tipton Green	TGB	0	0
Tipton Green	TGC	0	0
Tipton Green	TGD	0	0
Tipton Green	TGE	0	0
Tipton Green	TGF	0	0
Tividale	TIA	0	0
Tividale	TIB	15	11
Tividale	TIC	0	0
Tividale	TID	0	0
Tividale	TIE	0	0
West Bromwich Central	WBA	0	0
West Bromwich Central	WBB	12	8
West Bromwich Central	WBC	22	16
West Bromwich Central	WBD	-14	-10
West Bromwich Central	WBE	0	0
West Bromwich Central	WBF	12	8
West Bromwich Central	WBG	20	14
West Bromwich Central	WBH	-6	-4
Wednesbury North	WNA	6	4
Wednesbury North	WNB	6	4
Wednesbury North	WNC	-21	-15
Wednesbury North	WND	-16	-11
Wednesbury North	WNE	0	0
Wednesbury South	WSA	0	0
Wednesbury South	WSB	7	5
Wednesbury South	WSC	11	7
Wednesbury South	WSD	0	0
Wednesbury South	WSE	0	0
Wednesbury South	WSF	7	5
Wednesbury South	WSG	0	0
<b>Sandwell</b>		<b>691</b>	<b>483</b>

Source: SFM

## Annex E

### Residential Development Projections 2023-2030

**Table E1** shows the forecast residential pipeline by ward from 2024 to 2030, based on housing supply data from Sandwell's Strategic Housing Land Availability Assessment (SHLAA). The forecast is made up of residential schemes, which are under construction, sites with planning permission where work has not yet started as well as additional sites that have the potential to accommodate residential development over the next 7 years (sites expected to deliver in excess of 10 units only).

**Table E1: Residential pipeline housing schemes – estimated additional population (Aged 18 plus) by 2030**

Ward	Estimated additional population due to developments by 2030	Estimated additional population due to developments by 2030 (minus 30%) (rounded)
Abbey	0	0
Blackheath	0	0
Bristnall	40	28
Charlemont with Grove Vale	28	19
Cradley Heath and Old Hill	0	0
Friar Park	212	148
Great Barr with Yew Tree	0	0
Great Bridge	154	108
Greets Green and Lyng	291	204
Hateley Heath	85	60
Langley	0	0
Newton	0	0
Old Warley	0	0
Oldbury	20	14
Princes End	0	0
Rowley	107	75
Smethwick	0	0
Soho and Victoria	917	642
St Pauls	546	383
Tipton Green	188	132
Tividale	0	0
Wednesbury North	0	0
Wednesbury South	89	62
West Bromwich Central	1,390	973
<b>Sandwell</b>	<b>4,067</b>	<b>2,847</b>

# Residential and Mixed Use, Housing Allocations

Sites and Housing Unit Capacity

Draft Sandwell Local Plan (Site Completion Dates upto 2030)

SLP Planned Adoption Date: 2025



Data Source: Draft Sandwell Plan, Sandwell MBC, Strategic Planning & Transportation  
 Source: Research Sandwell, Public Health Intelligence Team

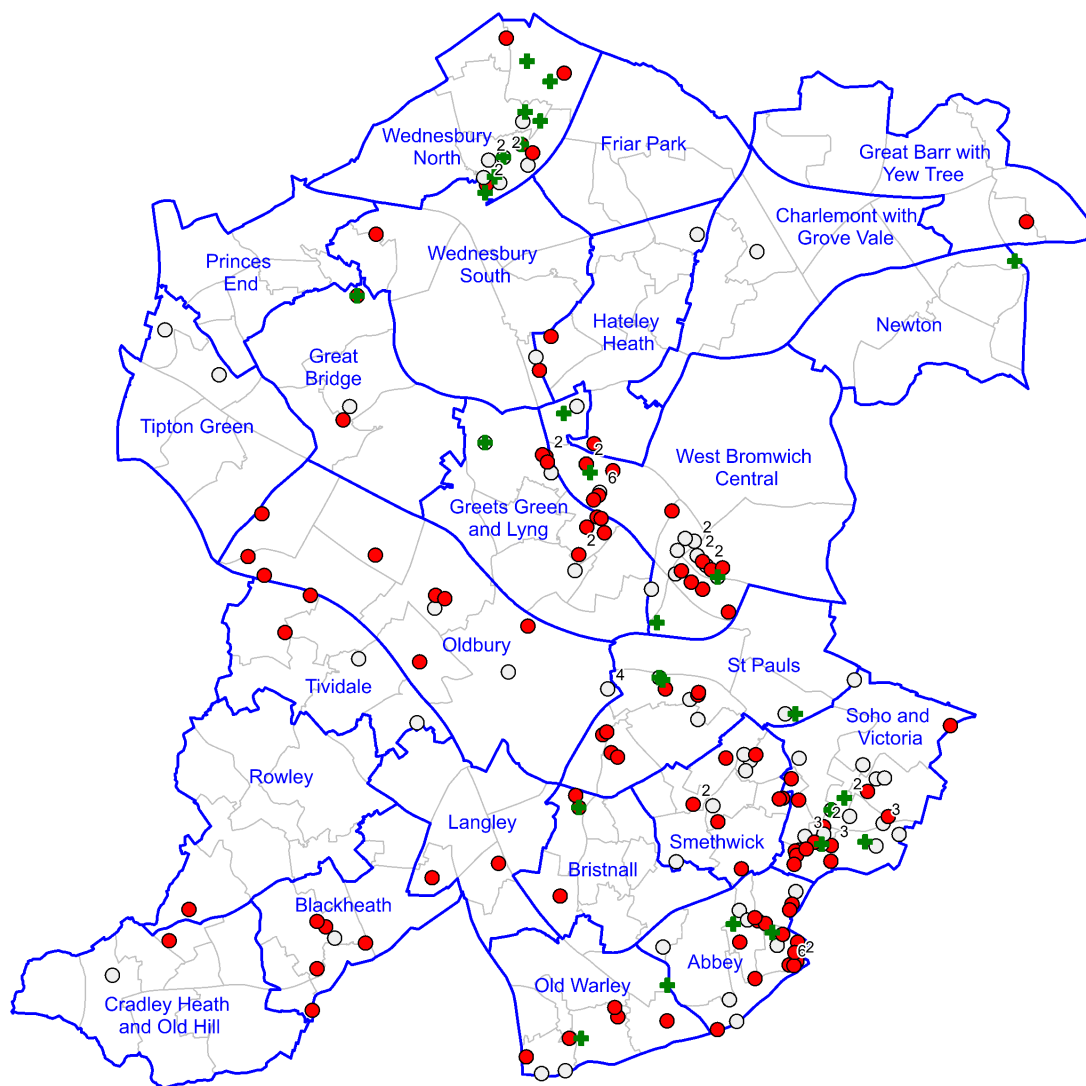
Sandwell Wards Boundaries  
 Polling District Boundaries

**Draft Sandwell Local Plan**  
 Residential Use Allocation Site  
 Mixed Use Allocation Site  
 Figures next to Allocation Sites are the capacity for residential homes on each site

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# Registered Houses of Multiple Occupation (HMOs) in Sandwell: Public HMO Register

Comparison between the Register: April 2018 and January 2024



HMOs Plotted by postcode centroid.  
Multiple properties in an individual  
postcode indicated by number in brackets

Public HMO Register - Property Locations  
Changes between Apr 2018 and Jan 2024

- New HMO
- Existing HMO
- + Removed HMO
- Sandwell Ward Boundaries
- Polling District Boundaries

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Source: Research Sandwell, Public Health Intelligence Team  
Data Source: Private Rented Sector and Housing Standards  
Team, Sandwell MBC