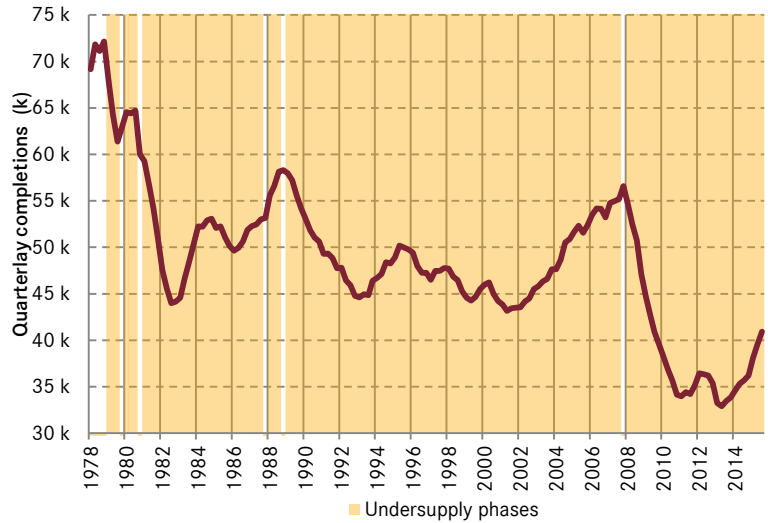


**SUPPLY OF DWELLINGS**

- ◆ UK Government household projections for England estimate an increase from 22.7m in 2014 to 28m in 2039.<sup>1</sup>
- ◆ In order to meet household formation by 2039, England must deliver an average of 210,000 dwellings p.a. according to Government estimates.
- ◆ The biggest driver in the projection of household formation is net migration. Government projections are based on 170,500 net immigrants p.a. from 2014 to 2039.
- ◆ According to the Office of National Statistics (ONS), during 2015 the UK welcomed 630,000 immigrants, while 297,000 people emigrated, making a UK net immigration of 333,000.
- ◆ If by 2039 immigration continued at 2015 rate of 333,000 people, the UK will require to deliver a further 100,000 households, making the total housing projections in excess of 300,000 households p.a..

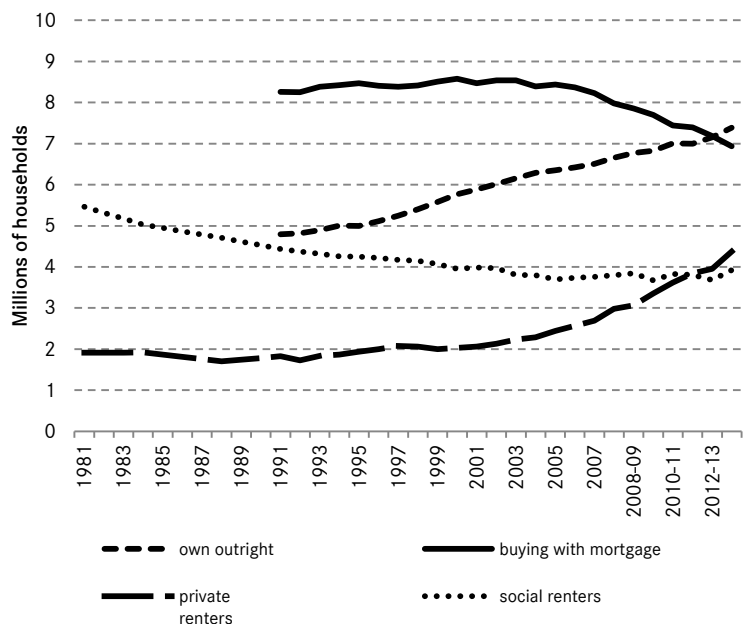


- ◆ In 2015, 144,910 new dwellings were completed in England, representing an annual shortfall of 65,000 dwellings against Government estimates of 210,000 new households.
- ◆ However, based on actual net migration figures the annual shortfall could be as high as 165,000 households.

<sup>1</sup> July 2016, DCLG – 2014 based Households Projections: England 2014 – 2039

**TRENDS IN TENURE OF HOUSEHOLDS**

- ◆ The number of households in the private rented sector has risen continuously since 2003, reaching 4.7m in March 2015.<sup>2</sup>
- ◆ Private rented stock in England has doubled from 10.1% in 2001 to 20.2% in 2015.<sup>2</sup>
- ◆ The share of social renters (4m dwellings) and owner occupiers (14.7m dwellings) has fallen steadily since 2001. The number of owner occupiers has fallen from 69.5% in 2001 to 62.5% in 2015. Similarly, the share of social renters has fallen from 20% in 2001 to 17.1% in 2015.<sup>1</sup>
- ◆ The fall in social housing has been driven by the introduction of Right to Buy in the 1970's and recent reduction in funding by Central Government.



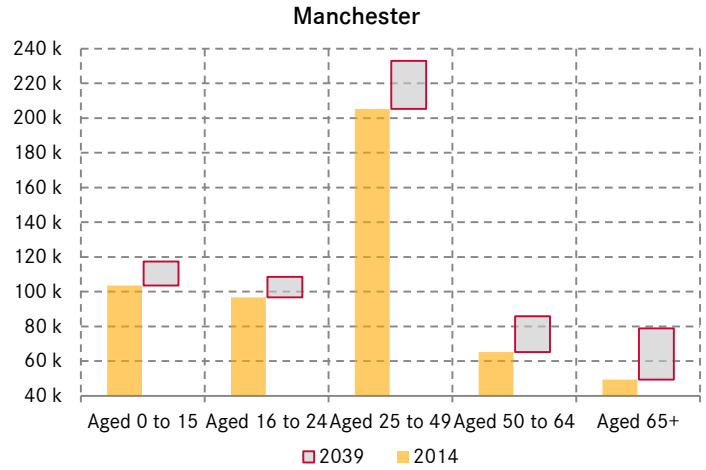
<sup>2</sup> April 2016, DCLG – Dwelling Stock Estimates: 2015, England

**DEMOGRAPHIC DEVELOPMENT**

- ◆ Across the observed cities, the demographic balance until 2039 is expected to be positive leading to rising employment levels and a constant demand for housing.

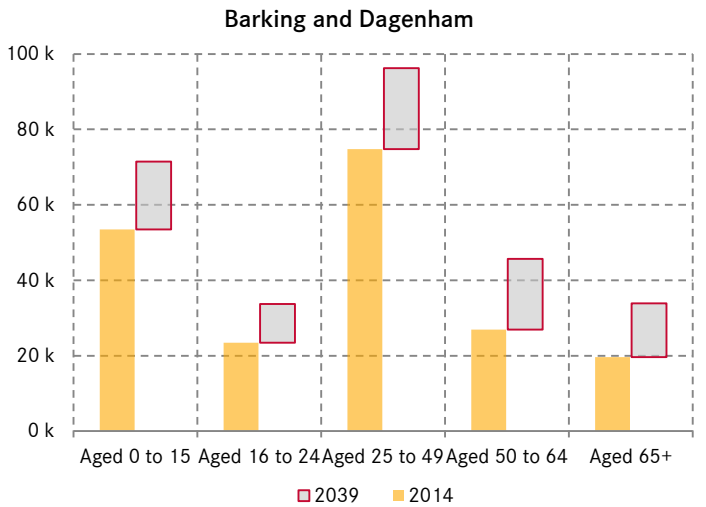
**MANCHESTER**

- ◆ The population within Manchester city ward (within ring road) has increased by 5.4% from 2011 to 2015, reaching 530,300 inhabitants.<sup>1</sup>
- ◆ The Greater Manchester population has increased by more than 18% from 2001 to 2011, with the vast majority of people aged between 20 to 44 years old, representing 46% of the overall population. The Office of National Statistics (ONS) projects a population growth of 19% until 2037.<sup>2</sup>
- ◆ Within the next 25 years Manchester's population is forecasted to increase by c.16.2%.<sup>1</sup>



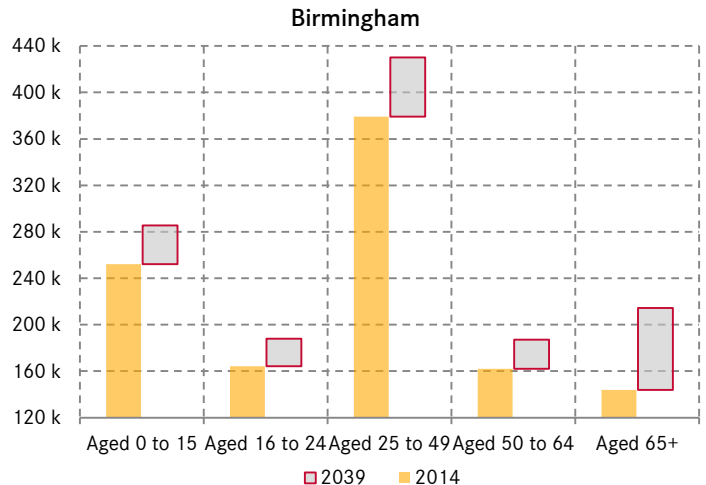
**BARKING AND DAGENHAM**

- ◆ After 2008, the London Borough of Barking and Dagenham has seen an average population growth rate of 1.62% per annum, compared to an average rate of 1.32% for the whole of London.<sup>2</sup>
- ◆ The ONS estimates that the population of Barking and Dagenham will increase by 20% until 2020.
- ◆ Forecasts show that the population in the London Borough of Barking and Dagenham will continue to grow over the next years with an increase by 25% in the age cohort between 25 and 49 years.



**BIRMINGHAM**

- ◆ The ONS forecasts that Birmingham's population will grow by 14% between 2011 to 2031.<sup>3</sup>
- ◆ Currently, Birmingham has a relatively young population. 22% of Birmingham's residents are aged under 15 years old and 46% are aged under 30 years old.<sup>3</sup> However, the cohort of 65+ is expected to grow by 55% until 2039.



<sup>1</sup> June 2016, Manchester City Council – Public Intelligence Population Publication

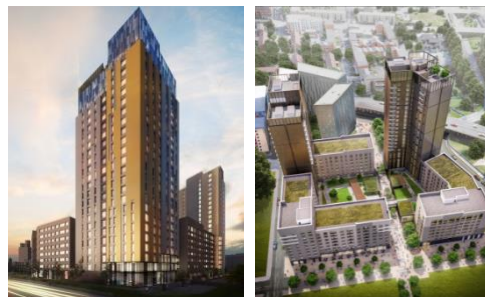
<sup>2</sup> ONS, 2014 Mid Year estimates

<sup>3</sup> Department for Communities and Local Government, The way forward: an independent review of the governance and organisational capabilities of Birmingham City Council

## Update of PRS / BTR Projects – Secured Pipeline of 1,200 Units

### FIRST STREET, MANCHESTER

- ◆ Planning permission obtained in 2016 for the development of 624 'Build to Rent' units
- ◆ Stage 4 of Detailed Design now completed
- ◆ Projected start on site January 2017
- ◆ Largest privately owned green / open space in Manchester city ward
- ◆ Purposely designed for renting, including amenity space, gym and central management office
- ◆ Complementary ground floor retail / restaurant / café
- ◆ Secure car parking spaces and ample cycle storage



### TROCOLL HOUSE, LONDON

- ◆ 198 units 'Build to Rent' tower with views across London
- ◆ Stage 3 of Detailed Design now completed
- ◆ Projected start on site in January 2017
- ◆ Ground floor retail use
- ◆ Communal amenity space / two roof top terraces



### EDGBASTON, BIRMINGHAM

- ◆ Subject to planning 'Build to Rent' lead mixed use site for 377 units with ground floor retail.
- ◆ Adjacent to Edgbaston cricket ground
- ◆ 222 car parking spaces
- ◆ Under offer to PATRIZIA



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